

PLANNING & DEVELOPMENT



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07101-001-6/03



040740

December 23, 2003

Mickey Stratton
Quarterhorse Falls II, Limited Liability Company
5365 South Cameron Street, # 200
Las Vegas, Nevada 89119

RE: FMP-3414 - EL CAPITAN / O'HARE UNIT 3

Dear Applicant:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 22, 2003.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for *El Capitan / O'Hare Unit 3* (TMP-2654).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

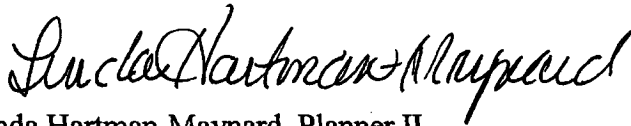
3. The Amended Final Map for Unit #2 of the El Capitan/O'Hare subdivision must record prior to the recordation of this Final Map to provide legal access.
4. Revise Legend description and Note 2 for "sight visibility zone" to read "sight visibility restriction zone" (SVRZ). Also revise Note 2 to correctly define Sight Visibility Restriction Zone measurements as presented by Clark County Area Standard Drawing #201.2.
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as lot dimensions for lots 2 through 4 and the street name Mannix Court appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
6. Site development to comply with all previous conditions of approval for the El Capitan/O'Hare Unit 3 Tentative Map.

Mickey Stratton
FMP-3414 – Page Two
December 23, 2003

7. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on December 22, 2003 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Linda Hartman-Maynard, Planner II
Planning and Development Department
Current Planning Division

LHM:lb

cc: Ms. Donna Solomon
VTN, Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146