



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

LOIS TARKANIAN  
Mayor Pro Tem

STAVROS S. ANTHONY  
BOB COFFIN  
STEVEN G. SEROKA  
MICHELE FIORE  
CEDRIC CREAR

SCOTT D. ADAMS  
City Manager

DEPARTMENT OF PLANNING  
**ROBERT SUMMERFIELD**  
DIRECTOR

**DEVELOPMENT  
SERVICES CENTER**  
DEPARTMENT OF PLANNING  
333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301 | VOICE  
702.474.7463 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

August 15, 2018

Mr. Ray Koroghli  
Eastern 95 LLC  
2711 W. Windmill Lane  
Las Vegas, Nevada 89123

**RE: TMP-73834 [PRJ-73714] - TENTATIVE MAP  
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 14,  
2018**

Dear Applicant:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.65 acres at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-73714], was considered by the Planning Commission on August 14, 2018.

The Planning Commission voted to **APPROVE** 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. 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. 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 three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
  - i. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.
  - ii. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - iii. Onsite 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." 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.

This action by the Special Planning Commission on **August 14, 2018** 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 **August 21, 2018**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Paul Bengtson  
Senior Management Analyst  
Case Planning Division

PB:nl

**TMP-73834 [PRJ-73714] - Page Three**  
**August 15, 2018**

cc:

Mr. Eric Rietz  
Rietz Consulting  
3060 E. Post Road, Ste. 110  
Las Vegas, Nevada 89120