



Development
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053628

April 29, 2005

Ms. Patricia Ortiz
Mr. Erik Stocken
2400 North Tenaya Way
Las Vegas, Nevada 89107

RE: TMP-6237 - COKE AND MAGGIE EAST - TENTATIVE MAP

Dear Applicant:

Your request for a Tentative Map FOR A 19 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack), was considered by the Planning Commission on April 29, 2005.

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

Planning and Development

1. The design of the drainage easement shall be consistent with the adjoining easement to the west.
2. 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.
3. All development shall conform to the Conditions of Approval for VAR-5227 and SUP-4558.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements,

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby



Ms. Patricia Ortiz
Mr. Erik Stocken
TMP-6237 - Page Two
April 29, 2005

along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and 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.

Public Works

7. A Petition of Vacation, such as VAC-5508, to vacate the west half of Buffalo Drive adjacent to this site shall record prior to the recordation of a Final Map for this site adjacent to or overlying Buffalo Drive.
8. Dedicate 25.5 feet of right-of-way adjacent to this site for Maggie Avenue and the appropriate right-of-way for a cul-de-sac meeting current City Standards.
9. Construct half street improvements on Maggie Avenue, including appropriate overpaving and full turn-around (if legally able), adjacent to this site concurrent with development of this site. Installation of sidewalk on Maggie Avenue shall be deferred at this time provided that the developer sign and record a covenant running with the land for all urban improvements not constructed at this time. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.
10. Landscape and maintain all unimproved right-of-way, if any, on Maggie Avenue adjacent to this site, unless otherwise allowed by the City Engineer.
11. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Maggie Avenue public right-of-way adjacent to this site prior to occupancy of this site, unless otherwise allowed by the City Engineer.
12. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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. In lieu of constructing improvements, in whole

Ms. Patricia Ortiz
Mr. Erik Stocken
TMP-6237 - Page Three
April 29, 2005

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

13. Site development to comply with all applicable conditions of approval for SUP-4558 and all other applicable site-related actions.
14. 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 April 28, 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. The Notice of Final Action was filed with the Las Vegas City Clerk on *April 29, 2005*.

Sincerely,



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

GL:clb

cc: Ms. Patricia Ortiz
Mr. Erik Stocken
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89052