

PLANNING &
DEVELOPMENT



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036282

March 28, 2003

Mr. Jeremy Fritz
PN II, Inc.
1635 Village Center Circle, Suite 250
Las Vegas, Nevada 89134

RE: FMP-1942 - HILLSTONE UNIT NO. 2 AT THE SUMMERLIN VISTAS

Dear Mr. Fritz:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on March 28, 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 *Hillstone at the Summerlin Vistas* (TM-0045-02).
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 unit(s), such as Hillstone Unit 1 at The Summerlin Vistas must record prior to this Final Map recording to provide legal access to this site.
4. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the dimensions for lots 33, 133, 138, Common Lot A and Common Lot B and the street names appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
5. Site development to comply with all previous conditions of approval for the Hillstone at The Summerlin Vistas Tentative Map.
6. 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



Mr. Jeremy Fritz
FMP-1942 - Page Two
March 28, 2003

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 March 28, 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. Teri Livengood
Stantec Consulting, Inc.
7251 West Charleston Boulevard
Las Vegas, Nevada 89117