

PLANNING &  
DEVELOPMENT



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039985

October 30, 2003

Mr. Rod Beber  
La Cresenta, Limited Liability Company  
15 West Brooks Avenue  
North Las Vegas, Nevada 89030

**RE: FMP-3171 - LA CRESENTA UNIT 1**

Dear Mr. Beber:

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 *La Cresenta* (TM-3171).
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. The Owner's Certificate shall be modified to read: Further, the undersigned owners hereby grant and convey to the City of Las Vegas and its successors and assigns, a 5' wide easement adjacent to all property lines where lots or common elements abut public streets for purposes of placing public fire hydrants, public streetlights, and traffic signals & appurtenance, thereto, and an additional easement of up to two feet in radius from each fire hydrant and streetlight, and traffic signals and appurtenance to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
4. Move the property line at the Horse Drive and Villa de Carrara Street intersection to be offset from the roadway centerline by 40-feet.
5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.

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. Revise legend to include after the statement "Private Street and P.U.E to be privately maintained" the words "City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association".
7. On sheet 3, revise the label for Common Lot "F" by replacing the word "private" with "public" and to include the following words "by the Homeowner's Association" after the word maintained. Also revise this label to include "public utility easement (P.U.E.)".
8. Site development to comply with all previous conditions of approval for the La Cresenta Tentative Map.
9. 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. Audrey Zachry  
CVL Consultants, Inc.  
6280 South Valley View Boulevard, #200  
Las Vegas, Nevada 89118