

PLANNING & DEVELOPMENT



Development
Services Center

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039317

September 10, 2003

Ms. Christa Squillante
Iron Mountain Ranch Alliance, Limited Liability Company
2810 West Charleston Boulevard, #81
Las Vegas, Nevada 89102

RE: FMP-2907 - IRON MOUNTAIN RANCH VILLAGE 12B

Dear Ms. Squillante:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 10, 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 12B (TMP-2028).
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. Add the word "Public" to the Utility Statement of Note 6 on sheet 2. Also, add the letter "P" to change "U.E." to "P.U.E."
4. Revise the S.V.R.Z. Statement to add the words "To be Privately Maintained by the Homeowners Association".
5. Site development to comply with all previous conditions of approval for the Iron Mountain Ranch Village 12B Tentative Map.
6. 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.

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



Ms. Christa Squillante
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This action by the Planning and Development Department on September 10, 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

Ms. Christa Squillante
KB Home Nevada, Inc.
750 Pilot Road, Suite F
Las Vegas, Nevada 89119