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August 20, 2015

Mr. Charles Stetts
Drago Survivors Trust
174 Tierra Bonita Court
Henderson, Nevada 89074

**RE: TMP-59534 [PRJ-59479] - TENTATIVE MAP RELATED TO VAR-59328,
VAR-59530 AND VAC-59533
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Mr. Stetts:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Tentative Map FOR A PROPOSED 60-LOT RESIDENTIAL SUBDIVISION on 20.0 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001, 002, 009 and 010), Ward 6 (Ross) [PRJ-59479].

The approval is subject to the following conditions:

Planning

1. An access control gate shall be installed at the entrance located at Hualapai Way, per Title 19.04.070.
2. Single story homes shall be constructed on lots 24 through 37.
3. 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.
4. All development shall conform to the Conditions of Approval for Variances (VAR-59528 and VAR-59530) and Vacation (VAR-59533).
5. Street names must be provided in accordance with the City's Street Naming Regulations.
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 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,

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DEPARTMENT OF PLANNING

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- 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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
- 8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

- 9. The Petition of Vacation, such as VAC-59533, to vacate Patent Easements for this site shall be recorded prior to the recordation of this Final Map. If the Petition of Vacation conditions cannot be met, then the submitted Tentative Map for this site shall be null and void and a new Tentative Map shall be submitted for review.
- 10. Dedicate 30 feet of right-of-way adjacent to this site for Severence Lane, 50 feet of right-of-way for Hualapai Way and 50 feet of right-of-way for Elkhorn Road. Additionally, dedicate a 30-foot radius at the southeast corner of Hualapai Way and Severence Lane and a 30-foot radius at the northeast corner of Hualapai Way and Elkhorn Road on the Final Map for this site.
- 11. The proposed terminus of Solar Avenue shall be redesigned to be located completely east of City of Las Vegas jurisdiction unless the developer provides written proof that Clark County agrees to maintain all the roadway improvements within the cul-de-sac bulb in conjunction with their usual maintenance of the abutting County roadways. Appropriate easements to Clark County may be required if so indicated by Clark County.

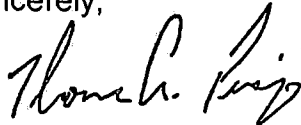
12. Construct all half-street improvements on Severence Lane, Hualapai Way and Elkhorn Road, including appropriate over paving and transition paving, where legally able, meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site.
13. 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.
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. The proposed 30-foot easement adjacent to lot 37 shall be designated as a Common Lot and shall have paved drivable access to all sanitary sewer manholes. Additionally, it shall be labeled as a "Public Sewer and Drainage Easement to be Privately Maintained by the Homeowner's Association." If the lot must accommodate other public utilities and be made a Public Utility Easement (P.U.E.), then the Common Lot shall be widened to 40-feet.
16. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Severence lane, Hualapai Way, and Elkhorn Road 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).
17. 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.

Mr. Charles Stetts
Drago Survivors Trust
TMP-59534 [PRJ-59479] - Page Four
August 20, 2015

18. 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.
19. 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 additional 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. Yerramsetti
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