

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

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07101-001-6/03



038407

July 1, 2003

Mr. Jeremy Parness
US Home Corporation
3765 East Sunset Road, #B1
Las Vegas, Nevada 89120

RE: FMP-2546 - GRAND TETON & THOM

Dear Mr. Parness:

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 **Grand Teton & Thom** (TMP-1829).
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

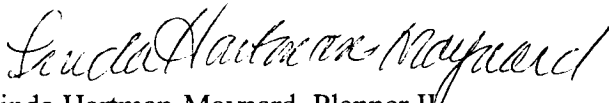
3. Modify the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E. Include after "And Public Streetlights:", easements for "*Traffic Signals And Appurtenances and Access Thereto*". Also add the letter "d" to the subdivision name in the last paragraph.
4. Remove the "Right-of-Way as shown" from the Ingress/Egress area at the Thom Boulevard entrance. The City of Las Vegas does not accept such Ingress/Egress areas as public easements/dedications, this area may be labeled as a private ingress/egress easement only.
5. All interior streets and Common Lot A shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained." Also delete the word "Drainage" from Common Lot G.
6. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 12, 13, 17 and 18 and the street name Phantip Avenue appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.

Mr. Jeremy Parness
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7. Site development to comply with all previous conditions of approval for the Grand Teton-Thom 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 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: Mr. Paul Chavez
Ms. Regina Frederick
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119