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August 3, 2016

Mr. Hank Gordon
Providence Plaza Exchange, LLC
1770 N. Buffalo Drive, Ste. 101
Las Vegas, Nevada 89128

**RE: *TMP-64814 [PRJ-64596] - TENTATIVE MAP RELATED TO GPA-64811
AND ZON-64812
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016***

Dear Applicant:

Your request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 14.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001 through 003), PD (Planned Development) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-64596], was considered by the Planning Commission on August 2, 2016.

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

Planning

1. Approval of a Site Development Plan Review prior to commercial development of this site.
2. Approval of a General Plan Amendment (GPA-64811) and Rezoning (ZON-64812) shall be required, if approved.
3. 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.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

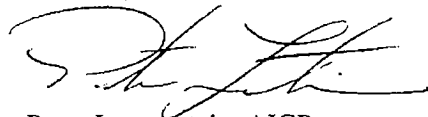
7. Dedicate 40-feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated and appropriate right-of-way for the north half of Inyo Avenue and the northern half of the Inyo Avenue cul-de-sac on the Final Map for this site. Additionally, dedicate a 35 foot radius with a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Deer Springs Way. Also dedicate additional right-of way per Standard Drawing #201.1 on Hualapai Way and Deer Springs Way including an exclusive right turn lane on Hualapai Way concurrent with the recordation of the Final Map for this site.
8. Grant pedestrian access easements for all public sidewalks located outside of the public right-of-way.
9. Construct all half-street improvements on Hualapai Way and Deer Springs Way per current City Standards and matching improvements to the east on Deer Springs including traffic signal underground infrastructure at the southeast corner of Hualapai Way and Deer Springs Way adjacent to this site. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The design of improvements on Hualapai Way must meet the approval of the City Traffic Engineer. Improvements on Inyo Avenue, including the construction of a public sewer line in Inyo Avenue, may be deferred to be concurrent with onsite development activities.
10. Prior to the recordation of a Final Map for this site, submit all required documentation and support materials to the Right-of-Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a grant for the south side of Inyo Avenue on Assessor's Parcel #125-19-301-012. This Final Map may record without the grant being authorized; however, no construction on Assessor's Parcel #125-19-301-012 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however, if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.
11. 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."

12. 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 alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.
 - II. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.
13. 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."
14. Add the following note to the Final Map: "Lot 1 and Lot 2 shall each have their own independent connection to the public sewer system. Public sewer must service Lot 1 without crossing Lot 2."
15. Submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements in the Hualapai Way and Deer Springs Way public rights-of way adjacent to this site. 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
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, 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.
17. Prior to the recordation of this Final Map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.

18. 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 September 7, 2016, 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 Section Manager
Current Planning

PL:nl

cc:

Mr. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135