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DEPARTMENT OF PLANNING

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**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 15, 2020

Mr. Chris Armstrong
190 Octane FT Partners, LLC
11411 Southern Highlands Pkwy., Ste. 300
Las Vegas, Nevada 89141

**RE: TMP-78828 [PRJ-78779] - TENTATIVE MAP RELATED TO VAR-78827
PLANNING COMMISSION MEETING OF JULY 14, 2020**

Dear Applicant:

The Planning Commission at a regular meeting held on July 14, 2020 voted to **APPROVE** a request for a Tentative Map FOR A 303-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 60.75 acres at the northwest corner of Centennial Parkway and Puli Road (portion of APN 126-23-000-005), PD (Planned Development) Zone, Ward 6 (Fiore) [PRJ-78779].

This approval is subject to the following amended conditions:

Planning

1. The applicant shall submit a revised Tentative Map to the Department of Planning depicting a 24-foot wide emergency access easement at the northern terminus of Street C prior to submittal of a Final Map for this site.
2. No on-street parking shall be allowed on the modified cul-de-sac bulb at Lot 47. A designated fire lane shall be maintained on this bulb at all times.
3. The Final Map shall indicate at least one pedestrian access point along any boundary fronting open space and common areas in conformance with BLM Design Guidelines Section 5.34. Appropriate pedestrian easements shall be granted by the Final Map.
4. All development shall conform to the BLM 270 Design Guidelines and related exhibits or Title 19, as applicable.
5. 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.

6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. 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.
8. 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.
9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

10. Prior to the recordation of a Final Map for this site, a Petition of Vacation, such as VAC-78800, shall be recorded to eliminate a portion of the Bureau of Land Management right-of-way grant (Sheep Mountain Parkway) in conflict with this proposed site.
11. 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 to be privately maintained by the Homeowner's Association.
12. If not already constructed or guaranteed, construct the Puli Road cul-de-sac and the required trail adjacent to this site concurrent with development.

13. Provide a minimum 20-foot wide Public Sewer Easement through Common Element "F." No trees or landscape taller than three feet tall shall be allowed within the sewer easements.
14. Prior to submittal of any construction drawings, meet with the Sanitary Sewer Section of the Department of Public Works to discuss the design criteria for sewer such as curved sewer.
15. Pedestrian access to the Puli Trail alignment shall be provided at locations acceptable to the City Traffic Engineer. Prior to submittal of construction drawings, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.
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.
75. 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.
18. Site development to comply with all applicable conditions of approval for Tentative Map TMP-78365, Final Map FMP-78687 and all other applicable site-related actions.

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This action by the Planning Commission on **July 14, 2020** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **July 21, 2020**. 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,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Roxanne Leigh
Westwood Professional Services
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118