



January 28, 2013

LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

Mr. Paul Kenner  
RED-NV One, LLC  
2490 Paseo Verde Parkway, Suite #120  
Henderson, Nevada 89074

RE: TMP-47005 – MACKENZIE PARC – TENTATIVE MAP  
RELATED TO VAR-45953 AND VAR-45953  
CITY COUNCIL MEETING OF DECEMBER 19, 2012

Dear Mr. Kenner:

The City Council at a regular meeting held December 19, 2012, considered the Council Review of a request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.84 acres at the northeast corner of Ann Road and Maverick Street (APN 125-26-803-005), R-1 (Single Family Residential) Zone.

The City Council granted the Review; thereby APPROVING the Tentative Map. The Notice of Final Action was filed with the Las Vegas City Clerk on December 20, 2012. This approval is subject to:

Planning

Added at Council:

- A. Lots 7, 9 and 11 shall be limited to single story only.
  1. Conformance to the Conditions of Approval for Variance (VAR-45953) and Waiver (WVR-45954) 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 with four (4) years of the approval of the Tentative Map, this action is void.
  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. The proposed perimeter screening wall shall be developed to meet Title 19.06.040(H) requirements.

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



Mr. Paul Kenner  
TMP-47005 – Page Two  
January 28, 2013

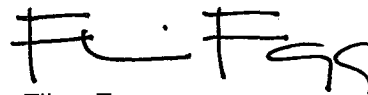
Public Works

6. Construct all incomplete half-street improvements on Maverick Street adjacent to this site concurrent with development of this site. 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. 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).
7. Label the private street on the Final Map. Additionally, the private street must have public utility easements (P.U.E.), Public Sewer Easement and Public Drainage Easement to be privately maintained by the Homeowner's Association.
8. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222.1.
9. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
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 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.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Director  
Planning

cc: Mr. Mark Bangan  
LR Nelson Engineers  
6765 West Russell Road, Suite #200  
Las Vegas, Nevada 89118