

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



056003

October 7, 2005

Holly Ferrell, LLC  
3445 South Valley View Boulevard  
Las Vegas, Nevada 89102

**RE: TMP-8896 - TENTATIVE MAP - HOLLY/FERRELL**

Dear Applicant:

Your request for a Tentative Map FOR A 74 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.9 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN 139-20-401-008 and 139-20-401-012 thru -014); R-PD11 (Residential Planned Development- 11 Units per Acre, Ward 5 (Weekly), was considered by the Planning Commission on October 6, 2005.

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-6727) and Rezoning (ZON-6726).
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. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. Surety shall be provided for this condition through the off-site improvement bond, any part of which shall not be released until this condition as been satisfied, as reviewed and approved by the Field Operations Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the

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



proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan 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. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.

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


**Public Works**

7. In accordance with Condition of Approval No. 5 of Rezoning Classification ZON-6726 provide a public sewer stub to Assessor's Parcel No. 139-20-411-015 at the west end of either Amethyst Glen Way or the south edge of Goodwill Street.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6726, Site Development Plan Review SDR-6727 and all other applicable site-related actions.
9. 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.

Holly Ferrell, LLC  
TMP-8896 - Page Three  
October 7, 2005

This action by the Planning Commission on October 6, 2005 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.

Sincerely,



Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clc

cc: Mr. Manny Pattni  
Richmond American Homes  
2940 Paseo Verde Parkway, Suite #120  
Henderson, Nevada 89074

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