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CITY COUNCIL**

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October 14, 2015

Parris Robinson Eastern LLC
120 Presidential Way, Ste. 300
Woburn, MA 01801

**RE: TMP-60902 [PRJ-60514] - TENTATIVE MAP RELATED TO GPA-60900
AND ZON-60901
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 51.21 acres on the southeast corner of Rancho Drive and Craig Road (APNs 138-02-702-001, 002 and 138-02-802-001), Ward 4 (Anthony) [PRJ-60514], was considered by the Planning Commission on October 13, 2015.

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

Planning

1. 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.
2. 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.
3. 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

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DEPARTMENT OF PLANNING

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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.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Dedicate appropriate rights-of-way for a right-turn lane on Rancho Drive at Craig Road, and bus turn outs on Craig Road east of Rancho Drive and on Jones Boulevard, south of Craig Road on the Final Map for this site. Additionally, grant a 5-foot Pedestrian Access Easement on Jones Boulevard adjacent to this site with the Final Map for this site.
6. An off-site construction phasing plan shall be submitted to and approved by the Department of Public Works prior to approval of this Tentative Map by the City Council. This phasing plan shall apportion off-site improvements associated with on-site development areas. The phasing plan may be amended from time to time with the approval of the City Engineer.
7. Construct half-street improvements on Rancho Drive, Craig Road, and Jones Boulevard meeting current City Standards adjacent to 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. Improvements may be phased in accordance with the approved phasing plan. Phase 1 improvements shall be constructed or guaranteed for prior to the recordation of the Final Map for this site. Improvements for subsequent phases shall be guaranteed prior to the issuance of permits for any on-site construction within said phase, and shall be constructed concurrent with such on-site activities, unless otherwise specifically allowed in writing by the City Engineer.
8. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with current City Standards for all improvements not constructed with Phase 1. Such Covenant Running with Land agreement shall record prior to the recordation of a Final Map for this site.
9. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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10. The Final Map for this site shall indicate the correct sewer agency as the City of Las Vegas.
11. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.
12. Prior to development of this site, a grading plan and technical drainage study shall be approved by the Department of Public Works.
13. 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.
14. 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.

This item will be considered by the City Council on November 18, 2015, 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.

Sincerely,



Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc: Ms. Ann Pierce
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135

Ms. Jennifer Lazovich
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Las Vegas, Nevada 89135