

PLANNING & DEVELOPMENT



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040538

December 12, 2003

Ms. Tamara Kolstad
Tousa Homes, Inc.
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: FMP-3363 - TIMBER RIDGE II

Dear Ms. Kolstad:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 12, 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 **Rome & Tioga** (TMP-1588).
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. Petition of Vacation VAC-2027 and VAC-2105 must record prior to the recordation of a Final Map for this site.
4. Coordinate with the Right-of-Way Section of the Department of Public Works to modify the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E.
5. Correct the City Engineer's Name and PE Number to Charles Kajkowski, Jr., PE Number "4784".
6. Revise the Legend description for public street dedication to reference the City of Las Vegas.
7. Revise the Legend description for public utility easements to be annotated as P.U.E. defined as "Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association."

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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

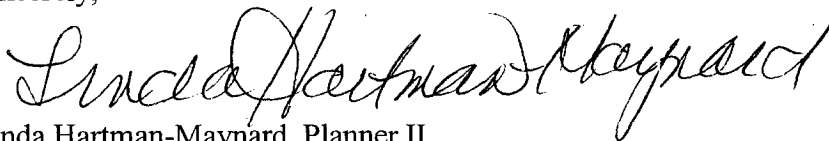


Ms. Tamara Kolstad
FMP-3363 - Page Two
December 12, 2003

8. Revise the Legend description for "sight visibility zone" to read "sight visibility restriction zone (SVRZ) to be privately maintained". Also revise Note 2 to correctly define Sight Visibility Restriction Zone measurements as presented by Clark County Area Standard Drawing #201.2.
9. 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.
10. Site development to comply with all previous conditions of approval for the Timber Ridge II Tentative Map.
11. 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 12, 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. Staffanie Nelson
PBS & J
2270 Corporate Circle, # 100
Henderson, Nevada 89074