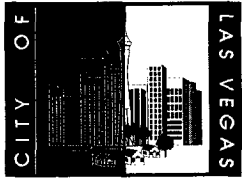


PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

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Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



040527

November 20, 2003

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

RE: FMP-3309 - RIDGEGATE - UNIT 1

Dear Mr. Schaefer:

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 **Ridgegate** (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" shall be a 20 foot wide public drainage easement and shall be labeled as a "20 wide Public Drainage Easement to be Privately Maintained by the Homeowner's Association". Revise drawings as necessary.
4. Grant an appropriate Public Sewer Easement at the west end of White Ridge Avenue to provide sewer service to the adjacent parcel. 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.
5. Site development to comply with all previous conditions of approval for the Ridgegate 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



Mr. Randy Schaefer
FMP-3309 - Page Two
November 20, 2003

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