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October 17, 2024

Michael Gray
Rosa Community Association
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074

**RE: 24-0374 [ZON1, VAR1, AND TMP1]
CITY COUNCIL MEETING OF OCTOBER 16, 2024**

Dear Applicant:

The City Council at a regular meeting held on *October 16, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 9.82 acres at the southeast corner of Rancho Drive and Coran Lane (APNs 139-19-705-003, 139-19-712-023 and 049), Ward 5 (Crear).

24-0374-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) AND R-CL (SINGLE FAMILY COMPACT-LOT) TO: R-TH (SINGLE FAMILY ATTACHED)

24-0374-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS AND TO ALLOW STUB STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD ARE REQUIRED

24-0374-TMP1 - TENTATIVE MAP - ROSA 2.0 - FOR A PROPOSED 104-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

24-0374-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow private streets that do not meet private gated community street development standards and to allow stub street termini where a cul-de-sac or hammerhead are required.
2. Approval of a Rezoning (24-0374-ZON1) and Approval of and conformance to the Conditions of Approval for Tentative Map (24-0374-SUP1) shall be required, if approved.

3. 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.
4. 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0374-TMP1 CONDITIONS:

Planning

1. The existing billboards onsite are allowed to remain as constructed.
2. All trees shall be 36 inch box size.
3. The perimeter decorative wall on Coran Lane, Allen Lane and Holly Lane to be a minimum of eight feet tall. The eight-foot wall on Rancho Drive can be a combination of wrought iron and decorative solid block wall.
4. A standalone disclosure shall be provided to each buyer stating that the existing billboards are to remain on site and under separate ownership; and that the billboards could be converted to a digital display in the future.
5. ADA accessible pedestrian access gates shall be provided to Rancho Drive, Coran Lane and Allen Lane.
6. A Waiver of Title 19.06.090 is hereby approved to allow no landscape buffer along a portion of the west property line where six feet is required.
7. The two parking designated for off-premise sign maintenance and service shall be clearly marked and prohibited from use by the residences and their guests.
8. Development is subject to the Clark County Department of Aviation requirements.
9. 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.

10. Approval of Rezoning (24-0374-ZON1) and Variance (24-0374-VAR1) shall be required, if approved.
11. Street names must be provided in accordance with the City's Street Naming Regulations.
12. 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.
13. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

14. Construct half-street improvements including appropriate transition paving on Holly Avenue and Coran Lane adjacent to this site concurrent with development of this site. Construct incomplete half-street improvements including appropriate transition paving on Rancho 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.
15. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
16. 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 public sewer easement or in the vehicle ingress or egress pathways to such easements.

17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Street NEPA project (MWA863) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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.
19. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan 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. Comply with the recommendation of the approved pedestrian circulation plan.
20. 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.
21. 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.
22. 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 non-standard street termini 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.

Fire & Rescue

23. Developer shall coordinate with City of Las Vegas Fire Department to provide acceptable emergency access from proposed standard cul-de-sac to Majalis Place.
24. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2024.

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:

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Beazer Homes
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