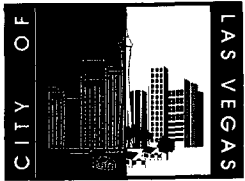


PLANNING & DEVELOPMENT



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
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040010

October 2, 2003

Mr. Kyle Honeycutt
PN II, Inc.
1635 Village Center Circle, Suite 250
Las Vegas, Nevada 89134

RE: FMP-3003 - ESCALA UNIT NO. 2

Dear Mr. Honeycutt:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 2, 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 *Escala* (TMP-2126).
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 Final Map for Escala Unit #1 must record prior to the recordation of this Final Map to provide legal access.
4. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 21, 41 and 49, the center line curve information for Desert Moon Road, and the Block Numbers do not match the submitted civil plans. Revise drawings as necessary.
5. Site development to comply with all previous conditions of approval for the Escala Tentative Map.
6. 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

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

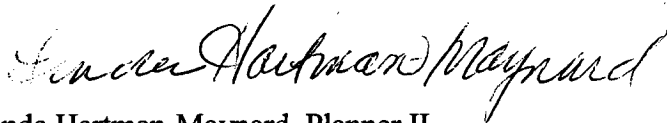


Mr. Kyle Honeycutt
FMP-3003 - Page Two
October 2, 2003

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.

This action by the Planning and Development Department on October 2, 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. Teri Livengood
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117