

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

Tel: 702-386-9108
Voice
Administrative: 229-6353
Comp. Planning: 229-6022
Current Planning: 229-6303
www.ci.lasvegas.nv.us



036293

April 10, 2003

Ms. Robin Harpster
Centex Homes
3606 North Rancho Drive
Las Vegas, Nevada 89130

RE: FMP-2050 - SPRING MOUNTAIN RANCH - UNIT 38

Dear Ms. Harpster:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 10, 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 **Spring Mountain Ranch** (TM-0007-01).
2. The Final Map for Spring Mountain Ranch – Unit 37, shall record prior to the approval of the original mylar as required by the Planning and Development Department.
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. Appropriate adjacent Final Maps, such as Spring Mountain Ranch Unit 37, must record prior to the recordation of this Final Map to provide legal access.
5. Change all interior streets from “Private Drives” to “Private Streets.”
6. Dimensions and information presented on the approved drainage study should match the Final Map. We note that information such as the 40 foot wide Public Drainage Easement east of Fort Apache appears to conflict with the approved drainage study. Revise drawings or study as necessary.
7. 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 967 appears to conflict with the submitted civil improvement plans. Revise drawings as necessary.

Mayor
Oscar B. Goodman

City Council
Gary Peese
Mayor Pro Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby

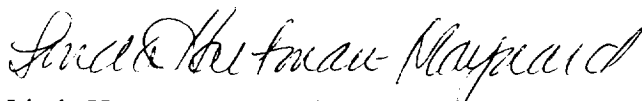


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8. Revise Legend to correctly define Sight Visibility Restriction Zone as presented by Clark County Area Standard Drawing #201.2. This zone shall be annotated as "To Be Privately Maintained".
9. Site development to comply with all previous conditions of approval for the Spring Mountain Ranch Overall Tentative Map.
10. 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 10, 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. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146