

PLANNING &
DEVELOPMENT



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April 17, 2003

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

RE: FMP-2093 - SILVERSTONE RANCH PARCEL 4

Dear Mr. Boettcher

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 17, 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 4* (TMP-1253).
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. Petition of Vacation VAC-1249 must record prior to the recordation of this Final Map.
4. Appropriate adjacent Final Maps must record prior to the recordation of this Final Map in order to provide legal access to this site.
5. We note there are two Detail "A's" shown on this map and believe one of them should be labeled Detail "B" to avoid confusion.
6. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the lot lines, street layout, and center line bearings appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
7. Site development to comply with all previous conditions of approval for the Silverstone Ranch Parcel 4 Tentative Map.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro-Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



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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.

This action by the Planning and Development Department on April 17, 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:va



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