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August 25, 2015

CORRECTED LETTER

Farrokhtala Family Trust
955 Macademia Drive
Hillsborough, California 94010

**RE: TMP-59526 [PRJ-59009] - TENTATIVE MAP RELATED TO ZON-59524]
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Applicant:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Tentative Map FOR A 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.24 acres at the southwest corner of Sheleheda Avenue and Bradley Road (APNs 125-01-402-001 through 004 and 021), Ward 6 (Ross) [PRJ-59009].

The approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-59524) 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 Regulations.
4. 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

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DEPARTMENT OF PLANNING

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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.

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

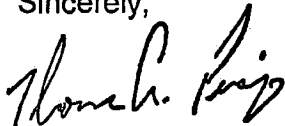
Public Works

6. Dedicate a minimum 30-foot radius at the southeast corner of Bradley Road and Sheleheda Avenue with the Final Map for this site.
7. Construct half-street improvements on Bradley Road and Sheleheda Avenue, matching existing improvements to the south and west, including appropriate over paving on Bradley Road concurrent with onsite development activities. 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.
8. Construct a relief sewer in Bradley Road between Knotting Pass and Horse Drive at a size, depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works. This relief sewer must be constructed and accepted by the City prior to acceptance of any public sewer connection for this site.
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 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.

11. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Brian Walsh
Richmond American Homes
7770 S. Dean Martin Drive, Suite #308
Las Vegas, Drive 89139

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