

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



060713

March 24, 2006

Mr. Christopher D. Carver  
5500 Rebecca Road  
Las Vegas, Nevada 89130

**RE: TMP-11690 - ANNE 17 - TENTATIVE MAP**

Dear Mr. Carver:

Your request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008; and 125-35-103-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross), 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 Site Development Plan Review (SDR-9142).
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

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Gary Reese  
(Mayor Pro Tem)  
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City Manager  
Douglas A. Selby



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.

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

**Public Works**

7. A Petition of Vacation, such as VAC-9540, shall record prior to the recordation of a Final Map for this site abutting or overlying the area to be vacated.
8. Grant an appropriate public sewer easement between Lots 71 and 72, extending across Common Lot “F” and extend public sewer to the southwestern edge of this site to Parcel #125 35 103 004 at a depth and location acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. The Final Map for this site shall show a private access easement across that portion of the open space between the existing gate for APN# 125 35 103 002 and Moonlight Garden Street, in favor of that parcel. The easement shall be surfaced with an all weather vehicle accessible surface.
10. 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”.

Mr. Christopher D. Carver  
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11. Site development to comply with all applicable conditions of approval for ZON-9141, Site Development Plan Review SDR 9142 and all other subsequent site-related actions.
12. 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.

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

Sincerely,



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

GL:clb

cc: Mr. Kevin Sipes  
Valente Development  
4710 Trimwater Court  
Las Vegas, Nevada 89130

Mr. Evan Nef  
PN II, Inc.  
8345 West Sunset Road  
Las Vegas, Nevada 89113

Ms. Eloisa DeLeon  
354 Lincoln Avenue  
Fort Lee, New Jersey 07024-5047

Mr. Chais Jenkins  
GC Wallace, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

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060712

March 24, 2006

Mr. Carl Unger  
9960 West Cheyenne Avenue, Suite #210  
Las Vegas, Nevada 89129

**RE: *TMP-11664 - CHEYENNE/CAMPBELL - TENTATIVE MAP***

Dear Applicant:

Your request for a Tentative Map FOR A 55-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APNs 138-08-401-008, 009 and 013), U (Undeveloped) Zone [ML (Medium-Low Density Residential) Master Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 4 (Brown), 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 Site Development Plan Review (SDR-10769).
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 behalf of all current and future property owners. The DPMR is to include a

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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**

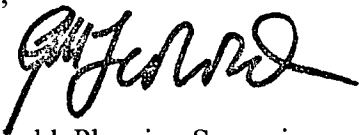
7. Grant an appropriate public sewer easement along the north side of Lots 49 and 50. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
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. Site development to comply with all applicable conditions of approval for ZON-10766, Site Development Plan Review SDR-10769 and all other subsequent site-related actions.
10. 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 **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. Manny Pattni  
Richmond American Homes  
2940 Paseo Verde Parkway, Suite #120  
Henderson, Nevada 89074

Mr. Mark Schnipple  
San Gregario LLC 45  
9960 West Cheyenne Avenue, Suite #210  
Las Vegas, Nevada 89129

Mr. Russell Skuse  
RS Consulting, Inc.  
7525 Hickam Avenue  
Las Vegas, Nevada 89129

Mr. Roger Foster  
2560 Red Arrow Drive  
Las Vegas, Nevada 89135