

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 22, 2010

Mr. John D. Bayer  
Rancho Circle Shopping Center  
4270 Decatur Boulevard, Suite B-11  
Las Vegas, Nevada 89103

**RE: TMP-39484 - TENTATIVE MAP RELATED TO VAC-39480  
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bayer:

Your request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.65 acres at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on October 21, 2010.

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

### Planning and Development

1. Approval of and conformance to the conditions of approval for a Petition to Vacate (VAC-39480) a public drainage easement over the subject site, shall be required, if approved.
2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
3. 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 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



4. Prior to recordation, a note shall be added to the final map to provide irrevocable, perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**


6. Grant a 13-foot roadway easement for possible future widening along Bonanza Road in accordance with the City's Master Plan of Streets and Highways adjacent to this site prior to or concurrent with the recordation of the Final Map for this site. This condition shall not be enforced over any area that is currently occupied by a building.
7. A Petition of Vacation, such as VAC-39480, shall be recorded to eliminate the on-site drainage easement prior to the recordation of a Final Map for this site. Alternatively, show the existing public drainage easement on the Final Map prior to recordation.
8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
9. Remove and replace all substandard sidewalk improvements adjacent to this site and replace with new sidewalk improvements meeting Current City Standards unless otherwise allowed by the City Engineer.
10. Landscape and maintain all unimproved rights-of-way on Bonanza Road and Rancho Drive adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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11. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
12. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing or future parcel limits and a note to this effect shall appear on the Final Map for this site.
13. 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 **October 21, 2010** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 28, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Jody Belsick  
Walker Engineering, LLC  
5765 South Rainbow Boulevard, Suite #101  
Las Vegas, Nevada 89118