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October 19, 2022

Phantom Group LLC
1960 Carla Ridge
Beverly Hills, California 90210

**RE: 22-0339 [ZON1, VAR1, AND TMP1]
CITY COUNCIL MEETING OF OCTOBER 19, 2022**

Dear Applicant:

The City Council at a regular meeting held on **October 19, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), Ward 5 (Crear)

22-0339-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

22-0339-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND TO ALLOW A NON-STANDARD STREET TERMINATION WHERE SUCH IS REQUIRED

22-0339-TMP1 - TENTATIVE MAP - TONOPAH & VEGAS - FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

22-0339-ZON1 is approved with no conditions:

22-0339-VAR1 Conditions:

Planning

1. Approval of a Rezoning (22-0339-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (22-0339-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.

Public Works

6. The variance request to allow a 29' (back of sidewalk) radius public street cul-de-sac, as depicted on the Tentative Map submittal date-stamped 07/18/22 is hereby approved.

22-0339-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 Rezoning (22-0339-ZON1) and Variance (22-0339-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.

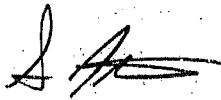
Public Works

7. Dedicate 30 feet of right-of-way for Tonopah Drive adjacent to this site on the Final Map for this site. Additionally, grant the appropriate easements for vehicular, pedestrian, public sewer, public drainage, and public utility access across Common Element A for Assessor's Parcel Numbers 139-20-802-004 and 139-20-802-005 on the Final Map for this site.
8. Construct half-street improvements including appropriate transition on Tonopah Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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. A deviation from standards for a reduce cul-de-sac radius is hereby approved. No other 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 October 19, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc:

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North Las Vegas, Nevada 89032

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Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118