



023088

February 21, 2002

Mr. Nicholas Naff, Manager
Iron Mountain Ranch, Limited Liability Company
3626 Pecos McLeod, #14
Las Vegas, Nevada 89121

RE: Z-0022-01(2) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF FEBRUARY 20, 2002

Dear Mr. Naff:

The City Council at a regular meeting held February 20, 2002 APPROVED the request for a Review of Condition No. 5 of an Approved Site Development Plan Review [Z-0022-01(1)] TO ALLOW 18-FOOT FRONT YARD SETBACKS (TO GARAGE) AND 14-FOOT FRONT YARD SETBACKS (TO HOUSE) ON LOTS UP TO 7,000 SQUARE FEET WHERE 18-FOOT FRONT YARD SETBACKS ARE THE MINIMUM REQUIRED on 42 acres located on the southeast corner of Iron Mountain Road and Jones Boulevard (APN's: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2002. This approval is subject to:

Planning and Development

- 1. Condition #5 of Site Development Plan Review [Z-0022-01(1)] shall be replaced by the following:

The setbacks for this development shall be a minimum of 18 feet to front of the garage as measured from the back of sidewalk and 14 feet to the front of the house (up to 7,000 square foot lots), or 20 feet to the garage (10,000 square foot lots), or 25 feet to the garage (20,000 square foot lots); a minimum of 5 feet on the side (up to 7,000 square foot lots), or 10 feet on the side (10,000 square foot and larger lots); a minimum of 10 feet on the corner side (up to 7,000 square foot lots) or 15 feet on the corner side (10,000 square foot and larger lots); a minimum of 15 feet in the rear (up to 7,000 square foot lots), or 20 feet in the rear (10,000 square foot lots), or 35 feet in the rear (20,000 square foot lots).

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

Cc: See Attached List

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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Mr. Nicholas Naff, Manager
Iron Mountain Ranch, Limited Liability Company
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

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

Mr. Brian Psioda
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146-5148