

PLANNING & DEVELOPMENT



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040539

December 12, 2003

Ms. Rebecca Fowler
Beazer Homes Holding Corporation
4670 Fort Apache Road, # 200
Las Vegas, Nevada 89147

RE: FMP-3373 - BEAZER @ GRAND TETON VILLAGE UNIT 1

Dear Ms. Fowler:

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 **Beazer @ Grand Teton Village Unit 1** (TMP-2119).
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. Replace the word "private" with the word "public" within item (iii) of the last paragraph of the Owner's Certificate.
4. Revise Note 5 to read "...Public Utility Easements (P.U.E.), public drainage easements (to be privately maintained by the Homeowner's Association, City of Las Vegas sewer easements and common element Lot "Q"". Common Element Lot "P" is not shown on Sheet 2.
5. Revise the legend to define "Pubic Utility Easement" abbreviated as "P.U.E."
6. 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.

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



7. The interior private streets and private access easements shown on this Map shall be labeled as "City of Las Vegas Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained by the Homeowner's Association."
8. Add the words "Offered for Dedication" to Grand Teton Drive.
9. Revise all callouts for the trail along Grand Teton Drive to read "15.00' Multi-Use Trail Easement to be privately maintained".
10. Provide appropriate "Public Sewer Easements" across all private drives/access easements, private streets and common lots. Grant appropriate onsite and offsite Public Sewer Easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. The call out for Detail B on Sheet 2 states "See this sheet" Detail B is shown on Sheet 3, revise map prior to recordation.
12. Show and Label the 20 foot wide Public Drainage Easement and City of Las Vegas Sewer Easement within Common Lot K at the east end of Twilight Walk Avenue and show and label the 10 foot wide Public Drainage Easement within Common Lot L at the east end of Fountain Walk Avenue.
13. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as lot dimensions for lots 152, 161, 186 and 211 appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
14. Site development to comply with all previous conditions of approval for the Beazer @ Grand Teton Village Unit 1 Tentative Map.
15. 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.

Ms. Fowler
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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,

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