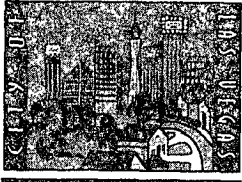


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov

February 25, 2008

Mr. Bruce Bayne
Peccole Professional Park, LLC
10080 Alta Drive, Suite #200
Las Vegas, Nevada 89145

RE: FMP-26634 - P82T HUALAPAI/ALTA

Dear Mr. Bayne:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on February 25, 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-24300).
2. The Final Map shall be revised in accordance with the corrections noted below. Such corrections shall include the following:
 - a. On the cover sheet, insert the file number "FMP-26634" above the signature block in the lower right-hand corner.
 - b. The "CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL" should read:

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__.

Public Works

3. Change the first paragraph of Owner's Certificate to read as "..., does here by consent to the preparation and recordation of this plat, and does hereby offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public right-of-way and places as indicated and outlined hereon, for the use of the public; and grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication."
4. Add Transportation Trails Statement: "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public-multi use trail easement areas, and no such easement right shall be granted to the above listed utility companies nor any other parties, in conflict with this statement.", above the last paragraph in the Owner's Certificate and show on the Final Map the Transportation Trail Elements as amended and approved in GPA-12062.

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



Mr. Bruce Bayne
FMP-26634 - Page Two
February 25, 2008

5. Remove sight visibility restriction zones (SVRZ's) from the legend and notes on Sheet No 2 as they are not shown on the map. In the same Sheet add easement lines in the legend.
6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot-wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Site development to comply with all applicable conditions of approval for P82T Hualapai/Alta Tentative Map (TMP-24300) and all other 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 bonds must be in place, including bonding for survey monument placement and/or removal.

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. Joelene Granberg
DRC Engineering
9330 West Martin Avenue
Las Vegas, Nevada 89148