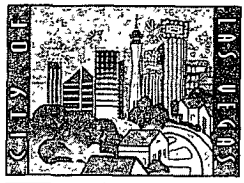


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

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March 18, 2008

Shon Finch
Fairfield Centennial LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: FMP-26932 - CENTENNIAL CONDOMINIUMS

Dear Applicant:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on March 18, 2008. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – (TMP-23525).
2. The Final Map shall be revised in accordance with the corrections noted below or on the enclosed map. Such corrections shall include the following:
 - a. On the cover sheet, insert the file number “FMP-26932” above the signature block in the lower right-hand corner.
 - b. Revise the Planning Approval Block to read

“CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL”

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 200__.

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

Date

3. Please revise the building and unit numbers as redlined on the enclosed map as per city of Las Vegas addressing guidelines.



Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A. Selby



Public Works

4. Revise the Owner's Certificate to read as follows:

_____ does hereby certify that I/we am/ are the owner(s) of the parcel of land which is shown hereon, and do hereby consent to the preparation and recordation of this parcel map, have caused the lands to be surveyed and platted into parcels and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated hereon, for the use of the public;
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

Further the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a five foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances; and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

5. On the first sheet, include City of Las Vegas in the Utility/Agency Approvals list and add the name of the City Engineer: Jorge Cervantes, P.E #13977, and P.T.O.E.
6. On the first sheet remove "Clark County Fire Department" from the Utility/Agency Approvals list.
7. The submitted Drainage Plan and Technical Drainage Study is not approved. Drainage study is required to be submitted and approved by the Flood Control Section of the Department of Public Works prior to recordation of this Final Map in compliance with condition #8 of the approved Zoning, ZON-20479.
8. Include the Final Map number, FMP-26932, above the Recorder's Block on the cover sheet.
9. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that lot dimensions and easement information do not match. Revise drawings as necessary.

Shon Finch
FMP-26932 - Page Three
March 18, 2008

10. Site development to comply with all applicable conditions of approval for Centennial Condominiums Subdivision Tentative Map (TMP-23525) and all other site related actions.
11. 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

If you have any questions concerning this matter, please contact me.

Sincerely,



Fred Solis, AICP
Senior Planner
Planning and Development Department

FS:clb

cc: Ms. Valarie Livengood
Stantec Consulting
7252 West Charleston Boulevard
Las Vegas, Nevada 89117