



**LAS VEGAS  
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July 26, 2023

Mogen Holdings  
345 North Maple Drive Suite 294  
Beverly Hills, California 90210

**RE: 23-0112 [GPA1, ZON1 AND TMP1]  
SPECIAL PLANNING COMMISSION MEETING OF JULY 25, 2023**

Dear Applicant:

The Planning Commission at a special meeting held on *July 25, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.33 acres at the northwest corner of Alpine Place and Appian Way (APNs 138-36-811-000 through 034), Ward 1 (Knudsen).

**23-0112-GPA1** - GENERAL PLAN AMENDMENT - FROM: TOD-1 (TRANSIT ORIENTED DEVELOPMENT - HIGH) TO: M (MEDIUM DENSITY RESIDENTIAL)

**23-0112-ZON1** - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED)

**23-0112-TMP1** - TENTATIVE MAP - ALPINE & APPIAN - FOR A PROPOSED 31-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

**23-0112-GPA1 APPROVED WITH NO CONDITIONS**

**23-0112-ZON1 APPROVED WITH NO CONDITIONS**

**23-0112-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 (23-0112-GPA1) and Rezoning (23-0112-ZON1) 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing condominium map. The mapping action shall be completed and recorded prior to the issuance of any building permits.
6. 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.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

#### Public Works

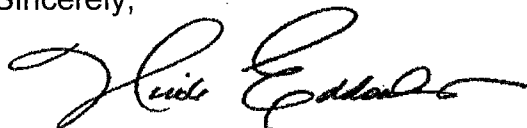
8. Construct half-street improvements on Appian Way adjacent to this site concurrent with development of this site. All public streets shall have a minimum width of 36 feet from flowline to flowline. Extend all required underground utilities, such as electrical, telephone, etc., located within public 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. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. Concurrent with development of this site, extend public sewer to full frontage of all lots on Garda Way at a size, depth and location acceptable to the CLV Public Works Sanitary Sewer Engineering. There is an existing 8" public sewer main on Appian Way available for connection for Lots 23 through 31.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Meadows-Charleston Storm Drain, Essex to Lindell CIP project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than three-feet shall be placed anywhere in any public sewer easement or in the vehicle ingress or egress pathways to such easements.
13. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
14. A deviation from standards to allow cross-fall streets, a non-standard knuckle at the intersection of Garda Way and Alpine Place, and a perpendicular parking area adjacent to a public street is hereby approved subject to the approval of the required Drainage Plan and Technical Drainage Study. The parking field shall be separated from the public street right-of-way by a mountable curb, and appropriate pedestrian easements provided for adjacent sidewalk not within existing public right-of-way.
15. 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.

16. 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.
17. 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 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.

This item will be considered by the City Council on August 16, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

cc:

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