



FEBRUARY 28, 2023

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DIAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

JORGE CERVANTES
City Manager

Dave Cornoyer
Greystone Nevada LLC
9275 West Russell Road Suite 400
Las Vegas, Nevada 89147

**RE: 22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31
THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1
CITY COUNCIL MEETING OF FEBRUARY 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on *February 15, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 90.10 acres at the northwest corner of La Madre Way and Grand Canyon Drive (APNs 125-31-201-010 and 125-31-301-014), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

22-0666-VAR1 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 63

22-0666-VAR2 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 64

22-0666-VAR3 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 65

22-0666-VAR4 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 66

22-0666-VAR5 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 67

22-0666-VAR6 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 68

22-0666-VAR7 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 69

22-0666-VAR8 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 70

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST.
1ST FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



CORRECTED LETTER

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Two
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22-0666-VAR9 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 71

22-0666-VAR10 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 72

22-0666-VAR11 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 73

22-0666-VAR12 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 74

22-0666-VAR13 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 78

22-0666-VAR14 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 79

22-0666-VAR15 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 80

22-0666-VAR16 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 81

22-0666-VAR17 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 82

22-0666-VAR18 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 83

22-0666-VAR19 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 95

22-0666-VAR20 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 96

22-0666-VAR21 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 97

22-0666-VAR22 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 98

CORRECTED LETTER

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Three
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22-0666-VAR23 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 99

22-0666-VAR24 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 100

22-0666-VAR25 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 101

22-0666-VAR26 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 102

22-0666-VAR27 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 103

22-0666-VAR28 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 108

22-0666-VAR29 - VARIANCE - TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 109

22-0666-VAR31 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL PERIMETER RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PROPOSED PERIMETER WALL/FENCE HEIGHT OF 14 FEET WHERE 12 FEET IS ALLOWED

22-0666-VAR32 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS IN GRAND CANYON DRIVE, WASHBURN ROAD, ROSADA WAY, LA MADRE WAY, FISHER AVENUE, EULA STREET AND HUALAPAI WAY WHERE SUCH ARE REQUIRED, INCLUDING STREETLIGHTS, CURBS, GUTTERS AND SIDEWALKS

22-0666-VAR33 - VARIANCE - TO ALLOW A MODIFIED SHARED USE AND EQUESTRIAN TRAIL DESIGN ALONG PORTIONS OF HUALAPAI WAY AND THE NV ENERGY EASEMENT; TO ALLOW PRIVATE STREETS WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH ARE REQUIRED; AND TO ALLOW A STUB STREET TERMINATION WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED

22-0666-VAC1 - VACATION - PETITION TO VACATE PORTIONS OF BUREAU OF LAND MANAGEMENT RIGHT-OF-WAY GRANTS TO THE CITY OF LAS VEGAS

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Four
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22-0666-TMP1 - TENTATIVE MAP - GRAND CANYON AND WASHBURN - FOR A 136-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

22-0666-GPA1 is approved with no conditions.

22-0666-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 63 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR2 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 64 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Five
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR3 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 65 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Six
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR4 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 66 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR5 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 67 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Seven
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR6 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 68 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Eight
February 28, 2023**

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR7 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 69 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR8 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 70 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Nine
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR9 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 71 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Ten
February 28, 2023**

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR10 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 72 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR11 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 73 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Eleven
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR12 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 74 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twelve
February 28, 2023

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR13 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 78 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR14 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 79 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Thirteen
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR15 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 80 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Fourteen
February 28, 2023**

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR16 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 81 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR17 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 82 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Fifteen
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR18 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 83 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Sixteen
February 28, 2023**

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR19 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 95 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR20 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 96 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Seventeen
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2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR21 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 97 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Sixteen
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR22 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 98 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR23 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 99 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Seventeen
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR24 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 100 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Eighteen
February 28, 2023**

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0666-VAR25 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 101 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR26 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 102 on the proposed Tentative Map (22-0666-TMP1) related to this request.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Nineteen
February 28, 2023**

2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR27 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 103 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty
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22-0666-VAR28 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 108 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

22-0666-VAR29 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for Lot 109 on the proposed Tentative Map (22-0666-TMP1) related to this request.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) shall be required, if approved.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-One
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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 Department of Building and Safety.
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.

22-0666-VAR31 CONDITIONS:

Planning

1. A Variance is hereby approved to allow eight-foot tall retaining walls along the portions of the site perimeter as shown on the perimeter wall exhibit date stamped 12/01/22 where six feet is the maximum allowed, and to allow overall proposed perimeter wall/fence height of 14 feet where 12 feet is the maximum allowed.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Two
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7. A three-foot minimum view fence shall be included on perimeter walls exceeding 12 feet in total height.

22-0666-VAR32 CONDITIONS:

Planning

1. A Variance is hereby approved to allow no offsite improvements in Grand Canyon Drive, Washburn Road, Rosada Way, La Madre Way, Fisher Avenue, Eula Street and Hualapai Way where such are required, including streetlights, curbs, gutter and sidewalks.
2. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for Variances (22-0666-VAR1 through VAR29, VAR31 and VAR33), a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) 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 Department of Building and Safety.
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.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Three
February 28, 2023**

Public Works

7. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 100% of the City's bond estimate costs for all deferred improvements on Grand Canyon Drive and Hualapai Way and 50% of the City's bond estimate costs for all deferred improvements on Washburn Road, Rosada Way, La Madre Way, Fisher Avenue and Eula Street based on the Regional Transportation Commission's (RTC) rural standards (244.10 and 244.11). If all RTC standards are followed, no deferral contribution is required.
8. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per urban Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Grand Canyon Drive, Washburn Road, Rosada Way, La Madre Way, Fisher Avenue, Eula Street and Hualapai Way adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first.

22-0666-VAR33 CONDITIONS:

Planning

1. A Variance is hereby approved to allow no amenity zones in the proposed Shared Use Trail and Equestrian Trail along Hualapai Way and along Nightly Shine Place [a private street as shown on the proposed Tentative Map (22-0666-TMP1)] where a five-foot minimum amenity zone is required and to allow compacted decomposed granite on the Shared Use Trail path segments in common areas within the NV Energy easement where paved paths are required.
2. A Variance is hereby approved to allow private streets without a gate to not meet public street standards where such is required; and to allow a stub street termination where a cul-de-sac or hammerhead is required.
3. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for a Petition to Vacate (22-0666-VAC1) and Tentative Map (22-0666-TMP1) shall be required, if approved.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Four
February 28, 2023**

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

22-0666-VAC1 CONDITIONS:

1. The limits of this Petition of Vacation shall be defined as the Bureau of Land Management Grants generally located on Assessor Parcel Numbers (APNs) #125-31-201-010 and 125-31-301-014.
2. This Petition of Vacation shall record prior to and concurrent with the recordation of a Final Map for 22-0666-TMP1.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 22-0666-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Five
February 28, 2023**

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0666-TMP1 CONDITIONS:

Planning

1. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as submittal of a Final Map. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Indicate trees and shrubs within the provided perimeter landscape buffers in conformance to Title 19.06.040 requirements.
 - b. Within the amenity zone located in the trail segments within the NV Energy easement common areas, provide flowering shrubs not to exceed five feet in height at maturity at intervals not exceeding 20 feet.
2. 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.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Six
February 28, 2023**

3. Approval of a General Plan Amendment (22-0666-GPA1) and approval of and conformance to the Conditions of Approval for Variances (22-0666-VAR1 through VAR29 and VAR31, VAR32 and VAR33) and a Petition to Vacate (22-0666-VAC1) shall be required, if approved.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
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. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 22-0666-VAC1, shall be recorded to eliminate the Bureau of Land Management Grants in conflict with this proposed site. If 22-0666-VAC1 is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Seven
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9. Dedicate 30 feet or 60 feet for Washburn Road and Rosada Way, as appropriate, 40 feet for Grand Canyon Drive and Hualapai Way, 30 feet for Fisher Avenue, Eula Street between Hammer and Fisher Avenue (with an associated knuckle at the intersection of Fisher and Eula), and Eula Street between Washburn Road and Rosada Way. All trails outside the public right-of-way shall be granted as either Shared Use Trail Easements, Equestrian Trail Easements, or a combination of both as appropriate. Additionally, dedicate all intersection radii for public streets to match Title 13.12.
10. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Road, Sewer, and Drainage Grant application to obtain a grant for the south side of Rosada Way on Assessor's Parcel #125-31-301-015 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel #125-31-301-015 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.
11. 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.
12. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element between Lots 46 and 47 and between Lots 127 and 128.

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Eight
February 28, 2023**

13. Where required, construct full street improvements on Washburn Road and Rosada Way along with half-street improvements on Grand Canyon Drive, Hualapai Way, Eula Street, Fisher Avenue, La Madre Way, Washburn Road and Rosada Way per Standard Drawings 244.10 and 244.11 including appropriate transition and overpaving on these streets adjacent to this site concurrent with development of this site, except as amended herein. Improvements on Hualapai Way shall match existing improvements immediately to the north. 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.
14. All City of Las Vegas maintained underground infrastructure shall meet standard minimum horizontal separations, unless otherwise approved by the City Engineer.
15. Horizontal clearances between the proposed Public Sewer and existing Kern River Gas must meet standard separations acceptable to both The City of Las Vegas and Kern River Gas. Provide written verification of such acceptable clearances prior to submittal of construction drawings.
16. 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.
17. 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.
18. Submit a License Agreement for landscaping and private improvements in the public rights-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Twenty-Nine
February 28, 2023**

19. A 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 include a pedestrian circulation/access 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. 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. 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.
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.

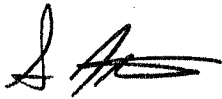
CORRECTED LETTER

**22-0666-GPA1, 22-0666-VAR1 THROUGH VAR29, 22-0666-VAR31 THROUGH 22-0666-VAR33, 22-0666-VAC1 AND 22-0666-TMP1 - Page Thirty
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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. 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 16, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

cc:

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