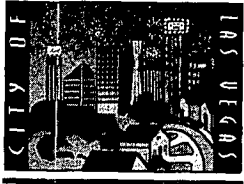


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 20, 2008

Mr. Troy Holt
Ralph's Company
1100 West Artesia
Compton, California 90220

RE: FMP-31620 - SMITH'S NO 367 SUBDIVISION

Dear Mr. Holt:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on November 20, 2008. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Final Map shall be revised in accordance with the corrections noted below. Such corrections shall include the following:
 - a. On the cover sheet, insert the file number "FMP-31620" above the signature block in the lower right-hand corner.
 - b. The Planning Department signature block should read:

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

Date

Public Works

2. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - b. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

Mayor
Oscar B. Goodman.

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



3. Change the first paragraph of owners certificate and dedication to read as "..., do hereby certify that we are the owners of the parcel of land which is shown upon the plat of Smith's NO. 367 Commercial Subdivision do here by consent to the preparation and recordation of this plat, and do hereby offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public right-of-way and places as indicated and outlined hereon, for the use of the public; and grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public. No part of the parcels marked "Not a part of this subdivision" is offered for dedication.
4. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits. Add a note to this effect on this Final Map.
5. Per condition of approval No. 17 of SDR-27593 by the City Council, dedicate the remaining portion of additional right-of-way necessary for the return taper of Uniform Standard Drawing NO. 234.3 bus stop placement within the exclusive right turn lane at the driveway on Pecos Road.
6. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed meeting current City standards.
7. On the first sheet, include the name of City Engineer: Cheri Edelman, P.E #11514 Acting City Engineer.
8. Include the Final Map number, FMP-31620, above the Recorder's Block on the cover sheet.
9. Site development to comply with all previous conditions of approval for the SMITH'S NO. 367 Commercial Subdivision SDR-27593 and all other site related actions.
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 bonds must be in place, including bonding for survey monument placement and/or removal.

Mr. Troy Holt
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November 20, 2008

11. We note that an approved Technical Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works. We also note that Traffic Impact Analysis was not required by the Traffic Engineering Division for SMITH'S NO. 367 Commercial Subdivision.

If you have any questions concerning this matter, please contact me.

Sincerely,



Fred Solis, AICP
Senior Planner
Planning and Development Department

FS:clb-

cc: Mr. Jeff Randall
Great Basin Engineering - South
2010 North Redwood Road
Salt Lake City, Utah 84116