

PLANNING & DEVELOPMENT



Development Services Center

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040519

December 3, 2003

Mr. Randy Schaefer
Westview, Limited Liability Company
12-A Sunset Way, #116
Henderson, Nevada 89014

RE: FMP-3353 - RIDGEGATE - UNIT 2

Dear Mr. Schaefer:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 3, 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 **Ridgeway** (TMP-2006).
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. Per the approved Drainage Study, Common Lot "D" and Common Lot "C" shall be 20 foot wide public drainage easements and shall each be labeled as a "20 foot wide Public Drainage Easement to be Privately Maintained by the Homeowner's Association". Grant a 10 foot wide Public Drainage Easement by separate document for Parcel #125-19-501-010 along Common Lot "D" for the remaining portion of the drainage easement not shown on this Final Map.
4. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the street names, the centerline bearing on Water Ridge Street, lot numbers and the dimensions for lots 5,16, 80 and 81 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 Ridgeway 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

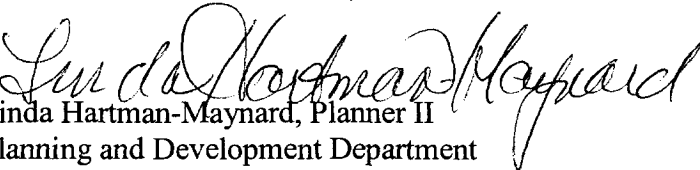


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6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements 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 3, 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:sd

cc: Ms. Kathy Gall
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146