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January 17, 2019

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

Mr. Frank Pankratz
MS Northwest Land, LLC
1215 S. Fort Apache Road, Ste. 120
Las Vegas, Nevada 89117

**RE: TMP-74639 [PRJ-74608] - TENTATIVE MAP RELATED TO GPA-74633, VAR-75154, SUP-74637 AND SDR-74638
CITY COUNCIL MEETING OF JANUARY 16, 2019**

Dear Applicant:

The City Council at a regular meeting held on January 16, 2019 voted to **APPROVE** a request for a Tentative Map FOR A PROPOSED 303-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND TWO, 491-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH A WAIVER TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS AND MODIFIED HAMMERHEADS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608].

This approval is subject to the following amended conditions:

Planning

1. Multi-Family Unit 5 shall not be part of the Tentative Map approval.
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. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Variance (VAR-75154), Special Use Permit (SUP-74637) and Site Development Plan Review (SDR-74638) shall be required.

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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4. Prior to the submittal of any Final Map, the applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to create a separate parcel from APNs 125-20-603-002 and 004. Subsequent to that new parcel's creation the applicant shall modify the existing land use district as depicted on Map 4 Town Center Land Use to that of the district found on APN 125-21-201-001 for the newly created parcel. The applicant shall file a Major Modification with the Department in accordance with the procedures and standards applicable to a rezoning application as set forth in LVMC 19.16.090.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. 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.
7. 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.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Prior to the recordation of a Final Map for this site, a Petition of Vacation for any public right-of-way or City easements in conflict with the recordation of such a Final Map must be recorded. The Order of Vacation for such conflicts must record immediately prior to and concurrent with the recordation of the appropriate Final Map.

10. Prior to the recordation of a Final Map for individual lots along the southern property line east of the Doe Brook Trail alignment, the applicant shall determine the final disposition of the existing private improvements on Assessor's Parcel Number 125-21-201-001 that are not maintained by the applicant. Any solution that involves the areas in question becoming public right-of-way shall meet the approval of the City Engineer.
11. Dedicate additional right-of-way up to a total width of 80 feet for Oso Blanca Road as a Town Center Arterial on the Final Map for this site. Additionally, dedicate 10 feet on Deer Springs Road to accommodate the cross section provided on the approved site plan. No dedication on Oso Blanca Road is required if an 80-foot dedication for Oso Blanca Road already exists. Grant a 9-foot wide easement adjacent to the western edge of Oso Blanca Road for roadway, public sewer, and public drainage on the Final Map for this site. This 9-foot easement includes the required 6-foot perimeter landscape buffer and may be reduced or eliminated if it is determined by the City Engineer that it is not required.
12. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of way Section of the Department of Public Works to modify the City's Bureau of Land Management (BLM) Plan of development to include the construction of storm drain facilities on the south side of Assessor's Parcel (APN) #125 20 501-007 to obtain legal right to construct the proposed off-site storm drain prior to constructing improvements on APN #125-20-501-007. If legal right cannot be obtained, Unit 2 of this Tentative Map shall be revised to addresses accommodation for existing storm drain facilities on this site. No permits for areas dependent on the proposed storm drain facility shall be issued until such legal right is obtained.
13. Street "A" between Grand Montecito and Oso Blanca shall be constructed as shown on the approved Site Plan to include traffic signal underground infrastructure at both the intersection with Grand Montecito Parkway and Oso Blanca Road. A Public Access Easement for vehicular, bicycle and pedestrian traffic shall be granted across the entire length of Street "A". Street "A" shall be privately maintained and shall not be gated. Any public easements needed to accommodate future traffic signals at both ends of this street shall be granted concurrent with the development of this site. This street may be dedicated to the City at the request of the applicant if the Director of Public Works determines it is necessary for regional street network connectivity.
14. Internal private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

15. Construct full-width street improvements per Title 19.04.120.B including appropriate transition paving on Oso Blanca Road as a Town Center Arterial and as modified by the City Engineer to match Nevada Department of Transportation's (NDOT's) construction on Oso Blanca Road with a 12-foot trail on the west side of Oso Blanca Road along the entire frontage. Provide written documentation that this project has been coordinated with NDOT and the City Engineer. Additionally, construct all incomplete half street improvements on Deer Springs Road adjacent to this site and modify the Deer Springs Way/Grand Montecito Parkway intersection and the Deer Springs Way/Doe Brook Trail intersection to meet the approval of the City Traffic Engineer concurrent with the development of this site. 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.
16. 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.
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required off-site Public Sewer Easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. Construct off-site sewer in Oso Blanca Road to the intersection of Centennial Center Boulevard at a depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works concurrent with development of any portion of this site that cannot be serviced by gravity to the existing public sewer system. Alternatively, the City Engineer may approve an alternate public sewer route that can be serviced by gravity.
19. The onsite public sewers within public easements must comply with current City standards. Meet with the Sanitary Sewer Section of the Department of Public Works to discuss sewer setbacks from property lines and parking spaces.
20. Modify the existing downstream public sewer at the intersection of Deer Springs Way and Doe Brook Trail to send flow southward to existing manhole LT-62.
21. Grant a 30-foot wide "Public Sewer Easement and Public Utility Easement, Surface to be Privately Maintained over the Common Element "Y".
22. Construct a minimum 5-foot wide paved surface over the proposed public sewer in Common Element "DD". The width of Common Element "DD" may need to be increased during civil plan review.

23. Construct a minimum 12-foot wide paved surface over the proposed public sewer in Common Element "Y" to provide maintenance vehicle access to all public sewer manholes. Construct vehicular access gates at the north and south ends of Common Element "Y" for city maintenance vehicles.
24. Grant a "Public Sewer Easement, Surface to be Privately Maintained" over the entirety of Common Element "Y". No trees and no landscaping over 3-feet tall shall be allowed within any of the proposed sewer easements.
25. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.
26. The applicant shall maintain the approved landscaping in Grand Montecito Parkway, including the median, adjacent to this site, per the existing recorded Encroachment Agreement. The applicant shall either amend the existing agreement, or submit a new License Agreement for landscaping and private improvements in the Deer Springs Road public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
27. A Traffic Impact Analysis 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 recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent

to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Private Street "A" shall not be gated.

28. 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.

29. 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 January 17, 2019.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

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cc:

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