



June 26, 2007

Mr. Eddie Duenas
Danville Land Investments
5888 West Sunset Road, Suite #200
Las Vegas, Nevada 89118

RE: FMP-22262 - MADISON COLONY AT PROVIDENCE – UNIT 3

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Duenas:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on June 26, 2007. 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 – Madison Colony At Providence (TMP-18348).
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-22263” above the signature block in the lower right-hand corner.
 - b. Revise the title blocks, certificates for the Owner and City Surveyor and all applicable sheets to change the title from “MADISON / COLONY UNIT 3” to “MADISON COLONY AT PROVIDENCE – UNIT 3” to match the approved Tentative Map title.

Public Works

3. We note that a Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and that a Traffic Impact Analysis is on file with the Traffic Engineering Division for the Madison Colony at Providence subdivision.
4. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.



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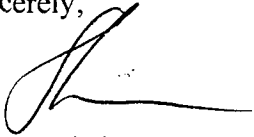
5. Appropriate adjacent units, such as Madison Colony at Providence Models shall record prior to the recordation of this Final Map to provide legal access.
6. On sheet 1, revise the first paragraph of the Owner's Certificate to read as follows: "...and does hereby offer and dedicate to the City of Las Vegas all streets, (except private streets) and rights-of-ways as indicated and outlined heron for the use of the public and hereby grants to the City of Las Vegas easements as indicated and outlined heron, for the use of the public. No part of the parcels marked "Not a part on this subdivision" is offered for dedication."
7. On sheet 1, revise the last paragraph of the Owner's Certificate remove "Private Drainage Facilities and Private Drainage Easements" and replace with "Public Drainage Easement(s) to be Privately Maintained."
8. On sheet 1, revise the Homeowner's Association Acceptance Statement to include: "Private Street, P.U.E., City of Las Vegas Sewer Easement, and Public Drainage Easement to be Privately Maintained."
9. Add the Final Map number to the Title Block, FMP-22263.
10. On sheet 2, complete the recording information for "Madison Colony at Providence Models", "Madison Colony at Providence Unit 1", and "Madison Colony at Providence Unit 2".
11. On sheets 3 and 4, revise note #2 to read: "Common Element "A" is a Private Street, P.U.E., City of Las Vegas Sewer Easement, and Public Drainage Easement to be Privately Maintained. Common Element "B" is a Private Drive, P.U.E., City of Las Vegas Sewer Easement, and Public Drainage Easement to be Privately Maintained"
12. In the Legend on sheets 3 and 4, revise "U.E" to "P.U.E." and define it as a "Public Utility Easement".
13. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as lot numbers and dimensions do not match. Revise drawings as necessary.
14. Site development to comply with all previous conditions of approval for the Madison Colony Tentative Map.

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15. 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.

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

Sincerely,



Steve Gebeke
Senior Planner
Planning and Development Department

SG:clb

cc: Ms. Jaime Frederick
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146