

PLANNING & DEVELOPMENT



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07101-001-6/03



038405

June 18, 2003

Mr. Curt Allsop
Crestdale Associates, Limited
1063 Las Palmas Entrada
Henderson, Nevada 89014

RE: FMP-2456 - WINDSOR @ QUEENSRIDGE

Dear Mr. Allsop:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on June 18, 2003.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. Provide graphic representation of private easements for internal pathways throughout subdivision.
2. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for **Windsor @ Queensridge** (TMP-1716).
3. 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

4. Revise Legend description for "sight visibility zone" (SVZ) to read "sight visibility restriction zone" (SVRZ). Also revise legend to correctly define Sight Visibility Restriction Zone measurements as presented by Clark County Area Standard Drawing #201.2.
5. Revise the note regarding public utility easements to read "Varying width public utility easement, public sewer easement and public drainage easement to be privately maintained over all of common element "O", "N" and "M" granted per this map."
6. Provide an appropriate "Public Sewer Easement" across Common Lot "A".

Mr. Curt Allsop
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7. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the street names and drainage easements appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
8. Site development to comply with all previous conditions of approval for the Windsor at Queensridge Tentative Map.
9. 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 June 18, 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: Terry Hamblet, P.L.S.
Vpoint
1009 Whitney Ranch Drive
Henderson, Nevada 89014