



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

May 18, 2022

Mark Anthony Rua  
Rainy Day Investments LLC  
3855 Saint Rose Parkway  
Henderson, Nevada 89052

**RE: 22-0078-GPA1, 22-0078-ZON1, 2210078-VAR1, AND 22-0078-TMP1  
CITY COUNCIL MEETING OF MAY 18, 2022**

Dear Applicant:

- The City Council at a regular meeting held on *May 18, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.91 acres located on the northeast corner of Hammer Lane and Rainbow Boulevard (APNs 125-35-103-014 and 016), Ward 6 (Fiore)
- **22-0078-GPA1** - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
- **22-0078-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)
- **22-0078-VAR1** - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED, TO ALLOW A HAMMERHEAD STREET TERMINATION ON AN UN-GATED PRIVATE STREET WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW AN UN-GATED PRIVATE STREET THAT DOES NOT MEET PUBLIC STREET DEVELOPMENT STANDARDST
- **22-0078-TMP1** - TENTATIVE MAP - RAINBOW & HAMMER - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

22-0078-GPA1 and 22-0078-ZON1 are approved with no conditions.

**22-0078-VAR1 CONDITIONS**

**Planning**

1. Approval of a General Plan Amendment (22-0078-GPA1), Rezoning (22-0078-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (22-0078-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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0078-TMP1 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 General Plan Amendment (22-0078-GPA1), Rezoning (22-0078-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0078-VAR1) 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 construction of any combustible structures.
5. 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.

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

**Public Works**

7. Construct half-street improvements on Hammer Lane with appropriate transition paving meeting current City of Las Vegas standards adjacent to this site concurrent with development of this site.

8. 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.

9. Coordinate with the Sanitary Sewer Section of the Department of Public Works to determine the most appropriate connection to public sewer for this site. If possible, extend public sewer in Hammer Lane from the east with a 10" sewer line and the minimum required slope. Comply with the recommendations of the Sanitary Sewer Section.

10. 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.

11. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.

12. 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 development of this site.

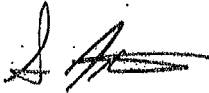
May 18, 2022

13. 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.

14. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew  
cc:

Janna Felipe  
Robert Cunningham  
Taney Engineering  
6030 S. Jones Boulevard  
Las Vegas, Nevada 89118