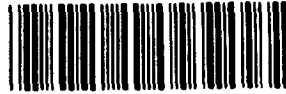


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY: 702-394-9108
Voice:
Administration: 702-394-9353
Comp. Services: 702-394-0222
Current Planning: 702-394-3301
www.cityoflasvegas.com



036279

March 18, 2003

Ms. Robin Harpster
Centex Homes
3606 North Rancho Drive
Las Vegas, Nevada 89130

RE: FMP-1985 - SPRING MOUNTAIN RANCH - UNIT 50

Dear Ms. Harpster:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on March 18, 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 *Spring Mountain Ranch - Unit 50* (TM-0007-01).
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. Appropriate other Spring Mountain Ranch Final Maps, such as Unit 35, 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 the Final Map. We note that information such as the dimensions for lots 855, 903, and 940 and the street name for Smoke House Street appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
5. Site development to comply with all previous conditions of approval for the Spring Mountain Ranch 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 Peery
Michael J. McDonald
Larry Brown
Lyriene Briggs-McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Getty

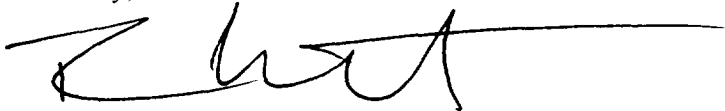


Ms. Robin Harpster
FMP-1985 - Page Two
March 18, 2003

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.

This action by the Planning and Development Department on March 18, 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,

A handwritten signature in black ink, appearing to read 'Tom Burkart', with a long horizontal line extending to the right.

Tom Burkart, Planner II
Planning and Development Department
Current Planning Division

TB:sd

cc: Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146