

PLANNING & DEVELOPMENT



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07101-001-6/03



038402

June 19, 2003

Mr. Jeremy Parness
Greystone Nevada, Limited Liability Company
3765 East Sunset Road, B1
Las Vegas, Nevada 89120

RE: FMP-2492 - IRON MOUNTAIN/JONES UNIT 2

Dear Mr. Parness:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on June 19, 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* (TMP-1009).
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

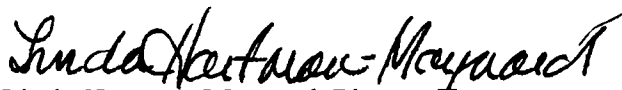
3. The trails along Iron Mountain Road shall either be conveyed to the City of Las Vegas to be owned in fee, or shall be granted as a multi-use trail easement over the trail area. The trails shall be clearly defined, dimensioned and labeled accordingly. If the area is to be conveyed to the City, that area which encompasses the trail only, not including any landscaping or common area required of the development, should be shown as a separate lot. The lot should be labeled: LOT A (or similar name), NON-RESIDENTIAL LOT TO BE CONVEYED TO THE CITY OF LAS VEGAS. Additionally, the owner's certificate should contain a statement at the end of the certificate similar to the following: "I/we hereby acknowledge that non-residential lots (i.e., A, B, C, etc.) will be conveyed to the City of Las Vegas within one year of the recordation of this map". The map should also contain a note that says the trail areas will be privately maintained prior to conveyance to the City of Las Vegas. If the developer chooses to grant an easement rather than conveying the property, it should be shown in the normal manner, identifying the use, i.e. Transportation Trail, Equestrian Trail, etc.
4. Unit # 1 of the Iron Mountain/Jones subdivision must record prior to the recordation of this final map to provide legal access.

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5. All interior streets and Common Lots A and B shall be labeled as "City of Las Vegas Public Sewer Easements, P.U.E.'s, and Public Drainage Easements to be Privately Maintained."
6. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the lot dimensions and lot numbers 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/Jones Tentative Map.
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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on June 19, 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: Mr. Paul Chavez
Ms. Regina Frederick
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119