



April 17, 2014

LAS VEGAS
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CITY MANAGER

Valencia A13004 Investors LLC
6468 Fosco Court
Las Vegas, Nevada 89131

RE: TMP-52393 [PRJ-52028] – TENTATIVE MAP
RELATED TO ZON-52391 AND VAR-52392
CITY COUNCIL MEETING OF APRIL 16, 2014

Dear Applicant:

The City Council at a regular meeting held April 16, 2014 APPROVED the request for a Tentative Map FOR AN 11-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005). The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2014. This approval is subject to:

Planning

1. Subdivision shall be gated.
2. Developer will install two (2) 24 inch box trees in each rear yard of the lots along the eastern boundary. The trees will be selected from the following list: Live Oak, African Sumac, Carolina Cherry, Japanese Blueberry, Texas Privet or Mondell Pine. The trees will be installed as each house is built and prior to sale to the homebuyer.
3. The lots along the eastern boundary of the site will have a minimum 20 foot rear yard setback in place of the minimum 15 foot rear yard setback as set forth in Title 19.06.070, Building Placement Table 1.
4. This project is currently located within the existing LVVWD 2635 Lower Pressure Zone. Due to the low water pressures in the area, the developer shall install an offsite water main connecting to the existing LVVWD 2745 Upper Pressure Zone located approximately 800 linear feet to the southwest to serve as its water source.
5. 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.

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6. All development shall conform to the Conditions of Approval of Variance (VAR-52392).
7. Street names must be provided in accordance with the City's Street Naming Regulations.
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 development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

11. In accordance with code requirements of Title 13.56, remove all substandard improvements including unused driveways on Buffalo Drive and replace with new improvements meeting Current City Standards 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.
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. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

14. Meet with the Traffic Division of the Department of Public Works to determine the final geometric design of the gated entry to meet the intent of Standard Drawing #222.1. Comply with the recommendation of the Traffic Division prior to approval of construction drawings for this site.
15. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Buffalo Drive – Charleston to Sahara Restriping" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with Title 19.02.130.D.
17. 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.
18. 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

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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 Croft
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Mark Jones
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