

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

June 29, 2007

Ms. Tamara Kolstad  
Rancho Park Residential, LLC  
1333 North Buffalo Drive, Suite 220  
Las Vegas, Nevada 89128

**RE: TMP-21699 - TENTATIVE MAP - AVENUE ONE**

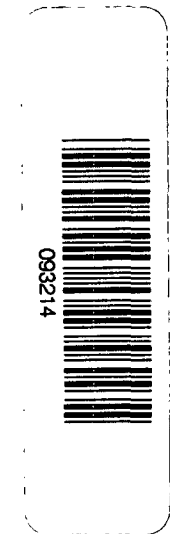
Dear Ms. Kolstad:

Your request for a Tentative Map FOR A PROPOSED 535-UNIT CONDOMINIUM DEVELOPMENT on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-012), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Williams), was considered by the Planning Commission on June 28, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

### Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-20523) and Rezone (ZON-20512).
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. 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



Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow

City Manager  
Douglas A. Selby



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.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

#### Public Works

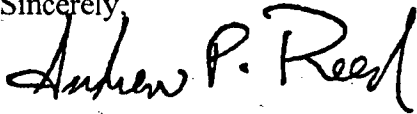
7. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "ITS Communication Infrastructure Phase 2 Rancho Drive (Sahara to Rainbow)" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
8. This site shall be responsible for the relocation and abandonment or vacation of all utilities and utility easements in conflict with this site prior to the approval of any construction drawings or the recordation of a Final Map for this site, whichever may occur first.
9. Grant Traffic Signal Chord Easements on the Final Map for this site at the corners of the entrance to this site opposite the North Las Vegas Airport entrance, unless allowed otherwise by the City Traffic Engineer.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20512, Site Development Plan Review SDR-20523, and all other applicable site-related actions.
11. 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

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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 action by the Planning Commission on **June 28, 2007** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **June 29, 2007**.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Ms. Tamara Kolstad  
Pageantry Development Company  
1333 North Buffalo Drive, Suite #220  
Las Vegas, Nevada 89128