

PLANNING &
DEVELOPMENT



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036286

April 16, 2003

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

RE: FMP-2092 - VISTA VERDE AT SUMMERLIN UNIT 3

Dear Mr. Scott Prokopchuk:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 16, 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 *Vista Verde At Summerlin* (TM-0049-02).
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. Appropriate adjacent units, such as Vista Verde at Summerlin Unit 2 shall 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 lot 110 appears 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 Vista Verde 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. Selby



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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 April 16, 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. Elena Arellano
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146