

PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

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Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

August 27, 2003



039322

Ms. Rose Milner
L M Las Vegas, Limited Liability Company
7150 Pollock Drive, Suite 104
Las Vegas, Nevada 89119

RE: FMP-2828 - ELKHORN / GRAND CANYON UNIT 3

Dear Ms. Milner:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 27, 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 *Elkhorn / Grand Canyon Unit 3* (TMP-1710).
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. Add the word "Public" to the drainage easement shown at the east end Quiet Valley Avenue, across Common Lot E.
4. Site development to comply with all previous conditions of approval for the Elkhorn/Grand Canyon Unit 3 Tentative Map.
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, 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.

Mayor
Oscar B. Goodman

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

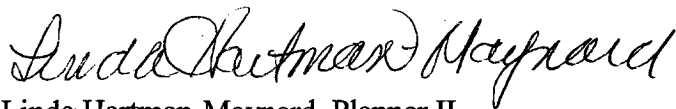
City Manager
Douglas A. Selby



Ms. Rose Milner
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This action by the Planning and Development Department on August 27, 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,

A handwritten signature in cursive script, reading "Linda Hartman-Maynard".

Linda Hartman-Maynard, Planner II
Planning and Development Department
Current Planning Division

LHM:sd

cc: Ms. Mary Barry
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146