

PLANNING &  
DEVELOPMENT



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036314

February 11, 2003

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

**RE: FMP-1692 - SPRING MOUNTAIN RANCH - UNIT 22**

Dear Ms. Harpster:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on February 11, 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 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.

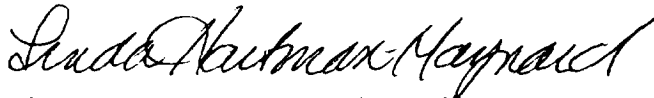
**Public Works**

3. Revise the Owner's Certificate to comply with current standards.
4. Site development to comply with all previous conditions of approval for the Spring Mountain Ranch Tentative Map and all other subsequent site related actions.
5. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

Ms. Robin Harpster  
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This action by the Planning and Development Department on February 11, 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