

PLANNING & DEVELOPMENT



Development
Services Center

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038411

June 30, 2003

Mr. Kevin McCarthy
Cliff Shadows Condominiums, Limited Liability Company
8375 West Flamingo Road, Suite 200
Las Vegas, Nevada 89147

RE: FMP-2508 - GOWAN / CLIFF SHADOWS CONDOMINIUMS - UNIT 2

Dear Mr. McCarthy:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on June 30, 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 *Gowan / Cliff Shadows Condominiums* (TMP-0020-02).
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*".
4. Remove the "Right-of-Way as shown" from the Ingress/Egress area at the Gowan Road entrance. The City of Las Vegas does not accept such Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Gowan Road.
5. Grant a Traffic Signal Chord Easement behind the 25 foot radius on the southeast corner of Gowan Road and Cliff Shadows Parkway.
6. If onsite sanitary sewers are to be private, remove all reference to City of Las Vegas public sewer easements.

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. Selby



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7. Site development to comply with all previous conditions of approval for the Lone Mountain West Master Plan and the Gowan/Cliff Shadows Condominiums 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on June 30, 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. Barbara Baird
Bossard Developer Services
2920 North Green Valley Parkway, Suite 814
Henderson, Nevada 89014