



023089

February 21, 2002

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
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(MAYOR PRO-TEM)

MICHAEL J. McDONALD  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

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

RE: Z-0059-01(4) - 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 a Review of Condition No. 6 of an Approved Site Development Plan Review [Z-0059-01(3)] TO ALLOW 18-FOOT FRONT YARD SETBACKS (TO GARAGE) AND 14-FOOT FRONT YARD SETBACKS (TO HOUSE) WHERE 18-FOOT FRONT YARD SETBACKS ARE THE MINIMUM REQUIRED on 40 acres located on the southwest corner of Iron Mountain Road and Bradley Road (APN: 125-12-101-006), R-E (Residence Estates) Zone 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 #6 of Site Development Plan Review [Z-059-01(3)] shall be replaced by the following:

The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from the back of sidewalk, 14 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

Sincerely,

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

Cc: See Attached List

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

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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