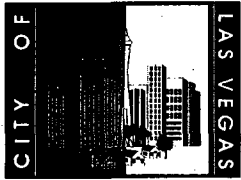


PLANNING &
DEVELOPMENT



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

www.ci.las-vegas.nv.us



040195

November 7, 2003

Mr. Don Boettcher
PN II, Inc.
1635 Village Center Circle, Suite #250
Las Vegas, Nevada 89134

RE: TENTATIVE MAP - SILVERSTONE RANCH PARCEL 6N AND 6S - TMP-3142

Dear Mr. Boettcher:

Your request for a Tentative Map FOR A 186-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 33.16 acres adjacent to the northwest corner of Monte Viso Drive and North Rainbow Boulevard (APN: 125-10-611-005), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on November 6, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Site development to comply with all applicable conditions of approval for Rezoning Case Z-0075-91, Site Development Plan Review Z-0075-91(13), the Mountain Spa Development Agreement as amended (DA-0001-91), and all other site-related actions.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting a non-expired, signed engineer seal on each sheet shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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. Boettcher
TMP-3142 - Page Two
November 7, 2003

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

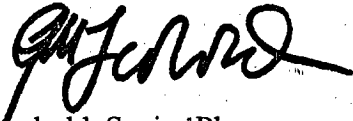
7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Provide 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.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
10. All public drainage easements not located within existing public street right-of-way must be common lots to be privately maintained by a homeowner's association or maintenance association.
11. The curvature radii and the elbow knuckles as accepted by the City Engineer are allowed to be incorporated into the civil drawings and Final Map.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

Mr. Boettcher
TMP-3142 - Page Three
November 7, 2003

13. Site development to comply with all applicable conditions of approval for the Mountain Spa Tentative Map, the Mountain Spa Traffic Impact Analysis, Z-0075-91(13), the Mountain Spa Development Agreement and all other applicable site related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

This action by the Planning Commission on November 6, 2003 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Ms. Valerie Powers
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117