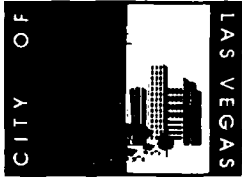
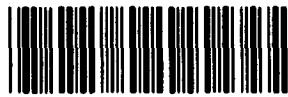


PLANNING &  
DEVELOPMENT



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](http://www.ci.las-vegas.nv.us)



034651

# CORRECTED LETTER

December 30, 2002

Mr. John Ritter  
Falling Rock, Limited Liability Company  
3320 North Buffalo Drive, Suite #204  
Las Vegas, Nevada 89129

**RE: TMP-1263 - TENTATIVE MAP - SIERRA II**

Dear Mr. Ritter:

Your request for a Tentative Map FOR A 261 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.8 acres adjacent to the south side of Gowan Road approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014 and a portion of 137-12-301-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation)] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown), was considered by the Planning Commission on December 19, 2002.

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

**Planning and Development**

1. Prior to the submittal of a Final Map Technical Review, the applicant shall submit and have approved by Planning staff a revised map that clearly depicts the minimum open space required by the Lone Mountain West Master Plan.
2. 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.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. 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.
6. Site development to comply with all applicable conditions of approval for Rezoning (Z-0073-02) and Site Development Plan Review [Z-0073-02(1)].

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



Mr. John Ritter  
TMP-1263 - Page Two - ***CORRECTED LETTER***  
December 30, 2002

**Public Works**

7. Extend public sewer to southern edge of this site in Novat Street also provide a public sewer stub to the southeast corner of this site at a location and depth acceptable to the City Engineer concurrent with development of this site
8. Petition of Vacation VAC-1264 must record prior to the recordation of a Final Map for this site.
9. Site development to comply with all applicable conditions of approval for Z-73-02 and all other subsequent site-related actions.
10. 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.

This action by the Planning Commission on **December 19, 2002** 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. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 20, 2002**.

Sincerely,



Eddie Dichter, Senior Planner  
Planning and Development Department  
Current Planning Division

ED:clb

cc: Mr. Manoj Pattni  
Richmond American Homes  
7250 West Peak Drive, Suite #212  
Las Vegas, Nevada 89128

Mr. and Mrs. Donald Sylvester  
3473 Misty Court  
Las Vegas, Nevada 89120

Ms. Terri Pastorelli  
Tetra Tech, Inc.  
401 North Buffalo Drive, Suite #100  
Las Vegas, Nevada 89145