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cityoflasvegas
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December 16, 2021

Vegas Homes, LLC
19333 Collins Avenue, Suite #1708
Sunny Isles Bea, Florida 33160

**RE: ABEYANCE - 21-0442-VAR1, 21-0442-VAR2 AND 21-0442-TMP1
CITY COUNCIL MEETING OF DECEMBER 15, 2021**

Dear Applicant:

The City Council at a regular meeting held on **December 15, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear).

- **21-0442-VAR1 - VARIANCE - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON LEON AVENUE WHERE SUCH ARE REQUIRED**
- **21-0442-VAR2 - VARIANCE - TO ALLOW A PROPOSED STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED**
- **21-0442-TMP1 - TENTATIVE MAP - HICKAM & LEON WEST - FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**

21-0442-VAR1 approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a 38-foot wide private street without gates where 47 feet is the minimum required for a private street without a gate.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0442-VAR2) and Tentative Map (21-0442-TMP1) shall be required, if approved.
3. 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.

4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. In accordance with Title 19.02.025.F, the applicant shall make a deferral improvement contribution based on urban improvements, prior to the issuance of permits, equal to 50% of the City's bond estimate costs for all deferred improvements with the street light contribution at 25% if a service pedestal is constructed. If the applicant pays a 100% deferral in lieu of the percentages above, a Covenant Running with Land Agreement shall not be required.
8. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever occurs first.

21-0442-VAR2 approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a stub street termination where a cul-de-sac is required.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0442-VAR1) and Tentative Map (21-0442-TMP1) shall be required, if approved.
3. 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.

4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0442-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.
2. A Waiver from Title 19.02 is hereby approved, to allow a 194-foot intersection offset where 220 feet is required.
3. An Exception from Title 19.06 is hereby approved, to allow eight trees where 10 are required within the eastern perimeter landscape buffer.
4. 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.
5. Approval of Variance (21-0442-VAR1) shall be required, if approved.

6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. 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.
9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

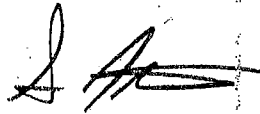
10. Coordinate the closure of Leon Avenue with the City Traffic Engineer and the Operations and Maintenance Department. Approved construction drawings shall comply with the recommendations of the City for the closure.
11. Dedicate 30 feet of right-of-way adjacent to this site for the remaining portion of Leon Avenue and dedicate a 15-foot radius at the northwest corner of Hickam Avenue and Leon Avenue on the Final Map for this site.

12. Construct curb and gutter on Leon Avenue from the existing curb and gutter at the north end of this site to Hickam Avenue and appropriate transition paving and overpaving on Leon Avenue concurrent with the development of this site. 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. All other off-site improvements on Leon Avenue and Hickam Avenue are hereby deferred as required by 21-0442-VAR1.
13. 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 to be privately maintained by the Homeowner's Association.
14. Connect to the public sewer line in Hickam Avenue at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
15. 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, grading permits or the recordation of a Final Map, 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 development of this site.
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 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 elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

Vegas Homes, LLC
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The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Brad Burns
Blend Communities, LLC
9875 West La Mancha Avenue
Las Vegas, Nevada 89149

Ms. Elisha Scrogum
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6030 South Jones Boulevard
Las Vegas, Nevada 89118