

PLANNING &
DEVELOPMENT



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036302

October 23, 2002

Ms. Mary Vess
KB Homes Nevada, Inc.
750 Pilot Road, Suite F
Las Vegas, Nevada 89119

RE: FM-1074 - GOLDRUSH VII - UNIT 2

Dear Ms. Vess:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 23, 2002.

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 Goldrush VII (TM-0016-02).
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. Petition of Vacation VAC-10-02 must record prior to the recordation of this Final Map.
4. In the Owner's Certificate, after "And Public Streetlights:", include easements for "Traffic Signals And Appurtenances and Access Thereto".
5. Provide the recorded document number, 20020522:01726, for the drainage easement shown to the north of this site.
6. The Access Easement shown on Lot #302 appears unnecessary. We question if this should be dedicated as right-of-way for Constantinople Avenue instead of an access easement or eliminated.

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

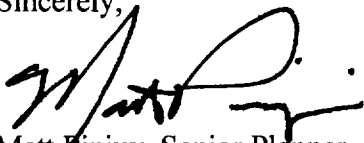


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7. Revise the Sight Visibility Restriction Zone note to read "SIGHT VISIBILITY RESTRICTION ZONE. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel or pavement street surface. Area to be privately maintained."
8. Site development to comply with all previous conditions of approval for the Goldrush VII Tentative Map.
9. 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 October 23, 2002 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,



Matt Pinjuv, Senior Planner
Planning and Development Department
Current Planning Division

MP:sd

cc: Ms. Sonia Macias
Tetra Tech, Inc.
401 North Buffalo Drive, Suite 100
Las Vegas, Nevada 89145