

PLANNING &  
DEVELOPMENT



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07101-001-8/02



036291

April 9, 2003

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

**RE: FMP-1976 - SILVERSTONE RANCH - PARCEL 3 - AMENDED PORTION  
OF FINAL MAP**

Dear Mr. Boettcher:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 9, 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 all applicable Conditions of Approval for the original Final Map of Silverstone Ranch – Parcel 3 (FMP-1202).
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. We have no objection to this Amended Final Map request to remove Common Lot "I" and reconfigure lots 343 through 358, Block A of Book 109, Page 41 of Plats, as long as all previous conditions of approval for the Silverstone Ranch – Parcel 3 subdivision and all subsequent site-related actions are ultimately complied with.
4. Prior to recordation, this amended 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 site visibility restriction easements, if applicable, are also required to be shown on this amended 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.

Mr. Boettcher  
FMP-1976 - Page Two  
April 9, 2003

This action by the Planning and Development Department on April 9, 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 IV  
Planning and Development Department  
Current Planning Division

LHM:sd

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