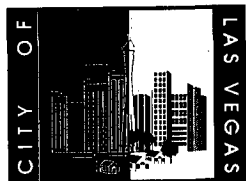


# PLANNING & DEVELOPMENT



Development  
Services Center

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

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Comp Planning 229-6022

Current Planning 229-6301

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040000

October 14, 2003

Mr. Frank Linden  
Northbrooke, Limited Liability Company  
4343 North Rancho Drive, Suite 234  
Las Vegas, Nevada 89108

**RE: FMP-3105 - NORTHBROOKE A BUSINESS CENTER (COMMERCIAL  
SUBDIVISION)**

Dear Mr. Linden:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 14, 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 - *Northbrooke A Business Center (Commercial Subdivision)* (TMP-2646).
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. Modify the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E.
4. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

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. Frank Linden  
FMP-3105 - Page Two  
October 14, 2003

- III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
5. Site development to comply with all previous conditions of approval for the Northbrooke, A Business Center (Commercial Subdivision) Tentative Map.
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 October 14, 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: Terry Montgomery  
Redrock Engineering  
2001 South Rainbow Boulevard, Suite K  
Las Vegas, Nevada 89146