

PLANNING &
DEVELOPMENT



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036299

February 11, 2003

Ms. Michelle Merrick
Kolob, Limited Liability Company
3320 North Buffalo Drive, #203
Las Vegas, Nevada 89129

RE: FMP-1694 - CASADE

Dear Ms. Merrick:

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 *Cascade (TM-0061-02)*.
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. Revise the Owner's Certificate to comply with current standards.
4. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 58, and 72, and the Common Lot D appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
5. Per the approved Traffic Impact Analysis alternative, dedicate appropriate right-of-way adjacent to this site on Tee Pee Lane and Gilcrease Avenue prior to the recordation of this Final Map.
6. Revise note 2 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".

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. Site development to comply with all previous conditions of approval for the Cascade Tentative Map and all other subsequent site related actions.
8. 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.

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. Kathy Gall
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146