

PLANNING &
DEVELOPMENT



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038408

July 1, 2003

Mr. Scott Prokopchuk
William Lyon Homes
500 Pilot Road, Suite G
Las Vegas, Nevada 89115

RE: FMP-2491 - GRANADA AT SUMMERLIN - UNIT 1

Dear Mr. Prokopchuk:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on July 1, 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 *Granada At Summerlin* (TMP-1918).
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. Per original condition of approval #9 of the Tentative Map for this site, the full width of the entrance to this site (Pluma Verde Avenue) must be provided and constructed with the first phase of development. We note that this Final Map only shows the east portion of the entrance being platted with this map and believe the west half should also be platted or easement rights granted prior to or concurrent with recordation of this Final Map.
4. Common Lot "B" at the entrance street shall be labeled as a private easement between the Home Owner's Association and William Lyon Homes.
5. The four foot "Public" access easement shown on the map should be shown as "Private".
6. Add "...CLV Sewers and Public Drainage (to be Privately Maintained)" to the private street statement.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

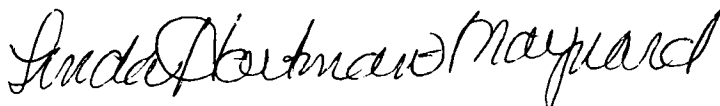


Mr. Scott Prokopchuk
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7. Label Common Lot "D" as a "Public Sewer Easement and Public Drainage Easement (to be Privately Maintained)".
8. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 65, 66, and 67 appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
9. Site development to comply with all previous conditions of approval for the Granada at Summerlin Tentative Map.
10. 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 1, 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. Elena Arellano
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146