

PLANNING &
DEVELOPMENT



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07101-001-6/03



038413

July 10, 2003

Ms. Christa Squillante
KB Home Nevada, Inc.
750 Pilot Road, Suite F
Las Vegas, Nevada 89119

RE: FMP-2466 - DESERT PINES CONDOMINIUMS UNIT 2

Dear Ms. Squillante:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on July 10, 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 *Desert Pines Condominiums Unit 2* (TM-1727).
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-1981 must record prior to the recordation of this Final Map.
4. Grant appropriate onsite and offsite Public Sewer Easements 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.
5. Revise Note on Sheet 3 west of Lazy Pine Street to read "A public utility easement, a public drainage easement to be privately maintained by HOA, and an easement to the C.L.V. for public streetlights and fire hydrants across all areas not occupied by building".

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6. Information presented on the submitted civil improvement plans should match Final Map. We note that the project title appears to conflict with the submitted civil improvement plans. Revise drawings as necessary.
7. Site development to comply with all previous conditions of approval for the Desert Pines Condos Unit 2 Tentative Map and VAC-1981.
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 July 10, 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. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130