

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-7108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



038410

July 1, 2003

Ms. Sharianne Dotson
KB Home Nevada, Inc.
750 Pilot Road, Suite F
Las Vegas, Nevada 89119

RE: FMP-2609 - MARIPOSA @ THE PASEOS UNIT 2

Dear Ms. Dotson:

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 **Mariposa @ The Paseos** (TMP-2029).
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. Appropriate adjacent Final Maps that supply access to this site, such as Unit 1, must record prior to this Final Map recording to provide legal access to this site.
4. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 42, 44, 51, 86-89, and 121 appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
5. Site Visibility Restriction Zones (R.V.R.Z.'s) shall be shown at all intersections, including knuckles.
6. Site development to comply with all previous conditions of approval for the Mariposa @ The Paseos Tentative Map.

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. Selty



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7. 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. Lindy Aragon
Carter & Burgess
6655 Bermuda Road
Las Vegas, Nevada 89119