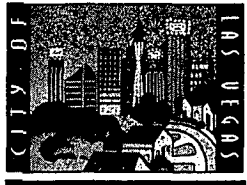


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



065488

January 10, 2007

Mr. Bill Hicks
NMG Capital Partners I, LLC
2970 West Sahara Avenue, Suite #100
Las Vegas, Nevada 89102

RE: FMP-18526 - White Bear Crossing

Dear Mr. Hicks:

Your request for a Final Map Technical Review was considered by the Planning and Development Department and Public Works Department on January 9, 2007.

The Planning Development Department and Public Works Department staffs have administratively **APPROVED** your request, subject to the following additions/corrections being made to the Final Map Mylar:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – White Bear Crossing (TMP-14185).
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 for the Department of Planning and Development, the certification block should read as follows:

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 _____, 20__.
 - b. On the cover sheet, insert the file number “FMP-18526” above the signature block in the lower right-hand corner.
 - c. Insert “ROAD” after “OSO BLANCA.”

Public Works

3. On the cover sheet, change the name of the City Engineer to Jorge Cervantes, P.E #13977, P.T.O.E.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Mr. Bill Hicks
FMP-18526 - Page Two
January 10, 2007

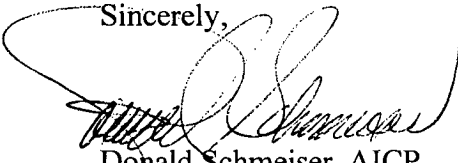
4. On the cover sheet, remove the signature lines for the Clark County Water Reclamation District and Clark County Flood Control.
5. In note #4 on the cover sheet, remove "Sewer Corridors" and "Drainage Corridors".
6. Label the existing offsite Public Sewer Easement as document #20030625:00733.
7. Provide a 20 foot Public Drainage Easement located south and west of lot 1 and provide a 10 foot Public Drainage Easement located north and west of lot 1 as shown in the submitted technical drainage study. Both easements are to be labeled as "To Be Privately Maintained by the Owner."
8. Sheet 2 incorrectly shows Oso Blanca Road as having been dedicated by Parcel Map 104/98. Show Oso Blanca Road as being dedicated on this Final Map. Coordinate with the Traffic Engineering Division (Victor Bolanos 229-6901) to determine final dedication requirements.
9. Correct the double printing on the sewer easement on sheet 2.
10. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that the lot dimensions do not match. Revise drawings as necessary.
11. Site development to comply with all previous conditions of approval for the White Horse Crossing Tentative Map.
12. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

Mr. Bill Hicks
FMP-18526 - Page Three
January 10, 2007

This action by the Planning and Development Department and Public Works Department on January 9, 2007 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.

If you have any questions concerning this matter, please contact me at telephone number 229-5915.

Sincerely,



Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:clb

cc: Ms. Emily Bertoldo
EN Engineering
245 East Warm Springs Road, Suite #100
Las Vegas, Nevada 89119