



March 24, 2014

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

Verlaine, LLC
3425 Cliff Shadows Parkway, Suite #150
Las Vegas, Nevada 89129

RE: TMP-52127 [PRJ-52087- TENTATIVE MAP
RELATED TO GPA-52122, ZON-52123, WVR-52171 AND VAC-52125
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 PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.70 acres at the northwest corner of Iron Mountain Road and Bradley Road (APNs 125-01-402-009 thru 016), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential)]. 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. Prior to City Council hearing this item, the applicant will provide a revised Landscape Plan to Planning Department staff that shows Honeycreek Avenue.
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

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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.

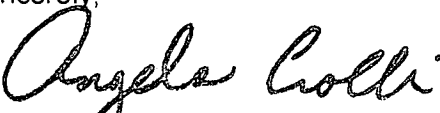
Public Works

7. A Petition of Vacation such as VAC-52125 shall record prior to the recordation of a Final Map for this site.
8. Grant an Equestrian Trail Easement to be privately maintained by the Homeowner's Association adjacent to Iron Mountain Road for all portions of the required trail that are not within the public right-of-way and grant public Pedestrian Access Easements for all public sidewalk areas not within the public right-of-way concurrent with a Final Map for this site.
9. 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 east side of Bradley adjacent to this site on Assessor's Parcel #125-01-701-001 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 # 125-01-701-001 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 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 report 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 the efforts are being made toward obtaining the grant.
10. Prior to recordation of a Final Map for this site, coordinate with the Right-of-Way Section of the Department of Field Operations to incorporate the appropriate portions of Assessor's Parcel Numbers 125-01-402-018 and 125-01-402-017 into a Final Map for this site.

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11. Construct half street improvements on Honeycreek Avenue, Iron Mountain Road and Bradley Road, including overpaving and appropriate transitions where legally able adjacent to this site concurrent with development of this site. If a legal right to construct overpaving on the east side of Bradley Road cannot be obtained, the street design for Bradley Road shall not meet Standard Drawing #205 instead of the Complete Street Standard in order to facilitate two-way vehicular traffic.
12. 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.
13. 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 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.

Sincerely,



Angela Colli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
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Ms. Chelsea Peltier
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