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April 13, 2022

Mr. Marc Bolduc
Durango M B Partners, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

**RE: 22-0098-MOD1, 22-0098-SUP1, 22-0098-SDR1 AND 22-0098-TMP1
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 12, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 10.58 acres at the southeast corner of Durango Drive and U.S. Highway 95 (APN 125-17-702-001), T-C (Town Center) Zone, Ward 6 (Fiore).

22-0098-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

22-0098-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

22-0098-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 34-LOT SINGLE-FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

22-0098-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 3 - FOR A 34-LOT SINGLE FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

22-0098-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Private Streets use.
2. Approval of a Major Modification (22-0098-MOD1) and conformance to the Conditions of Approval for Site Development Plan Review (22-0098-SDR1) and Tentative Map (22-0098-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. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a stub-street termination.
5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow one active gated entrance.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0098-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification (22-0098-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0098-SUP1) and Tentative Map (22-0098-TMP1) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, date stamped 02/22/22, and the elevation plan, date stamped on 03/31/22, except as amended by conditions herein.
4. Prior to the submittal of a building permit application, the applicant shall receive a letter from Republic Services to coordinate trash pickup for the subject site.

5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a nine-foot-tall retaining wall without a landscape planter buffer where six feet with a landscape buffer is the maximum height allowed.
6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a 15-foot tall total wall height where 12 feet is the maximum allowed.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The minimum distance between buildings shall be 10 feet.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. The standards for this development shall include a minimum lot size of 1,219 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
12. The setbacks for this development shall be a minimum of four feet to the front of the house, five feet to the front of the garage as measured from the back of the sidewalk or the back of the curb if no sidewalk is provided, zero feet on the side, 10 feet between buildings, 10 feet on the corner side, and five feet in the rear.
13. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein.
 - At least one van-accessible handicapped space is required for provided guest parking.
14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time as the Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. 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.
17. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

22-0098-TMP1 AMENDED CONDITIONS

Planning

1. 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.
2. Approval of Major Modification (22-0098-MOD1) and Site Development Plan Review (22-0098-SDR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with the 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 the

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.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

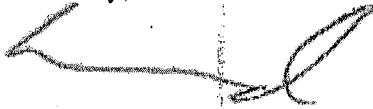
Public Works

7. Private drives 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.
8. Design of sewer lines shall stay within five feet from Street Centerline and a minimum of eight feet of back-of-curb when there is a sidewalk present *unless otherwise allowed by the Sanitary Sewer Section of the Department of Public Works*.
9. No trees or landscaping over three feet tall shall be allowed within Public Sewer Easements.
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 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.

This item will be considered by the City Council on May 18, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.***

If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Rick Barron
Signature Homes
801 S. Rancho Drive, Ste. E-4
Las Vegas, Nevada 89106

Ms. Jennifer Lazovich
Keampfer Crowell
1980 Festival Plaza Drive
Las Vegas, Nevada 89135