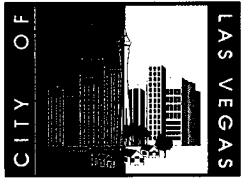


PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

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Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



040524

November 24, 2003

Mr. Louis Palor
Beazer Homes Holding Corporation
4670 South Fort Apache, #200
Las Vegas, Nevada 89147

RE: FMP-3229 - BEAZER AT LONE MOUNTAIN WEST - UNIT 2

Dear Mr. Palor:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 24, 2003.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for **Beazer At Lone Mountain West** (TMP-1574).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

3. The interior private streets and private access easements shown on this Map shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained by the Homeowner's Association."
4. Identify and label the public drainage and sewer easement, located in Common Element Lot "D" on sheet 2. Note that all Public Drainage Easements are to be privately maintained by the Homeowner's Association. Also, identify and label the Las Vegas Valley Water District Easement within Common Element Lot "D".
5. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 89, 120 and 122 and the street names appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Mr. Louis Palor
FMP-3229 - Page Two
November 24, 2003

6. Site development to comply with all previous conditions of approval for the Beazer at Lone Mountain West Tentative Map.
7. 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.

This action by the Planning and Development Department on November 24, 2003 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.

Sincerely,



Linda Hartman-Maynard, Planner II
Planning and Development Department
Current Planning Division

LHM:sd

cc: Ms. Donna Solomon
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146