



March 24, 2014

LAS VEGAS
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CITY MANAGER

Precedent Properties, LLC
3425 Cliff Shadows Parkway, Suite #130
Las Vegas, Nevada 89129

RE: TMP-52135 [PRJ-52085] – TENTATIVE MAP
RELATED TO GPA-52133 AND ZON-52134 – GRANITE FALLS 2
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 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.16 acres at the northwest corner of Sheleheda Avenue and Bradley Road (APN 125-01-301-006), 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. 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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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.

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 Multi-Use Non-Equestrian Trail on the south side of La Concha Drive is to be installed per the Trails Element Design Standards concurrently with the required perimeter landscaping of the project.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Dedicate appropriate right-of-way and obtain appropriate right-of-way or easement for a total half-street width of 50 feet of right-of-way on La Concha Drive, 30 feet for Sheleheda Avenue, and an appropriate radius at the intersection of Sheleheda Avenue and Bradley Road to maintain a 60-foot right-of-way through the connection of Sheleheda Avenue and Bradley Road concurrent with the Final Map for this site. Additionally, Grant a 15-foot Multi-Use Non-Equestrian Trail Easement on La Concha Drive concurrent with the recordation of the Final Map for this site. The dedication requirement for La Concha Drive may be reduced, as allowed by the City Engineer, if it cannot legally be obtained.
8. Construct half street improvements on La Concha Drive, Sheleheda Avenue and Bradley Road, including overpaving and appropriate transitions where legally able adjacent to this site to Current City Standards concurrent with development of this site. Construct the required Multi-Use Non-Equestrian Trail on La Concha Drive per the Trails Element as required by the Department of Public Works and the Department of Planning. The improvements on La Concha Drive shall match the improvements of the subdivision to the west of this site where legally able.
9. 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.
10. 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

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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
Las Vegas, Nevada 89139

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