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/city of las vegas

May 21, 2015

Mr. Enrique Fefer
Vegas Homes, LLC
19333 Collins Avenue, Suite #1708
Sunny Isles Beach, Florida 33160

**RE: TMP-57007 [PRJ-56894] - TENTATIVE MAP RELATED TO VAR-57010, WVR-57009 AND WVR-57212
CITY COUNCIL MEETING OF MAY 20, 2015**

Dear Fefer:

The City Council at a regular meeting held on May 20, 2015 **APPROVED** a request for possible action on a request for a Tentative Map FOR A SIX-LOT RESIDENTIAL SUBDIVISION on 3.47 acres on the northwest corner of Hickam Avenue and Helen Avenue (APNs 138-01-302-002, 003 and 004), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56894].

The approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-57010), Waiver (WVR-57009) and Waiver (WVR-57212) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. The standards for this development shall include a Minimum lot size of 20,000 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

6. 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 application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: add one additional 24-inch box tree and required four, 5 gallon shrubs along Hickam Avenue and two 24-inch box tree and required four, 5 gallon shrubs along Helen Avenue.
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

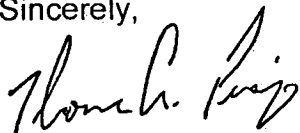
11. Where not previously dedicated, dedicate a 15-foot radius at the northwest corner of Helen Avenue and Hickam Avenue and the area to complete the knuckle at the intersection of Helen Avenue and Doc Holiday Avenue concurrent with development of this site.
12. Construct all half-street improvements on Helen Avenue and Hickam Avenue adjacent to this site unless otherwise amended by an approved Variance or Waiver to defer off-site improvements, such as VAR-57010, WVR-57009, or WVR-57212. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
14. Landscape and maintain all unimproved right-of-way adjacent to this site. 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, if any, in the Helen Avenue and Hickam Avenue public rights-of-way prior to this 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 or submittal of any construction drawings, 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2015.

Sincerely,



Thomas A. Perrigo
Acting Director
Department of Planning

TAP:clb

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