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January 22, 2015

Mr. Thomas J. DeVore
Vista Verde Holdings LLC
3455 Cliff Shadows Parkway, Ste. 220
Las Vegas, Nevada 89129

RE: TMP-56664 [PRJ-56495] - TENTATIVE MAP
RELATED TO MOD-56661, WVR-56662, SDR-56663
CITY COUNCIL MEETING OF JANUARY 21, 2015

Dear Applicant:

The City Council at a regular meeting held January 21, 2015 APPROVED the request for a Tentative Map FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.91 acres at the southeast corner of Deer Springs Way and Tee Pee Lane (APN 125-19-701-018), T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] [PROPOSED: ML-TC (Medium Low Density Residential - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2015. 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 within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of a Major Modification (MOD-56661) of the Town Center Land Use Plan.
3. All development shall conform to the Conditions of Approval for Waiver (WVR-56662), Site Development Plan Review (SDR-56663), and the Town Center Development Standards Manual.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
6. 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

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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 Mr. Thomas J. DeVore 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.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Site development to comply with all applicable conditions of approval for SDR-56663 and all other applicable site-related actions.
9. 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
LuAnn D. Holmes, MMC, Acting City Clerk

cc: Mr. Brian Walsh
Richmond American Homes of NV
7770 South Dean Martin Drive
Las Vegas, Nevada 89139

Mr. Brandon Doty
Advantage Civil Design Group
2920 North Green Valley Parkway, Bld. 4, Ste. 422
Henderson, Nevada 89014