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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 22, 2021

Kyle Canyon Frontage, LLC
44 Quail Hollow
Henderson, Nevada 89014

**RE: 20-0372-SDR1 AND 20-0372-TMP1
CITY COUNCIL MEETING OF APRIL 21, 2021**

Dear Applicant:

The City Council at a regular meeting held on **April 21, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way (APN 126-01-501-007), U (Undeveloped) Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Fiore).

- **20-0372-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.**
- **20-0372-TMP1 - TENTATIVE MAP - FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.**

20-0372-SDR1 approval is subject to the following conditions:

Planning

1. Approval of Rezoning (20-0370-ZON1), approval of, and conformance to the conditions of approval for Petition to Vacate (20-0370-VAC1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 03/11/21, and building elevations date stamped 12/23/20 except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The standards for this development shall include a minimum lot size of 4,500 square feet and building height shall not exceed three stories or 35 feet, whichever is less.
7. Perimeter landscape buffers adjacent to a public right-of-way shall be at least six feet in width in accordance with the Kyle Canyon Gateway design standards and planted with 24-inch box trees spaced 30 feet on center with five 5-gallon shrubs per each tree.
8. The streetscape landscaping and hardscape within the public right-of-way shall be planted in accordance with Kyle Canyon Gateway design standards Section 5 and the 60-foot public street exhibit 5.T.4.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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.
14. Landscape and maintain all unimproved rights-of-way, if any, 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.
15. Submit a License Agreement for landscaping and private improvements in the Rocky Avenue, Michelli Crest Way, and Trails End Avenue public rights-of-way adjacent to this site prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

20-0372-TMP1 approval is subject to the following conditions:

Planning

1. 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.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0372-SDR1) shall be required, if approved.
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 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. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 20-0370-VAC1, shall be recorded to eliminate the patent easements in conflict with this proposed site.
8. Dedicate 30 feet of right-of-way for Michelli Crest Way and a 15-foot radius at both the northeast corner of Rocky Avenue/Michelli Crest Way and the southeast corner of Michelli Crest Way/Trails End Avenue on the Final Map for this site.
9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

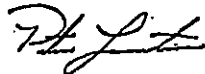
10. Construct half-street improvements including appropriate transitioning and overpaving on Rocky Avenue, Trails End Avenue, and Michelli Crest Way adjacent to this site concurrent with development of this site. Extend temporary paving on Trails End Avenue from the eastern project boundary to Oso Blanca Road. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. A Master Sewer Study shall be submitted and approved prior to the recordation of mapping for lots. Extend oversized public sewer in Oso Blanca Road from its current terminus to this site, at a size, depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Extension of public sewer in Rocky Avenue shall connect from Oso Blanca Road to the western edge of this site at a size, depth and location acceptable to the Sanitary Sewer System Planning section of the Department of Public Works; coordinate with the Sanitary Sewer Planning Section to determine connecting alignment. Coordinate with the Sanitary Sewer Planning Section to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required 8-inch sewer.
12. A minimum two lanes of asphalt pavement on all public streets providing the main access to the site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
13. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.
14. Unless otherwise allowed by the City Traffic Engineer, provide a pedestrian access and Private Pedestrian Access Easement from the terminus of the cul-de-sac connecting to Trails End Avenue.

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15. 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 or submittal of any construction drawings, 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.
17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
18. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 22, 2021.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Dan Hale
Pardee Homes
4675 West Teco Avenue, Suite #115
Las Vegas, Nevada 89118

Ms. Hannah Swan
Westwood Professional Services
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118