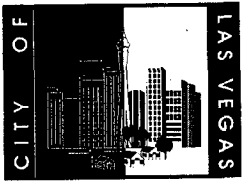


PLANNING & DEVELOPMENT



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Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



07101-001-6/03

August 20, 2003



Ms. April Probasco
Carina Corporation
2881 Business Park Court, Suite 210
Las Vegas, Nevada 89128

RE: FMP-2830 - LAMPLIGHT ESTATES AT ROME

Dear Ms. Probasco:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 20, 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 Lamplight Estates at Rome (TMP-1412).
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.

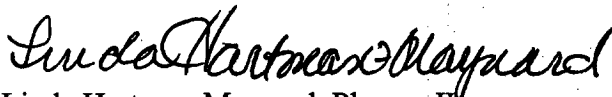
Public Works

3. Remove the Trails Statement from the Owner's Certificate, as there are no trails adjacent to this site.
4. All interior streets shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained."
5. Remove the "Right-of-Way as shown" from the Ingress/Egress area at the Tenaya Way entrance. The City of Las Vegas does not accept such Ingress/Egress areas as public easements/dedications. Show right-of-way continuous along Tenaya Way.
6. Change the spelling of Darlino Road to "Darling Road".
7. Grant appropriate Public Sewer Easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. Revise Note 3 on sheet 1 and the Legend on sheet 2 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".
9. Information presented on the submitted civil improvement plans should match Final Map. We note that information such as lot dimensions appear to conflict with the submitted civil improvement plans. Revise drawings as necessary. Also, provide the number of residential and common lots in the legend.
10. Revise the 10 foot wide area shown between lots 2 and 3 to show it as a "Common Lot Public Drainage Easement to be Privately Maintained by the Homeowners Association".
11. Site development to comply with all previous conditions of approval for the Lamplight Estates at Rome Tentative Map.
12. 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 20, 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. Kirby Adams
AMTI
5900 Emerald Avenue
Las Vegas, Nevada 89122