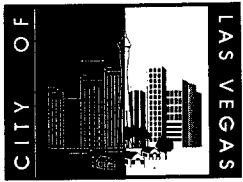


PLANNING & DEVELOPMENT



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Gary Reese
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Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
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City Manager
Douglas A. Selby



07101-001-6/03



039320

September 4, 2003

CORRECTED LETTER

Mr. Jim Firzlaff
Town Center Ventures, Limited Liability Company
1333 North Buffalo Drive, Suite 220
Las Vegas, Nevada 89128

**RE: FMP-2886 - AVENTINE / BARADA UNIT 2A (A CONDOMINIUM
COMMON INTEREST COMMUNITY)**

Dear Mr. Firzlaff:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 29, 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 *Aventine / Barada* (TMP-1319).
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 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*", also, include after "And Public Streetlights:", easements for "*Traffic Signals And Appurtenances and Access Thereto*".
4. Unit # 1 of the Aventine/Barada subdivision must record prior to the recordation of this final map to provide legal access.
5. Move the property line to the centerline of Gilcrease Avenue and dedicate 40 feet of right-of-way per this map.
6. The interior private streets shown on this Map shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained." Add a note that sewers servicing the condominium units are private; remove all reference to City of Las Vegas public sewer easements within the condominium portion of the overall site.

Mr. Jim Firzlaff
FMP-2886 - Page Two
September 4, 2003 - CORRECTED LETTER

7. Identify the 10 foot wide public drainage easement on sheet 4, located at the south edge of this unit. Note that all Public Drainage Easements are to be Privately Maintained.
8. Site development to comply with all previous conditions of approval for the Aventine/Barada 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 *September 4, 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