

PLANNING & DEVELOPMENT



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07101-001-6/03



July 17, 2003

Mr. Dean O'Bannon
REK Investments, Limited Liability Company
2970 West Sahara Avenue, #102
Las Vegas, Nevada 89102

RE: FMP-2434 - CHEYENNE / DURANGO PLAZA (A COMMERCIAL SUBDIVISION)

Dear Mr. O'Bannon:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on July 17, 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 *Cheyenne / Durango Plaza (A Commercial Subdivision)* (TMP-1792).

Public Works

2. Show the existing public sewer easement adjacent to Lot #1 per document #20001024:00728.
3. Site development to comply with all previous conditions of approval for the Cheyenne/Durango Plaza (A Commercial Subdivision) Tentative Map.
4. 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 July 17, 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: Mr. Sam Dunnam
Dunnam Civil Engineers, Inc.
3471 West Oquendo Road, #101
Las Vegas, Nevada 89118