

PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

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

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



07101-001-6/03



039318

September 9, 2003

Mr. Bruce Bilyeu
Ahern Rentals
1785 West Bonanza Road
Las Vegas, Nevada 89106

RE: FMP-2991 - AHERN RENTALS (A COMMERCIAL SUBDIVISION)

Dear Mr. Bilyeu:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 9, 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 *Ahern Rentals (A Commercial Subdivision)* (TMP-2169).
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 15 feet of additional right-of-way adjacent to this site for Parcels 011, 012 and 004 for a total half-street width of 50 feet on Bonanza Road; this final map must be revised prior to recordation to show such required dedication.
4. Modify the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E. Include after rights-of-way "*and does hereby offer and dedicate to the City of Las Vegas all streets, easements, rights-of-way and public places as indicated and outlined hereon, for the use of the public*".
5. Revise this Final Map to correctly label/define Sight Visibility Restriction Zones at all drive way locations as presented by Clark County Area Standard Drawing #201.2. These zones shall be annotated as "To Be Privately Maintained".
6. 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:

Mr. Bruce Bilyeu
FMP-2991 - Page Two
September 9, 2003

- 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.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Site development to comply with all previous conditions of approval for the Ahern Rentals (Commercial Subdivision) Tentative Map.
 8. 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 September 9, 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. Shawntine Palmore
W.E.C. Engineers
2501 North Green Valley Parkway, Suite 110D
Henderson, Nevada 89014