



**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

October 14, 2015

Mr. Weston Adams
TB-Jack LLC
4129 W. Cheyenne Ave., Ste. 1
North Las Vegas, Nevada 89032

**RE: TMP-60944 [PRJ-60899] - TENTATIVE MAP RELATED TO GPA-60940,
VAR-60941, WVR-60942 AND VAC -60943
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Tentative Map FOR A 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.95 acres on the northwest corner of Ann Road and Durango Drive (APN 125-29-808-009), R-D (Single Family Residential - Restricted District) Zone, Ward 6 (Ross) [PRJ-60899], 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. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
3. 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.
4. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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October 14, 2015

5. 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. A Petition of Vacation, such as VAC-60943, shall record concurrent with the recordation of a Final Map for this site.
8. Grant a 5-foot Pedestrian Access Easement on Ann Road and Durango Drive adjacent to the right-of-way on the Final Map for this site.
9. Construct half-street improvements on Ann Road, Durango Drive, matching existing improvements adjacent to the site. Construct half-street improvements on La Mancha Avenue meeting current Complete Street Standards except as amended by WVR-60942. 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.
10. Where such does not already exist, dedicate 30-feet of right-of-way on La Mancha Avenue on the Final Map for this site.
11. 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.
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 private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.
14. 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.
15. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the La Mancha Avenue, Durango Drive, or Ann Road public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment 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 Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
16. 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.
17. 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.

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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,

A handwritten signature in dark ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc:

Mr. Michael P. Cuddy
DR Horton
1081 Whitney Ranch Dr., Ste. 141
Henderson, Nevada 89014

Ms. Aimee English
Triton Engineering
6757 W. Charleston Blvd., Ste. B
Las Vegas, Nevada 89146