

PLANNING & DEVELOPMENT



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07101-001-6/03



039316

September 10, 2003

Mr. Stan Gutshall
Kimball Hill Homes
8 Sunset Way, Suite #101
Henderson, Nevada 89014

**RE: FMP-2944 - AMENDED PLAT OF "LOT B" KIMBALL HILL HOMES
LONE MOUNTAIN WEST - UNIT TWO**

Dear Mr. Gutshall:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 10, 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 all applicable Conditions of Approval for the original Final Map of *Kimball Hill Homes Lone Mountain West - Unit Two* (FMP-0004-02).
2. The Amended 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.
3. At the time of recordation of the Amended Final Map a copy of the recorded Map shall be submitted to the Planning and Development Department.

Public Works

4. We have no objection to this Amended Final Map application for the purpose of changing the lot line location of Lot "B", as long as all applicable conditions for the Kimball Hill Homes Lone Mountain West Unit Two subdivision and all subsequent site-related actions are ultimately complied with.
5. 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,

Mr. Stan Gutshall
FMP-2944 - Page Two
September 10, 2003

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 September 10, 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: Tex Brooks
WRG Design, Inc.
2260 Corporate Circle
Henderson, Nevada 89014