



DEPARTMENT OF BUILDING & SAFETY

## Model Home Submittal Requirements

333 North Rancho Drive, Las Vegas NV 89106-3703

Phone: (702) 229-6251 Fax: (702) 382-1240

### MODEL HOME PERMIT SUBMITTAL REQUIREMENTS

**JUSTIFICATION LETTER:** A justification letter requesting model home permits must be submitted to the Department of Building and Safety. The justification letter must include a table with the following information: lot number; block number; plan check number; model options; and the builder's plan number.

**MODEL HOME PERMIT AGREEMENT FORM:** The developer must sign the Model Home Permit Agreement Form and submit the form to the Building and Safety Department. In addition, a representative from Fire Prevention must also sign the Model Home Permit Agreement Form before the form is submitted to the Building and Safety Department. Please see the Fire Department requirements listed below.

**FEE:** No fee is required for the assignment of model home addresses.

**BOND (BLUE-LINE) COPIES:** Two bond (blue-line) copies of the "recorder-ready" subdivision map are required. The two copies of the "recorder-ready" subdivision map must be 24" x 36". The "recorder-ready" subdivision map will be reviewed against the approved Final Map Technical Review for compliance with redline corrections. Model home permits will not be issued if the "recorder-ready" map is not in compliance with the approved Final Map Technical Review.

**SFD-TRACT:** The developer must provide the plot plans and required building permit application information for each model home permit requested.

**FIRE DEPARTMENT REQUIREMENTS:** On any residential or commercial installations fire hydrants shall be installed and fire apparatus access roads shall be maintained **before** commencement of any combustible construction. All fire hydrants shall be in good working order and shall be capable of delivering the required fire flow.

**ADDRESS ASSIGNMENTS:** All structures within the Las Vegas city limits are assigned street addresses in accordance with the "City of Las Vegas Street Naming and Address Assignment Regulations, 1993 Edition." Property owners do not have vested rights to street names, address numbers, or suite numbers even if a street address has been used for many years. The City of Las Vegas will notify the affected public and utility agencies by letter if an address change has occurred.



DEPARTMENT OF BUILDING & SAFETY

# Model Home Agreement

333 North Rancho Drive, Las Vegas NV 89106-3703

Phone: (702) 229-6251 Fax: (702) 382-1240

DEVELOPER \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

EMAIL \_\_\_\_\_

SUBDIVISION MAP NAME \_\_\_\_\_ FMP# \_\_\_\_\_

LOT(S) \_\_\_\_\_ BLOCKS \_\_\_\_\_

PLAN CHECK NUMBER (1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

(5) \_\_\_\_\_

(6) \_\_\_\_\_

The Developer named above acknowledges that upon City Departmental approvals, the City of Las Vegas will issue building permits for the model homes of the above-listed subdivision prior to the recording of the final subdivision map, upon the following conditions:

1. No changes to the final map as approved will be made, except those required by the City, and all construction and improvements will conform to the approved map.
2. The permitted model homes will not be sold or occupied for residential purposes until the final map has been recorded.
3. The issuance of model home permits will be expressly limited to the model home use and will not be construed as a commitment by the City to approve the final map or to approve any zoning matter.
4. Any approvals from Master Planned Developments must be received prior to permit issuance.
5. The applicant will indemnify, defend and hold the City and its officers, agents and employees harmless from any liability and from and against any claim, loss or damage it or they may incur because of the issuance of any such permit.

The Developer enters into this Agreement on this date:

Date \_\_\_\_\_ By: \_\_\_\_\_ Developer/Agent

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Dept. of Planning

\_\_\_\_\_ Date: \_\_\_\_\_ Dept. of Fire Services

\_\_\_\_\_ Date: \_\_\_\_\_ Dept. of Building & Safety