

PLANNING &
DEVELOPMENT



Development
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038404

June 18, 2003

Mr. Keith Clegg
RSC Holdings, Limited Liability Company
1730 Primrose Path
Las Vegas, Nevada 89108

RE: FMP-2462 - PRIMROSE ESTATES

Dear Mr. Clegg:

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. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for *Primrose Estates* (TM-0057-02).
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. All interior streets and the easement shown between Lots 5 and 10 shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained."
4. Revise Legend to correctly label/define Sight Visibility Restriction Zone as presented by Clark County Area Standard Drawing #201.2. This zone shall be annotated as "To Be Privately Maintained".
5. Per Condition #3 of Zoning Reclassification Z-24-02 dedicate a 15 foot radius on the northwest corner of Pioneer Way and Hickam Avenue.
6. Remove the reference "Right-of-Way Dedicated" from the Ingress/Egress area at the Pioneer Way entrance. The City of Las Vegas does not accept such Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Pioneer Way.

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. Each residential lot shall be dimensioned to the back of curb of the private street and the private street shall be dimensioned and labeled as a separate common lot.
8. Site development to comply with all previous conditions of approval for the Primrose Estates 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: G.H. Billingsley
16 West Pacific Avenue, #11
Henderson, Nevada 89015