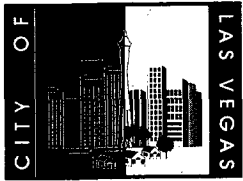


PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
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Comp Planning 229-6022

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040005

October 7, 2003

Mr. Manny Pattni
Richmond American Homes
7250 Peak Drive, Suite 212
Las Vegas, Nevada 89128

RE: FMP-3093 - CALAVERA

Dear Mr. Pattni:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 7, 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 **Calavera** (TMP-2236).
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. Amend the Summerlin Owner's Certificate and Dedication to grant a private ingress/egress easement to Richmond American Homes.
4. Add the words "to be privately maintained by the Homeowner's Association" to the private street statement and the 20 foot wide public drainage easement at lot 30. Also, add the words "Private Drives" to the statement, as there are both private streets and private drives within this subdivision.
5. Add the words "to be privately maintained by the Homeowner's Association" to the the 20 foot wide public drainage easement at lot 30
6. Provide appropriate public sewer easements between Lots 146 and 153, Lots 158 and 165 and between Lots 30 and 31 across Common Lot "G" out to Charleston Boulevard.
7. Site development to comply with all previous conditions of approval for the Calavera Tentative Map.

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. Manny Pattni
FMP-3093 - Page Two
October 7, 2003

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 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 7, 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: Gia Nguyen
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89145