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July 19, 2023

Umer Malik
11510 Mystic Rose Court
Las Vegas, Nevada 89138

**RE: 22-0483 [GPA1, ZON1, VAR1 AND TMP1]
CITY COUNCIL MEETING OF JULY 19, 2023**

Dear Applicant:

The City Council at a regular meeting held on *July 19, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on a 5.83 acre portion of 16.89 acres on the south side of Centennial Parkway, approximately 675 feet west of Alpine Ridge Way (APN 126-25-101-010), Ward 4 (Allen-Palenske).

22-0483-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

22-0483-ZON1 - REZONING - FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-CL (SINGLE FAMILY COMPACT-LOT)

22-0483-VAR1 - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED AND NONSTANDARD CUL-DE-SACS WHERE A STANDARD CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED

22-0483-TMP1 - TENTATIVE MAP - CENTENNIAL & SHAUMBER SINGLE-FAMILY RESIDENTIAL - FOR A 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

22-0483-GPA1 APPROVED WITH NO CONDITIONS

22-0483-ZON1 APPROVED WITH NO CONDITIONS



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22-0483-VAR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (22-0483-GPA1) and Rezoning (22-0483-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (22-0483-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.

22-0483-TMP1 SUBJECT TO AMENDED CONDITIONS

Planning

1. The developer shall construct an eight-foot tall perimeter wall along the southern property line and the eastern property line south of Launch Pad Avenue.
2. The developer shall include landscaping equivalent to that depicted on the landscape plan along the east property line to also be installed along the west property line adjacent to the 215.
3. All development shall be in conformance with the site plan and landscape plan date stamped 06/13/23.
4. Lot #23 through #34 shall be single-story single family residential homes only.

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5. 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.
6. Approval of General Plan Amendment (22-0483-GPA1) and Rezoning (22-0483-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0483-VAR1) shall be required, if approved.
7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to right-of-way (Clark County 215 Beltway) where six feet is required.
8. Street names must be provided in accordance with the City's Street Naming Regulations.
9. 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.
10. 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.
11. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

12. Dedicate the remainder of the Launch Pad Avenue cul-de-sac on the Final Map for this site. Additionally, if required by Clark County, dedicate the Clark County 215 Beltway over the area encumbered by a Bureau of Land Management (BLM) Grant in favor of Clark County (if such is within the boundaries of the parcel as dispensed by BLM).
13. Construct public streets to meet public standards including streetlights except where otherwise allowed by Variance (22-0483-VAR1) or an approved administrative deferral.
14. Coordinate the Public Sewer Connection at a size, depth, and location acceptable to the Public Works Sanitary Sewer Engineering Division of the Department of Public Works. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element “B”; No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
15. 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.
16. 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.
17. 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.

18. 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 substandard cul-de-sac 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 July 20, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

cc:

Elisha Scrogum
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118