



014249

August 2, 2001

Mr. George Holman  
Iron Mountain Ranch Alliance  
2810 West Charleston Boulevard, Suite #81  
Las Vegas, Nevada 89102

RE: Z-0022-01 - REZONING  
CITY COUNCIL MEETING OF AUGUST 1, 2001  
Related to Z-0016-98(5), GPA-0012-01 & Z-0022-01(1)

Dear Mr. Holman:

The City Council at a regular meeting held August 1, 2001 APPROVED the request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL. The Notice of Final Action was filed with the Las Vegas City Clerk on August 2, 2001. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The overall density is limited to a maximum of 3.49 dwelling units per acre.
3. A General Plan Amendment to R (Rural Density Residential), and a Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Provide proof that existing public rights-of-way for the southern half of Brent Lane and the west half of Leon Avenue (aka Dunneville Street) adjacent to this site have been vacated by Clark County prior to the submittal of a Tentative Map for this site. If such proof cannot be provided, dedicate 30 feet of right-of-way adjacent to this site for Brent Lane, 30 feet for Dunneville Street, a 20-foot radius at the northeast corner of Brent Lane and Jones Boulevard and a 20-foot radius at the southwest corner of Dunneville Street and Iron Mountain Road.
5. Dedicate 40 feet of right-of-way adjacent to this site for Iron Mountain Road, 40 feet for Jones Boulevard, and a 25-foot radius at the southeast corner of Jones Boulevard and Iron Mountain Road.

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

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. Construct half-street improvements including appropriate overpaving on Iron Mountain Road and Jones Boulevard adjacent to this site concurrent with development of this site. Also, construct half street improvements adjacent to this site for Brent Lane and Dunneville Street, if dedication is required. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed entrance and on site circulation layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Entranceways shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer service paths and possible oversizing of facilities to service this site prior to the submittal of sewer related construction drawings. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Provide a master streetlight plan for approval by the Department of Public Works prior to the submittal of construction drawings.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
11. Site development to comply with all applicable requirements of the Iron Mountain Ranch Master Development Plan.

Sincerely,



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

cc: See Attached List

Mr. George Holman  
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cc: Ms. Christa Squillante  
KB Homes Nevada, Inc.  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

Ms. Christine Roth  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services