

PLANNING &
DEVELOPMENT



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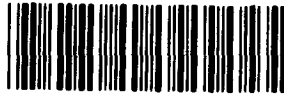
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City Manager
Douglas A. Selby



April 9, 2003



036292

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

**RE: FMP-2001 - IRON MOUNTAIN RANCH - VILLAGE 1 - UNIT 5 -
AMENDED PORTION OF FINAL MAP**

Dear Ms. Squillante:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 9, 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 all applicable Conditions of Approval for the original Final Map of Iron Mountain Ranch – Village 1 – Unit 5 (FM-0067-02).

Public Works

2. This Amended Final Map request to relocate the lot line between Lot 169 and Common Lot “5A” and to realign the drainage easement on the westerly side of Lot 179, must comply with all previous conditions of approval for the Iron Mountain Ranch – Village 1 – Unit 5 subdivision and all subsequent site-related actions.
3. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as the Public Drainage Easement and Block Wall Opening appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
4. Prior to recordation, this amended 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 site visibility restriction easements, if applicable, are also required to be shown on this amended 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.

Ms. Christa Squillante
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This action by the Planning and Development Department on April 9, 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,

A handwritten signature in black ink that reads "Linda Hartman-Maynard". The signature is written in a cursive, flowing style.

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