

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



039324

August 22, 2003

Mr. Matt Werner
Montecito Town Center, Limited Liability Company
6600 West Charleston Boulevard, #124
Las Vegas, Nevada 89146

**RE: FMP-2808 - MONTECITO TOWN CENTER SOUTH - MERGER AND
RESUBDIVISION**

Dear Mr. Werner

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 22, 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 *Montecito Town Center South* (TMP-1248).
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. Petition of Vacation VAC-2420 must record prior to the recordation of this Final Map, unless this Final Map is revised to acknowledge the existing rights-of-way for Darling Road. In addition, per the approved Tentative Map, VAC-1185 and VAC-1187 must record immediately prior to this Final Map.
4. Show the required dedication of appropriate rights-of-way for an 80 foot right away for Rome Boulevard and the additional 10 feet of right-of-way for a total 40 foot half street of right-of-way adjacent to this site for Riley Street as "offered for Dedication".
5. Modify the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E. Include after "And Public Streetlights:", easements for "*Traffic Signals And Appurtenances and Access Thereto*".
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:

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



Mr. Matt Werner
FMP-2808 - Page Two
August 22, 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 Montecito Town Center South 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 August 22, 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. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, #814
Henderson, Nevada 89014