

PLANNING &
DEVELOPMENT



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039304

September 26, 2003

Mr. Rod Beber
La Ventura, Limited Liability Company
235 W. Brooks Avenue
Las Vegas, Nevada 89030

RE: FMP-2981 - La Ventura Unit 1

Dear Mr. Beber:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 26, 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 Ventura* (TMP-2129).
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. All interior streets shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained."
4. Remove the "Right-of-Way as shown" from the Ingress/Egress area at the Jalisco Avenue entrance. The City of Las Vegas does not accept such Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Jones Boulevard.
5. Change the word "of" in the first sentence of the third paragraph of the Owner's Certificate to the word "or".
6. Site development to comply with all previous conditions of approval for the La Ventura Tentative Map.

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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7. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on September 26, 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:va

cc: Mr. Rod Beber
American Premiere Homes
235 W. Brooks Avenue
North Las Vegas, Nevada 89030

Ms. Audrey Zachry
CLV Consultants, Inc.
6280 South Valley View Boulevard
Las Vegas, Nevada 89118