



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

October 13, 2021

Mr. Joe Genovese
Verlaine, LLC
4470 N. Grand Canyon Drive
Las Vegas, Nevada 89129

RE: 21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1

PLANNING COMMISSION MEETING OF OCTOBER 12, 2021

Dear Applicant:

The Planning Commission at a regular meeting held on *October 12, 2021* voted to **APPROVE** the following Land Use Entitlement project requests on 5.31 acres at the southwest corner of Moccasin Road and Homestead Avenue (APN 125-05-502-014), R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0528-VAR1 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 1

21-0528-VAR2 - VARIANCE - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 2

21-0528-VAR3 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 3

21-0528-VAR4 - VARIANCE - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 5

21-0528-VAR5 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 6

21-0528-VAR6 - VARIANCE - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 7

21-0528-VAR7 - VARIANCE - TO ALLOW RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED

21-0528-VAR8 - VARIANCE - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED

21-0528-TMP1 - TENTATIVE MAP - MOCCASIN HOMESTEAD WEST - FOR A SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

21-0528-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required on lot #1.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required on lot #2.

**21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1 - Page Three
October 13, 2021**

2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR3 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 10-foot front yard setback where 20 feet is required and a 25-foot rear yard setback where 35 feet is required on lot #3.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR4 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 10-foot front yard setback where 20 feet is required and a 25-foot rear yard setback where 35 feet is required on lot #5.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR5 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 25-foot front yard setback where 30 feet is required on lot #6.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.

3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR6 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 25-foot front yard setback where 30 feet is required on lot #7.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-VAR7 CONDITIONS

Planning

1. A Variance is hereby approved to allow rural street standards along Trails End Avenue and Homestead road where such is not allowed.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. A Variance of Title 19.02.025.F is hereby approved. Required improvements shall be per Standard Drawing 244.10 for Trails End Avenue and Homestead Road. Contribution amounts as listed in Title 19.02.025.F will be based on items deferred that do not match Standard Drawings 244.10 (sidewalk ramps and street lighting).
8. Prior to the approval of Construction drawings for this site, sign a Covenant Running with a Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

21-0528-VAR8 CONDITIONS

Planning

1. A Variance is hereby approved to allow no external streetlights where such are required.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), and Tentative Map (21-0528-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0528-TMP1 CONDITIONS

Planning

1. 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.
2. Approval of Variance (21-0528-VAR1), Variance (21-0528-VAR2), Variance (21-0528-VAR3), Variance (21-0528-VAR4), Variance (21-0528-VAR5), Variance (21-0528-VAR6), Variance (21-0528-VAR7), Variance (21-0528-VAR8) shall be required, if approved.

3. A Waiver is hereby approved to allow a deferral of the street lighting standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

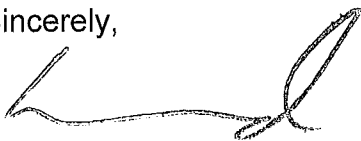
Public Works

7. Construct half street improvements on Moccasin Road, Homestead Road, and Trail Ends Avenue with appropriate transition paving and overpaving meeting complete street standards adjacent to this site 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 the development of this site. These requirements may be modified to allow rural-style improvements if Variance 21-0528-VAR7 is approved.
8. 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.
9. Grant a 20-foot wide Public Sewer Easement centered over the proposed public sewer on the common lot adjacent to Lot 7 on the Final Map for this site.
10. A working sanitary sewer connection shall be in place prior to the 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 the issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.

11. 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 the development of this site.
12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.
13. 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 the 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 the elimination of such deviations.

This action by the Planning Commission on **October 12, 2021** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **October 25, 2021**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

**21-0528-VAR1, 21-0528-VAR2, 21-0528-VAR3, 21-0528-VAR4, 21-0528-VAR5, 21-0528-VAR6, 21-0528-VAR7, 21-0528-VAR8 AND 21-0528-TMP1 - Page Ten
October 13, 2021**

EM:nl

cc:

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