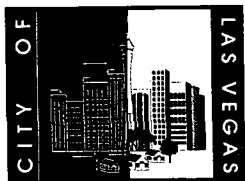


PLANNING &
DEVELOPMENT



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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



039305

CORRECTED LETTER

September 26, 2003

Ms. Karen Finkel
O'Hare Springs, Limited Liability Company
2325-A Renaissance Drive
Las Vegas, Nevada 89118

**RE: FMP-2688 - SPRING MOUNTAIN RANCH PHASE 1 - UNIT 60
(AMENDED PLAT OF A PORTION OF)**

Dear Ms. Finkel:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 26, 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 all applicable Conditions of Approval for the original Final Map of **Spring Mountain Ranch Phase 1 - Unit 60** (FM-0099-02).
2. The Amended 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 proposed 50 foot wide entry drive off of O'Hare Road is acceptable to the Traffic Engineering Division and may be gated as proposed.
4. In the Amended Note block, add the block number in statement #3.
5. We have no objection to this Amended Final Map request to revise the width of the private drive at "Old Wolf Street" and to revise the common lot lines between lot 100, block 2 and common element 1B and between lot 1 block 1 and common element 1A as long as all previous conditions of approval for Spring Mountain Ranch Phase 1 Unit 60 subdivision and all related actions are ultimately complied with.

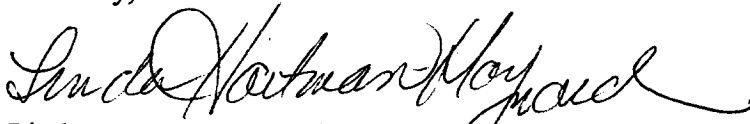


Ms. Karen Finkel
FMP-2688 - Page Two
September 26, 2003

6. Prior to recordation, this amended 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. Appropriate site visibility restriction zones, if applicable, are also required to be shown on this amended 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 September 26, 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:va

cc: Ms. Augusta Yamamoto
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146