

PLANNING & DEVELOPMENT



Development
Services Center

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Las Vegas, NV 89101

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www.lasvegasnevada.gov

December 15, 2003



040540

Mr. Ken DuFresne
The Howard Hughes Corporation
10000 West Charleston Boulevard, # 200
Las Vegas, Nevada 89135

RE: FMP-3374 - LOS LOMAS @ VILLAGE 23A

Dear Mr. DuFresne:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 15, 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 **Los Lomas @ Village 23A** (TM-2902).
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. Add the words "by the Homeowner's Association" to the end of the private street statement within the legend and to the end of the public drainage easement note located at the south end of Loma Bonita Drive on Sheet 7.
4. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as lot dimensions appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
5. Site development to comply with all previous conditions of approval for the Los Lomas @ Village 23A Tentative Map.
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.

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



Mr. Ken DuFresne
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This action by the Planning and Development Department on December 15, 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,

A handwritten signature in black ink, reading "Linda Hartman-Maynard". The signature is written in a cursive, flowing style.

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

LHM/lb

cc: Ms. Starlynn Tonkinson
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119