

PLANNING &  
DEVELOPMENT



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036295

April 10, 2003

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

**RE: FMP-2030 – IRON MOUNTAIN RANCH VILLAGE 9 – UNIT 3**

Dear Ms. Squillante:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 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 9** (TM-0027-02).
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.
3. Adjacent units, Iron Mountain Ranch Village 9 - Unit 1 and Iron Mountain Ranch Village 9 - Unit 2, must record prior to the recordation of Iron Mountain Ranch Village 9 - Unit 3.

**Public Works**

4. Appropriate adjacent units, such as Iron Mountain Ranch Village 9 Unit 2, must record prior to the recordation of this Final Map to provide legal access.
5. In the Owner's Certificate, after "And Public Streetlights:", include easements for "*Traffic Signals And Appurtenances and Access Thereto*".
6. Provide a minimum 20 foot wide public sewer easement between Lots 1290 and 1291.
7. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the dimensions for lots 1290, 1325, 1342, 1344, 1463, and 1465 appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
Mark Miller  
Michael J. McDonald  
Larry Brown  
Lynette Briggs McDonald  
Lawrence Warkov  
Michael Mark

City Manager  
Douglas A. Seay



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8. Site development to comply with all previous conditions of approval for the Iron Mountain Ranch Village 9 Tentative Map.
9. 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 April 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. Rachel Scrogum  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146