

PLANNING & DEVELOPMENT



Development
Services Center

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040008

October 6, 2003

Ms. Robyn Hogan

Concordia Lone Mountain V, Limited Liability Company

980 American Pacific Drive, #100

Henderson, Nevada 89014

RE: FMP-3006 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 5

Dear Ms. Hogan:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 6, 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 - **Concordia @ Lone Mountain West Unit 5** (TMP-1259).
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. Dedicate a 20 foot radius at the southeast corner of Campbell Road and Severance Lane.
4. Modify paragraph 4 of the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E to include after "...And Public Streetlights...", easements for "Traffic Signals And Appurtenances And Access Thereto".
5. Modify the last paragraph of the Owner's Certificate to read "Public Drainage Easements To Be Privately Maintained".
6. Modify Homeowners Association Acceptance Statement to include Public Drainage Easements.
7. All private drives must be labeled as "Public Drainage Easement To Be Privately Maintained".

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
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Janet Moncrief

City Manager
Douglas A. Selby



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8. Provide appropriate "Public Sewer Easements" across all private streets, private drives and across common lots 62 and 64. Grant appropriate onsite and offsite 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.
9. Site development to comply with all previous conditions of approval for the Centennial Park Tentative Map.
10. 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 6, 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. Augusta Yamamoto
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146