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001029

March 25, 1999

CORRECTED LETTER

Mr. Frank Ksiazek
Spring Mountain Ranch, Limited Liability Company
9102 Horse Drive
Las Vegas, Nevada 89131

RE: FINAL MAP - FM-3-99 - SPRING MOUNTAIN RANCH UNIT 46A

Dear Mr. Ksiazek:

Your request for a Final Map on property located south of Iron Mountain Road, east of Fort Apache Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), was considered by the Planning Commission on March 11, 1999.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Appropriate adjacent Final Maps must record prior to the recordation of this Final Map to provide legal access and sewer corridors as required by the Department of Public Works.
2. Construct a minimum of two lanes of temporary "Goecke" paving westerly on Brent Lane and southerly on Fort Apache Road to connect to the existing paving; also, construct a barricade plan meeting the City's approval to close Brent Lane west of El Capitan Way. Construct a berm on the Not-A-Part piece at the southwest corner of Brent Lane and El Capitan to prevent cut-through traffic. Such shall be in place within 30 days of approval of this action by the Planning Commission; failure to comply with this condition shall result in this item being reconsidered by the City Council.
3. Comply with the terms of the letter of commitment by Spring Mountain Ranch, L.L.C. regarding "Drainage Issues of Spring Mountain Ranch" dated March 9, 1999; failure to comply with this condition shall result in this item being reconsidered by the City Council.
4. Complete the "Park Impact Fee in Lieu of Agreement" process with the City within 30 days of approval of this action by the Planning Commission; failure to comply with this condition shall result in this item being reconsidered by the City Council.
5. All parkettes and streetscapes **not already approved** shall be designed and submitted for Planning Commission approval. Construction of all parkettes and streetscapes, not located within Final maps that been recorded as of March 11, 1999, shall be completed within one year of recording the respective Final Map(s) within which the parkettes and streetscapes are located.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



Mr. Frank Ksiazek
March 25, 1999 - **Corrected Letter**
FM-3-99 - Page Two

6. Contribute \$3,200 (this site's proportionate share of those requirements placed upon Spring Mountain Ranch Final Map Unit 46 - FM-100-97) per the Master Traffic Addendum I for Spring Mountain Ranch and Pine Meadows prior to the issuance of building or off-site permits or the recordation of a Final Map as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
7. Site development to comply with all applicable conditions of approval for the Spring Mountain Ranch Tentative Map (TM-2-97).
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 easements, 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.
9. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission on March 11, 1999 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on March 12, 1999.

Sincerely,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Ms. Karon Canizaro
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146