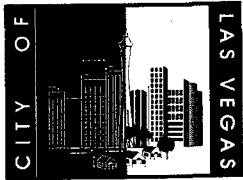


PLANNING & DEVELOPMENT



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August 22, 2003



039326

Mr. Steve Kelly
Distinctive Homes
2500 West Sahara Avenue, Suite 111
Las Vegas, Nevada 89102

RE: FMP-2822 - SAN MARINO III

Dear Mr. Kelly:

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 San Marino III (TMP-1846).
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.
3. The standards for this development shall include the following: minimum lot size of 20,000 square feet for lots along the north and a portion of the east property lines, 15,000 square feet for internal lots, and 12,000 square feet for lots adjacent to Horse Drive, with a minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

Public Works

4. Petition of Vacation VAC-1764 must record prior to the recordation of this Final Map.
5. Dedicate 40 feet of right-of-way adjacent to this site for El Capitan Way, instead of 30 feet plus a 10 foot wide Roadway Corridor Easement; this final map must be revised prior to recordation to show such required dedication. Actual construction shall be to 30 foot half-street standards, and appropriate encroachment agreements obtained for the unimproved right-of-way.
6. Grant an appropriate Public Sewer Easement across lot 13 or 14, per changes made on civil improvement plans, and for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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



7. Revise Legend to correctly label/define Sight Visibility Restriction Zone as presented by Clark County Area Standard Drawing #201.2. This zone shall be annotated as "To Be Privately Maintained".
8. Information presented on the submitted civil improvement plans should match Final Map. We note that information such as street names appear to conflict with the submitted civil improvement plans. Revise drawings as necessary. Also, provide the number of residential and common lots in the legend.
9. Revise the drainage easement shown along the east side of lots 10 through 13, it shall be labeled as a "Public Drainage Easement to be Privately Maintained by the Homeowners Association".
10. Site development to comply with all previous conditions of approval for the San Marino III Tentative Map.
11. 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.

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. Susan LeCavalier
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146