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August 14, 2013

Ms. Christa Bilbrey  
KB Home  
5655 Badura Avenue  
Las Vegas, Nevada 89118

**RE: TMP-50062 – TAVARE - TENTATIVE MAP  
PLANNING COMMISSION MEETING OF AUGUST 13, 2013**

Dear Ms. Bilbrey:

Your request for possible action on a request for a Tentative Map FOR A 143-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.06 acres at the northwest corner of Fox Hill Drive and Alta Drive (APN 137-34-111-002), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers), was considered by the Planning Commission on August 13, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**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 with four (4) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
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5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

7. Unless already constructed or guaranteed by the adjacent developer to the north, construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the north, appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the north.
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 with private surface maintenance by the Homeowner's Association.
9. The proposed non-standard knuckles on this site are hereby approved as a Deviation of Standards. Any further deviations, if any, will require separate approval from the City Engineer.

10. Appropriate public easements (Sewer, Drainage, Emergency Access, etc.) over the adjacent Common Lot 3, Common Lot 6, and Common Lot 17 of the Summerlin Village 23B Unit No. 1 Final Map (Book 145 Page 28) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to have private surface maintenance. The documents shall record and be shown on the civil plans prior to either civil plan approval or Final Map approval, whichever may occur first.
11. The 49' Public Drainage, Public Water, Public Drainage, and Public Sewer Easement proposed on CE "E" must have paved, drivable access to all sewer manholes, including the proposed manholes in the master HOA Common Lot 3 on Fox Hill Drive.
12. 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.
13. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229- 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
14. 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.
15. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z 0119-96 and all other applicable site-related actions.

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16. 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, unless specifically allowed herein. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **August 13, 2013** is final unless a written appeal is filed with the City Clerk within seven 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 20, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Jason Gross  
Smart Growth Engineering  
PO Box 98274  
Las Vegas, Nevada 89193