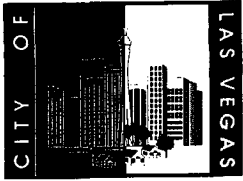


PLANNING &
DEVELOPMENT



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.ci.las-vegas.nv.us



039984

October 30, 2003

Mr. Gerald Robbins
Howard Hughes Corporation
10000 West Charleston Boulevard
Las Vegas, Nevada 89135

RE: FMP-3084 - CORONADO AT SUMMERLIN (A CONDOMINIUM COMMON INTEREST COMMUNITY)

Dear Mr. Robbins:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 30, 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 *Coronado* (TMP-2459).
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. Remove the words "Granted to the City of Las Vegas" from the Ingress/Egress area at the entrances to this subdivision. The City of Las Vegas does not accept such Ingress/Egress areas as public easements/dedications.
4. Remove the proposed public sewer easement adjacent to Common Lot "T". Add a note to this Final Map that all on-site sewers are private, to be privately maintained by the Homeowner's Association.
5. All private drives, common lots and public drainage easements shall include the words "Public Drainage Easement to be privately maintained by the Homeowner's Association". Provide a 40-foot wide public drainage easement to be privately maintained by the homeowner's association across Common Lot E beginning at the southern boundary of Common Lot T and continuing north 40-feet, as required by the approved Drainage Plan/Study.

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

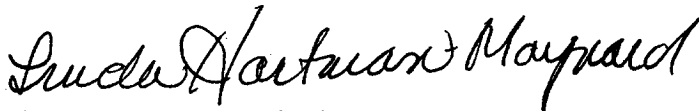


Mr. Gerald Robbins
FMP-3084 - Page Two
October 30, 2003

6. Site development to comply with all previous conditions of approval for the Coronado at Summerlin (A Condominium Common Interest Community) 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 October 30, 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: Mr. Mark Oiness
H-D Paseo, Limited Liability Company
4350 South Arville Bldg. D, Suite 29B
Las Vegas, Nevada 89103

Ms. Gia Nguyen, P.E.
G.C. Wallace, Inc.
2580 Anthem Village Drive
Henderson, Nevada 89052