

PLANNING &  
DEVELOPMENT



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October 30, 2003



040536

Ms. Sharienne Dotson  
KB Home Nevada  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

**RE: FMP-3165 - TRILOGY AT TOWN CENTER**

Dear Ms. Dotson:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 30, 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 *Trilogy AT Town Center* (TMP-1929).
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. Provide appropriate right-of-way dedication for a knuckle at the south end of Dapple Gray Road.
4. The Owner's Certificate shall be modified to read: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and its successors and assigns, a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, traffic signals and appurtenances, thereto, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
5. Remove the fourth paragraph of the Owner's Certificate.
6. On sheets 2 through 5, add the words "by Homeowner's Association" at the end of note 4 and revise note 8 to include private drives and the words "by Homeowner's Association" at the end of the note.
7. On sheet 4, add the words "by Homeowner's Association" at the end of the description for P.D.E. and remove the 10-foot public sewer easement between Common Lot "C" and Common Lot "D".

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

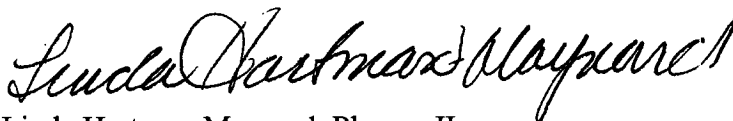


Ms. Sharienne Dotson  
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8. On sheet 5, show and label the public drainage easement located at the east end of Ripple Ridge Avenue per the approved drainage study.
9. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as lot dimensions appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
10. Site development to comply with all previous conditions of approval for the Trilogy at Town Center Tentative Map.
11. 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 October 30, 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. Sonia Macias  
Tetra Tech  
401 North Buffalo Drive, Suite 100  
Las Vegas, Nevada 89147