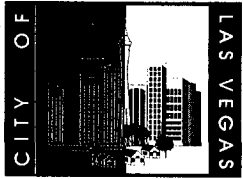


PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



040522

December 1, 2003

Mr. Jim Firzlaff
Town Center Ventures, Limited Liability Company
1333 North Buffalo Drive, Suite 220
Las Vegas, Nevada 89128

RE: FMP-3294 - AVENTINE / BARADA UNIT 3B

Dear Mr. Firzlaff:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 1, 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 *Aventine / Barada* (TMP-1319).
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.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0057-02(1)] and the Town Center Development Standards. The multi-use transportation trail shall be 10 feet wide, five feet from the street curb.

Public Works

4. Other units of the Aventine/Barada subdivision that provide access to this site must record prior to the recordation of this final map to provide legal access.
5. Add the words "Private Drives" to Note 4 on Sheets 3 and 4.
6. Site development to comply with all previous conditions of approval for the Aventine/Barada Tentative Map.
7. 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

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. Jim Firzlaff
FMP-3294 - Page Two
December 1, 2003

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 1, 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 cursive script, reading "Linda Hartman-Maynard".

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

LHM:sd

cc: Ms. Rachel Scrogum
Tetra Tech
401 North Buffalo Drive, Suite 100
Las Vegas, Nevada 89145