



March 24, 2014

LAS VEGAS
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Mr. Todd Kessler
900 Fremont, LLC, Et Al
PO Box 1570
Las Vegas, Nevada 89125

RE: TMP-52113 [PRJ-52056] – TENTATIVE MAP
RELATED TO ZON-52112, SUP-52114 AND VAC-52115
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Applicant:

The City Council at a regular meeting held March 19, 2014 APPROVED the request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.54 acres bounded by Fremont Street, Carson Avenue, 10th Street, and 11th Street (APNs 139-34-612-078 and 079, 139-34-712-070 through 080, and 139-34-712-082), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to: The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

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 with four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of the Rezoning (ZON-52112) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-52114), and Vacation (VAC-52115).
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. Unless it can be proven that an existing building would interfere with the right-of-way, dedicate 10-foot radii on all four corners of this proposed commercial subdivision, prior to or concurrent with the recordation of a Final Map for this site.

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5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site on 10th Street, 11th Street, and Carson Avenue and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein. 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.
6. Sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the recordation of a Final Map for this site.
7. A Petition of Vacation, such as VAC-52115, shall record prior to or concurrent with the recordation of the Final Map for this site. If the Petition of Vacation is denied, a revised Tentative Map shall be submitted for approval which does not include the existing alley for incorporation into the Map.
8. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
9. Per Title 19.16.060.W. 2, 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 where located 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.
10. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.

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11. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the 11th Street, Carson Avenue, and 10th Street public rights-of-way prior to issuance of a certificate of occupancy for this site. The applicant must carry an insurance policy for the term of the Encroachment 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 Encroachment 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 Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
12. 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 for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Scott Ruedy
Cardno
7115 Amigo Street
Las Vegas, Nevada 89119

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