



**LAS VEGAS  
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cityoflasvegas  
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May 18, 2022

Wong Lawrence Brandon and Briggs Tracey Wong  
6207 Duntley Court  
Springfield, VA 22152

**RE: 22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1, 22-0084-VAC1 AND  
22-0084-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 5.08 acres located on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), Ward 4 (Anthony).

- **22-0084-GPA1** - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)
- **22-0084-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)
- **22-0084-VAR1** - VARIANCE - TO ALLOW A 1.16 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED
- **22-0084-VAC1** - VACATION - TO VACATE U.S. GOVERNMENT PATENT EASEMENTS
- **22-0084-TMP1** - TENTATIVE MAP - DEER SPRINGS EULA - FOR A PROPOSED 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

22-0084-GPA1 and 22-0084-ZON1 are approved with no conditions.

**22-0084-VAR1 CONDITIONS**

**Planning**

1. Approval of a General Plan Amendment (22-0084-GPA1), Rezoning (22-0084-ZON1) and approval of and conformance to the Conditions of Approval for Petition of Vacation (22-0084-VAC1) and Tentative Map (22-0084-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.

### 22-0084-VAC1 CONDITIONS

#### Planning

1. The limits of this Petition of Vacation shall be the unused U.S. Government Patent Easements located at the northwest corner of Deer Springs Way and Eula Street on Assessor Parcel Number 25-19-202-007.
2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with the Final Map related to Tentative Map (22-0084-TMP1).
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use.
6. If the Order of Relinquishment of Interest if a Patent Reservation is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**22-0084-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 (22-0084-GPA1), Rezoning (22-0084-ZON1), Variance (22-0084-VAR1) and Petition of Vacation (22-0084-VAC1) 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. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 22-0084-VAC-1, shall be recorded to eliminate the patent easements in conflict with this proposed site. If 22-0084-VAC-1 is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review.

8. Dedicate 30 feet for Eula Street, a 20-foot radius at the northwest corner of Eula Street and Deer Springs Way, and 40 feet along Deer Springs Way including a transition to 45 feet on the west end of this site on the Final Map for this site.
9. Grant a Traffic Signal Chord Easement on the northwest corner of Eula Street and Deer Springs Way on the Final Map for this site. Additionally, grant a minimum 30-foot wide Public Sewer and Public Drainage Easement to be privately maintained along with a minimum 5-foot Public Pedestrian Access Easement over Common Element "A" on the Final Map for this site.
10. Construct half-street improvements including appropriate transitioning and overpaving on Deer Springs Way and Eula Street concurrent with development of this site. Additionally, construct underground conduits for the northwest quadrant of the Deer Springs Way and Eula Street intersection for the potential signalization of this intersection. 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.
11. 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.
12. 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.
13. Submit a License Agreement for landscaping and private improvements in the public right(s)-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

May 18, 2022


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 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.

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.

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:

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