

PLANNING &
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April 3, 2003



Ms. Jodi Christensen
3765 East Sunset Road, #B1
Las Vegas, Nevada 89120

RE: FMP-1920 - JONES/HORSE AT IRON MOUNTAIN RANCH

Dear Ms. Christensen:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on April 3, 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 **Jones/Horse At Iron Mountain Ranch** (TM-0021-02).
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.

Public Works

3. The Drainage Easement between lots 25 and 26 should be delineated with solid lines on both sides and labeled as a common lot.
4. 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 26, 27, 57, and 58 appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
5. Site development to comply with all previous conditions of approval for the Jones/Horse at Iron Mountain Ranch 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.

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This action by the Planning and Development Department on April 3, 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. Mary Barry
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146