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CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

July 10, 2013

Mr. Mark Jones
DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

**RE: ABEYANCE - TMP-49164 - TENTATIVE MAP – DORRELL/ HUALAPAI
WEST - RELATED TO WVR-49163 AND VAC-49184 (PRJ-49064)
PLANNING COMMISSION MEETING OF JULY 9, 2013**

Dear Mr. Jones:

Your request for a Tentative Map FOR A PROPOSED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.14 acres at the southeast corner of Dorrell Lane and Hualapai Way (APNs 125-19-201-001 and 003), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-49064], was considered by the Planning Commission on July 9, 2013.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. No construction traffic shall be permitted to travel East of Eula Street.
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 with four (4) years of the approval of the Tentative Map, this action is void.
3. Approval of and conformance to the Conditions of Approval for a Waiver (WVR-49163) and a Petition to Vacate (VAC-49184) public right-of-way and U.S. Government Patent Easements shall be required, if approved.
4. Prior to the issuance of a permit for civil improvement plans, the 47-foot street section on the tentative map shall be revised to indicate a five-foot amenity zone on both sides of the street outside of the public right-of-way to accommodate a minimum of one tree per private lot in conformance with Title 19.04.220 Complete Streets standards.
5. Street names must be provided in accordance with the City's Street Naming Regulations.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

10. Dedicate five feet of additional right-of-way along Hualapai Way adjacent to this site in accordance with Standard Drawing #201.1 and grant a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Dorrell Lane on the Final Map for this site.

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11. Construct all half-street improvements on Hualapai Way and Dorrell Lane, including appropriate overpaving (if legally able) on Hualapai Way and Dorrell Lane as required by the City Engineer. Work with Clark County Public Works to design and construct appropriate traffic calming measures on Dorrell Lane acceptable to the City Traffic Engineer.
12. A Petition of Vacation such as VAC-49184 shall record prior to the recordation of a Final Map for this site. If a Petition of Vacation such as VAC-49184 is not approved, a new Tentative Map must be submitted that shows Haley Avenue as a public street.
13. The 20-foot wide common lot at the southwest corner of the development should be for public sewer, public surface drainage, and public pedestrian access only. Any additional underground utilities within the easement will require the easement and the common lot to be wider as required by the Department of Public Works.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. Site Visibility Restriction Zones (S.V.R.Z.) adjacent to public streets shall be indicated on civil improvement plans, not on Final Maps, and shall include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface." Area shall be labeled as "Privately Maintained." All landscaping 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.
16. 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.


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17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Providence Traffic Improvements" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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, 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
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 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.

This item will be considered by the City Council on **August 21, 2013**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

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Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118