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November 18, 2021

NIBS, LLC
9416 Leadbrick Street
Las Vegas, Nevada 89143

**RE: 21-0376-GPA1, 21-0376-ZON1, 21-0376-VAR1 AND 21-0376-TMP1
CITY COUNCIL MEETING OF NOVEMBER 17, 2021**

Dear Applicant:

The City Council at a regular meeting held on **November 17, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 2.72 acres at 3700 North Decatur Boulevard (APN 138-12-601-005), Ward 5 (Crear).

- **21-0376-GPA1** - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL)
- **21-0376-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
- **21-0376-VAR1** - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS WITHOUT A GATE AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED
- **21-0376-TMP1** - TENTATIVE MAP - DECATUR MANOR - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

21-0376-GPA1 and **21-0376-ZON1** approvals are subject no conditions:

21-0376-VAR1 approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a 40-foot wide private street with a sidewalk on one side where 47 feet with a sidewalk on both sides is the minimum required for a private street without a gate.

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2. A Variance is hereby approved to allow a connectivity ratio of 1.00 where 1.30 is required.
3. Approval of a General Plan Amendment (21-0376-GPA1) and Rezoning (21-0376-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0376-TMP1) shall be required, if approved.
4. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0376-TMP1 approval is subject to the following conditions:

Planning

1. All lots within the subdivision will be limited to single-story in height. This condition shall be recorded against the respective properties, by way of recoding a Notice of Condition Affecting Property against each of the parcels specifically burdened by such condition(s) prior to the application for building permits to include the conditions affecting the parcel. Furthermore, the entity making application for a building permit on a parcel specifically burdened by the above condition(s) shall attach the Tentative Map conditions of approval to such building permit application, as well as the entity selling the single-family residence on the parcel that is burdened by the above condition(s) shall provide a disclosure of the above condition(s) to any prospective purchaser of a home on such parcel.

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2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
3. Approval of General Plan Amendment (21-0376-GPA1), Rezoning (21-0376-ZON1), and Variance (21-0376-VAR1) shall be required, if approved.
4. An Exception of Title 19.06 is hereby approved to allow four trees where five are required within the eastern perimeter landscape buffer.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
7. In conjunction with creation, declaration, and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes, and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

9. Prior to the recordation of the Final Map, grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC) meeting Standard Drawing #234.2 for the existing bus stop on Decatur Boulevard adjacent to this site. The recording information shall be shown on the Final Map mylar.
10. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.
11. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk on Decatur Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
12. This site shall connect to the existing 36-inch sewer line in Decatur Boulevard.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. 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 or submittal of any construction drawings, 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 City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.
15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

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16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type, and/or alignment of improvements, including but not limited to street, sewer, and drainage improvements, shall be resolved prior to the approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing the elimination of such deviations.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Landon Christopherson
2885 East Quail Avenue
Las Vegas, Nevada 89120