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COMMUNITY DEVELOPMENT

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CITY HALL

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October 30, 2024

CORRECTED LETTER

WLCL Lending LLC
3625 South Town Center Drive
Las Vegas, Nevada 89135

**RE: 24-0599-ZON1, 21-0599-VAR1, AND 21-0599-TMP1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Applicant:

The City Council at a regular meeting held on *February 2, 2022* voted to **APPROVE** the following Land Use Entitlement project request on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz).

21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

21-0599-VAR1 CONDITIONS:

Planning

1. Approval of a Rezoning (21-0599-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0599-SUP1) 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.

21-0599-TMP1 CONDITIONS:

Planning

1. Handicapped parking spaces shall be designed according to Title 19.08.110 requirements.
2. An Exception of Title 19.08.110 is hereby approved, to allow zero trees in the guest parking areas where 10 trees are required.
3. 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
4. Approval of a Rezoning (21-0599-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0599-VAR1) shall be required, if approved.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. 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.
7. 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.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Concurrent with development, dedicate and construct the right turn lane/bus turn out on Owens Avenue and the appropriate cul-de-sac bulb for the termination of Van Buren Avenue.
10. Private streets shall be granted as "Public Sewer and Drainage Easements to be Privately Maintained" on the Final Map for this site. Public Sewer and Public Drainage Easements overlying Common Elements "G" and "E" shall be granted on the Final Map for this site. No structures, and no trees or vegetation
11. 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.
12. A deviation from standards for streets without corner knuckles 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.
13. Concurrent with development, upsize the existing 8-inch public sewer line running through the southern portion of this site. The new size shall be determined per the engineer's analysis and coordination with the City of Las Vegas Public Works Sanitary Sewer Section.
14. Prior to final sewer inspection of sewer lines for this project, downstream sewer relief at the Lamb Boulevard and the Las Vegas Wash must be constructed and fully accepted by the Sanitary Sewer Section of the Department of Public Works.
15. All landscaping 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 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.

17. Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. 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.
19. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Isaac Summers
Toll South LV LLC
3625 South Town Center Drive
Las Vegas, Nevada 89135

Janna Felipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118