



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

June 12, 2019

Mr. Jonathon Reeser
Rainbow Promenade NV, LLC
130 W. 42nd Street, 10th Floor
New York, NY 10036

**RE: TMP-76329 [PRJ-76256] - TENTATIVE MAP
PLANNING COMMISSION MEETING OF JUNE 11, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on June 11, 2019 voted to **APPROVE** a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 21.96 acres at 2011, 2021 and 2351 North Rainbow Boulevard (APNs 138-22-503-001 and 002, 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76256].

This approval is subject to the following conditions:

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. Street names must be provided in accordance with the City's Street Naming Regulations.
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. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. 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."
7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. 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." A technical drainage study shall be submitted and approved prior to further development of this site.
9. 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 action by the Planning Commission on **June 11, 2019** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 18, 2019**.

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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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Josh Harney
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102