

PLANNING & DEVELOPMENT



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040739

December 23, 2003

Ms. Cindy Edson
O'Hare Springs, Limited Liability Company
2325-A Renaissance Drive
Las Vegas, Nevada 89118

**RE: FMP-3421 - SPRING MOUNTAIN RANCH PHASE II - UNIT 60 (MERGER
& RESUBDIVISION)**

Dear Ms. Edson:

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 **Spring Mountain Ranch Unit 60** (TM-0009-02).
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 submitted Petition of Vacation VAC-2738 must record prior to the recordation of this Final Map.
4. Revise Note 2 on Sheet 2 to include the words "by the Homeowner's Association" after the word "maintained".
5. Site development to comply with all previous conditions of approval for the Spring Mountain Ranch Unit 60 Tentative Map.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro-Tem)

Larry Brown

Lynette Boggs McDonald

Lawrence Weekly

Michael Mack

Janet Moncrief

City Manager
Douglas A. Selby



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6. 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. Augusta Yamamoto
VTN Nevada
2727 S Rainbow Boulevard
Las Vegas, Nevada 89146