

PLANNING &
DEVELOPMENT



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034679

February 14, 2003

Mr. Don Boettcher
PN II, Inc. d/b/a Pulte Homes
1635 Village Center Circle, Suite #250
Las Vegas, Nevada 89134

**RE: TMP-1581 - TENTATIVE MAP - SILVERSTONE RANCH PARCEL
15 & 16**

Dear Mr. Boettcher:

Your request for a Tentative Map FOR A 142-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 36.24 acres adjacent to the northeast corner of Silverstone Ranch Drive and Cupp Drive (APN: 125-10-212-001 and 006), C-1 (Limited Commercial) Zone Under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units per Acre), and R-PD3 (Residential Planned Development-3 Units per Acre), Ward 6 (Mack), was considered by the Planning Commission on February 13, 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. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-1583].
3. Prior to submittal for a Final Map Technical Review or Civil Improvement Plans, whichever occurs first, a revised Tentative Map shall be approved by the Planning and Development Department and Public Works Department staff depicting: the removal of Lot 142 in order to eliminate direct access to the main entrance at Silverstone Ranch.
4. Street names must be provided in accord 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
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



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.

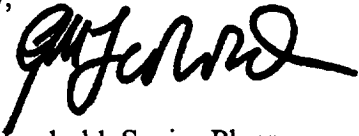
Public Works

7. Petition of Vacation VAC-1249 must record prior to the recordation of a Final Map for this site.
8. The cover sheet for this subdivision shall include the subdivision name "Silverstone Ranch – Parcel 15 & 16".
9. 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.
10. An update to the previously approved Master Drainage Plan and Technical drainage study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building 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 as recommended in the approved drainage plan/study.
11. 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.
12. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.
13. 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 public 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.

Mr. Boettcher
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This action by the Planning Commission on February 13, 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