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June 23, 2014

G Spring, LLC
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

RE: TMP-52119 [PRJ-52063] - TENTATIVE MAP
RELATED TO GPA-52116, ZON-52117 AND WVR-52169
CITY COUNCIL MEETING OF JUNE 18, 2014

Dear Applicant:

The City Council at a regular meeting held June 18, 2014 APPROVED the request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2014. This approval is subject to:

Added Conditions

- A. All plans shall be in conformance to the Tentative Map date stamped 6/18/14.**
- B. Any walls or fences erected along the western portion of this Tentative Map shall be solid for the first three feet and then any portion beyond three feet shall be open view fencing. All walls or fences shall be constructed per Title 19.06.040(H). A wall elevation shall be submitted to the Planning Department detailing any walls along the western portion of this Tentative Map prior to submission of civil permits.**

Planning

- 1. This approval shall be void four 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.
- 2. 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.
- 3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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4. Special Use Permits (SUP-46572 and SUP-46573) and Site Development Plan Review (SDR-46570) are hereby expunged.
5. 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.
6. Installed landscaping shall not impede visibility of any traffic control device.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Road, 40 feet for Grand Canyon Drive and 30 feet for Echelon Point Drive. Additionally, dedicate a 25 foot radius on the southwest corner of Deer Springs Road and Grand Canyon Drive and a 20 foot radius at the northwest corner of Grand Canyon Drive and Echelon Point Drive concurrent with the recordation of a Final Map for this site.

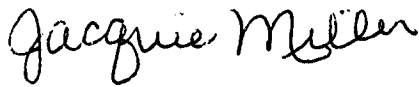
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12. Construct half-street improvements on Deer Springs Road, Grand Canyon Drive and Echelon Point Drive, including appropriate transitions where legally able adjacent to this site concurrent with development of this site. In addition, If legally able, construct full width temporary pavement adjacent to the Grand Canyon Drive frontage of parcel 125-19-701-001 and the Deer Springs Way frontage of parcels 125-19-202-020, -021 and -022 unless already constructed
13. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Land Development Section of the Department of Building and Safety for a Bureau of Land Management (BLM) Grant application to obtain a grant (Sewer, Drainage, and Roadway) for the south side of Echelon Point Drive adjacent to this site on Assessor's Parcel # 125-19-301-006 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel 125-19-301-006 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Operations and Maintenance. If the BLM Grant will be in the City's name, the City will submit the application to the BLM. If the BLM Grant will be in the developer's name, the developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant.
14. 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 an Encroachment Agreement for landscaping and private improvements in the Deer Springs Way, Grand Canyon Drive, and Echelon Point Drive public rights-of-way prior to the issuance of permits for these improvements. 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).

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16. 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 drainage- ways 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.

Sincerely,



Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118