



**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

October 14, 2015

Farm & Durango Investors LLC
848 N. Rainbow Blvd., Ste. 6465
Las Vegas, Nevada 89107

**RE: *TMP-61075 [PRJ-60716] - TENTATIVE MAP RELATED TO MOD-61253,
SUP-61067, SUP-61068, SUP-61071 AND SDR-61074
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015***

Dear Applicant:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.61 acres at the southwest corner of Farm Road and Durango Drive (Multiple APNs), T-C (Town Center) [GC-TC (General Commercial - Town Center) and SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation] Zone, Ward 6 (Ross) [PRJ-60716], 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. 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 a Major Modification (MOD-61253) of the Town Center Land Use Plan.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-61074) shall be required, if approved.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision and reference the common access between this site and Assessor's Parcel Number 125-17-702-001.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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/city of las vegas

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Public Works

6. Grant a Multi-Use Non-Equestrian Trail Easement for all portions of the required trail on the Final Map for this site.
7. The property owner shall provide perpetual cross access vehicular and utility easements to Assessor's Parcel (APN) #125-17-702-001 concurrent with the recordation of the Final Map for this site. This easement shall not be construed to allow any access to US-95.
8. Per Title 19.16.060(W)(1), provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
9. 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. On-site sewers, 8-inches in diameter or larger, are public sewers where located within 20-foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. 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.
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 or the recordation of a map, 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.
12. Site Development to comply with all applicable conditions of approval for SDR-61074 and all other site-related actions.

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 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 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:

Mr. Danny McGinnis
7250 Peak Drive, Ste. 216
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
1980 Festival Plaza Drive
Las Vegas, Nevada 89135