



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

September 14, 2022

Joseph A. Kennedy  
Rio Vista Capital Management LLC  
3755 Breakthrough Way Suite 250  
Las Vegas, Nevada 89135

**RE: 22-0389-TMP1**

**PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 13, 2022** voted to **APPROVE** a request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), O (Office) Zone, Ward 6 (Fiore)

This approval is subject to the following 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. 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.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

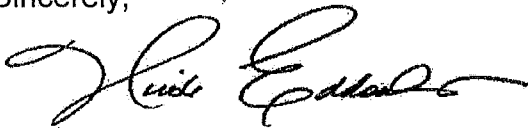
5. Grant a 10-foot Public Pedestrian Access Easement on Ann Road over the existing 10-foot wide sidewalk on the Final Map for this site.

6. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the Tentative Map and recorded Final Map.
  - a) A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easements which area a minimum of twenty feet wide.
  - b) On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - c) On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
9. 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. The Drainage Study required by 21-0709-SDR1 and other subsequent entitlement actions may be used to satisfy this condition.
10. 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.

11. 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.

This action by the Planning Commission on **September 13, 2022** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **September 21, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

cc:

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