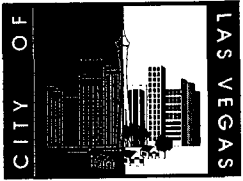


PLANNING &
DEVELOPMENT



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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039328

August 14, 2003

Mr. Matt Werner
Montecito Town Center, Limited Liability Company
6600 West Charleston Boulevard, #126
Las Vegas, Nevada 89146

RE: FMP-2819 - MONTECITO TOWN CENTER NORTH

Dear Mr. Werner:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 14, 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 *Montecito Town Center North* (TMP-1244).
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. Modify Note 4 on Sheet 1 to add the words "Public" or "Private" to the drainage statement.
4. Revise the hashed area in the center of the map to correspond with the legend for the Public Drainage Easement to be Privately Maintained. Also, dimension the drainage easement area.
5. Add the street name and dimensions for Montecito Parkway. Also, dimension all other streets adjacent to this site.
6. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as lot dimensions are not shown. Revise drawings as necessary.
7. Site development to comply with all previous conditions of approval for the Montecito Town Center North (Commercial Subdivision) 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. Matt Werner
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August 14, 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. 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 14, 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. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, #814
Henderson, Nevada 89014