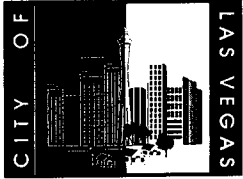


PLANNING & DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
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Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



040003

October 8, 2003

Mr. Craig Garhardt
Coleman-Toll, Limited Partnership
1635 Village Center Circle, Suite 100
Las Vegas, Nevada 89134

RE: FMP-3097 - TERRA BELLA UNIT 2

Dear Mr. Garhardt:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 8, 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 *Terra Bella* (TM-0038-02).
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 title of the Owner's Certificate to read "Certificate of Ownership, Easements & Dedications" or "Certificate of Ownership".
4. Per Condition #8 of TMP-38-02, grant a traffic signal chord easement at the southeast corner of Farm Road and Grand Canyon Drive.
5. Add the word "Private" to the "4' wide pedestrian access corridor easement" shown at lot 60.
6. Label Common Lot "J" as a "Private Drive, P.U.E., City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained".
7. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 36, 53, 55 and 69 appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.

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. Craig Garhardt
FMP-3097 - Page Two
October 8, 2003

8. Site development to comply with all previous conditions of approval for the Terra Bella 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 8, 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. Rachel Scrogum
Tetra Tech
401 North Buffalo Drive, Suite 100
Las Vegas, Nevada 89145