

PLANNING &
DEVELOPMENT



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038403

June 19, 2003

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

RE: FMP-2487 - SILVERSTONE RANCH - PARCEL 14

Dear Mr. Boettcher:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on June 19, 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 **Silverstone Ranch Parcel 13 and 14** (TMP-1385).
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. 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."
4. Provide an appropriate Public Drainage Easement to be Privately Maintained between Lots 2019 and 2020 at the end of Hillsboro Street extending across Common Lot "E" out to Cupp Drive.
5. Provide an appropriate public sewer easement between Lots 2023 and 2024 across Common Lot "F" out to Silverstone Ranch Drive.
6. Show "Sight Visibility Restriction Zones" (SVRZs) at all intersections. Revise legend to define Sight Visibility Restriction Zones and show measurements as presented by Clark County Area Standard Drawing #201.2.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Jynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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7. Site development to comply with all previous conditions of approval for the Silverstone Ranch Parcel 13 and 14 Tentative Map.
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 June 19, 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. Valerie Powers
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117