

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060714

March 24, 2006

Mr. Kent Barry  
Coronado Rancho, LLC  
7900 West Sahara Avenue, Suite #220  
Las Vegas, Nevada 89117

**RE: TMP-11703 - RANCHO PARK DEVELOPMENT - TENTATIVE MAP**

Dear Mr. Barry:

Your request for a Tentative Map FOR A 513-UNIT CONDOMINIUM SUBDIVISION on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APN 139-18-410-006, 007 and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Weekly), was considered by the Planning Commission on March 23, 2006.

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, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-10803) and Site Development Plan Review (SDR-10806).
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  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

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. 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.
8. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
9. Provide Traffic Signal Chord Easement 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 ZON-10803 and all other subsequent 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

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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.

This action by the Planning Commission on **March 23, 2006** 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 **March 24, 2006**.

Sincerely,



Gary Leobold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Mr. Andy Gruber  
Rancho Air Center, Inc.  
2300 West Sahara Avenue, Suite #1110  
Las Vegas, Nevada 89102

Mr. Scott Anderson  
CVL Consultants  
6280 South Valley View Boulevard, Suite #200  
Las Vegas, Nevada 89118

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