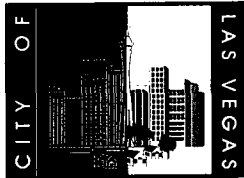


PLANNING & DEVELOPMENT



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



039998

October 16, 2003

Ms. Christa Squillante
Iron Mountain Ranch Alliance, Limited Liability Company
2810 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: FMP-3123 - IRON MOUNTAIN RANCH VILLAGE 11- UNIT 2

Dear Ms. Squillante:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 16, 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 *Iron Mountain Ranch Village 11* (TMP-2311).
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. Modify the title of the Owner's Certificate to read "Certificate of Ownership, Easement & Dedication".
4. Add the word "Public" to the multi-use trail in Common Lot 2H.
5. Replace the comma with a period after the word "Roadway" in the S.V.R.Z. note on Sheets 2 and 3.
6. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as the dimensions for lots 216, 243, 244, 247, 248, 253 and 254 and bearings for Yamamoto Street, Jess Hill Street and Pueblo Canyon Avenue 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 Iron Mountain Ranch Village 11 – Unit 2 Tentative Map.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



07101-001-6/03

Ms. Christa Squillante
FMP-3123 - Page Two
October 16, 2003

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 October 16, 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. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146