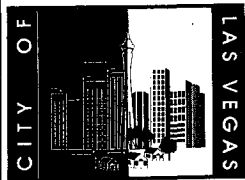


PLANNING & DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

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Voice:

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Comp Planning 229-6022
Current Planning 229-6301
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039323

August 22, 2003

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, #201
Las Vegas, Nevada 89117

RE: FMP-2862 - DAY DAWN ESTATES UNIT 2

Dear Mr. Wagner:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 22, 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 *Day Dawn Estates 2* (TMP-1034).
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. Petitions of Vacation VAC-1320 and VAC-1321 must record prior to the recordation of this Final Map. **Per VAC-1320 and VAC-1321, the developer shall reimburse the City \$86,100.00 prior to recordation of this Final Map.**
4. Day Dawn Estates Unit #1 must record prior to the recordation of this final map to provide legal access.
5. Add the word "Easements" to the Owner's Certificate. Grant an appropriate Public Sewer Easement across Common Lot B.
6. Revise Legend to correctly label/define Sight Visibility Restriction Zone as presented by Clark County Area Standard Drawing #201.2. This zone shall be annotated as "To Be Privately Maintained".
7. Information presented on the submitted civil improvement plans should match Final Map. Provide the number of residential and common lots in the legend.

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. Paul Wagner
FMP-2862 - Page Two
August 22, 2003

8. Revise the drainage easement shown between lots 45 and 46, it shall be labeled as a "Common Lot Public Drainage Easement to be Privately Maintained by the Homeowners Association".
9. Site development to comply with all previous conditions of approval for the Day Dawn Estate Unit 2 Tentative Map.
10. 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. 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 August 22, 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: Summit Engineering
1421 East Sunset Road, #17
Las Vegas, Nevada 89119