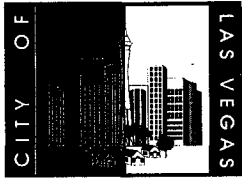


PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

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Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



040530

November 20, 2003

Mr. Ron Colton
Coleman-Toll, Limited Partnership
1635 Village Center Circle
Las Vegas, Nevada 89134

RE: FMP-3297 - WASHBURN AND DURANGO UNIT 1

Dear Mr. Colton:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 20, 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 *Washburn and Durango* (TMP-1572).
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. Change the title of this Final Map and the Owner's Certificate to read "Washburn and Durango Unit 1" to match the approved Tentative Map name.
4. Petition of Vacation VAC-2593 must record prior to recordation of this Final Map.
5. Revise the wording for the easement shown at the south end of Crown Cypress Street between lots 12 and 13 to read "Public Utility Easement, City of Las Vegas Public Sewer Easement, and Public Drainage Easement to be Privately Maintained by the Homeowner's Association". 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.
6. Revise Note 3 on Sheet 3 to include the words "by the Homeowner's Association" after the words "to be privately maintained".

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

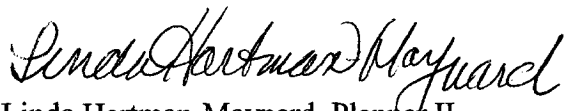


Mr. Ron Colton
FMP-3297 - Page Two
November 20, 2003

7. Show "Sight Visibility Restriction Zones" (SVRZs) including measurements, at all intersections. Revise legend to define Sight Visibility Restriction Zones as presented by Clark County Area Standard Drawing #201.2.
8. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as lot dimensions appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
9. Site development to comply with all previous conditions of approval for the Washburn and Durango Tentative Map.
10. 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 November 20, 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. Traci Combs
Alpha Engineering Company
50 South Jones Boulevard, Suite 202
Las Vegas, Nevada 89107