

PLANNING &  
DEVELOPMENT



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036283

April 17, 2003

Mr. Scott Prokopchuk on behalf of William Lyon Homes  
500 Pilot Road, Suite G  
Las Vegas, Nevada 89119

**RE: FMP-2087 - MIRALETE AT SUMMERLIN UNIT 3**

Dear Mr. Prokopchuk:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 17, 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 *Miraleste At Summerlin* (TM-0050-00).
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 units, such as Miraleste at Summerlin Unit 1, must record prior to the recordation of this Final Map in order to provide legal access to this site.
4. The first paragraph of the Owner's Certificate shall to be modified to remove the word "Drainage".
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the dimensions for many of the lots and two of the street names appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
6. Site development to comply with all previous conditions of approval for the Miraleste at Summerlin Tentative Map.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
Mayor Pro Tem

Michael J. McDonald  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack

City Manager  
Douglas A. Seiby




Mr. Scott Prokopchuk  
FMP-2087 - Page Two  
April 17, 2003

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 April 17, 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:va



cc: Ms. Elena Arellano  
G. C. Wallace, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146