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/city of las vegas

June 18, 2015

Mr. Vince Schettler
Investor Equity Homes, LLC & Mosaic Land 2, LLC
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

**RE: TMP-58528 [PRJ-58320] - TENTATIVE MAP RELATED TO VAR-58599,
VAR-58600, VAR-58682 AND WVR-58613
CITY COUNCIL MEETING OF JUNE 17, 2015**

Dear Mr. Schettler:

The City Council at a regular meeting held on June 17, 2015 **APPROVED** a request for possible action on a request for a Tentative Map FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.36 acres on the southeast corner of Racel Street and Tioga Way (APN 125-10-402-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-58320].

The approval is subject to the following conditions:

Planning

1. Approval and conformance to the conditions of approval of variances (VAR-58599, VAR-58600 and VAR-58682) and waiver (WVR-58613) shall be required, if approved.
2. 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.
3. Street names must be provided in accordance with the City's Street Naming and Addressing 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 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

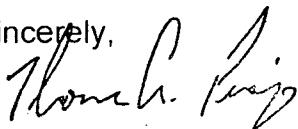
7. Dedicate a 20-foot radius on the southeast corner of Racel Street and Tioga Way. Additionally, grant an Equestrian Trail Easement to be maintained by the Homeowner's Association until the equestrian trail is transferred to the City. Per the Trails Element, the equestrian trail path can only be transferred to the City after it is fully constructed and only if the path meets the requirements outlined in the Trails Element.
8. Construct all half-street improvements on Racel Street and Tioga Way adjacent to this site, including the required equestrian trail along Racel Street, unless otherwise amended by an approved Variance or Waiver to defer off-site improvements, such as VAR-58599. 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.
9. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

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10. 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.
11. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Racel Street and Tioga Way 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).
12. 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 June 17, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Ray Fredericksen
Per4mance Engineering, LLC
197 Carlsbad Caverns Street
Henderson, Nevada 89012