



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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June 14, 2023

Miles Sansone  
Rock Springs LLC c/o Sansone Companies LLC  
2580 St Rose Parkway Suite 125  
Henderson, Nevada 89074

**RE: 23-0177-TMP1  
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.50 acres at 7175 West Lake Mead Boulevard (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen)

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. Prior to the recordation of a Final Map for this site, grant to the Regional Transportation Commission (RTC) a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Lake Mead Boulevard adjacent to this site unless the RTC acknowledges in writing that this easement is not required. If an easement is required, the recording information must be on the mylar of the Final Map.

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 easement which are a minimum of twenty feet wide.
  - b) On-site sewers area a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - c) On-site sewers are 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. 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.
10. 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 June 13, 2023 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 Community Development at 702.229.6301 after June 21, 2023. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Hannah Swan  
Civil Science  
5720 South Arville Street Suite 113  
Las Vegas, Nevada 89118