

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 29, 2008

Dr. Douglas Selby
City of Las Vegas
City Parkway V, Inc.
400 Stewart Avenue, 8th Floor
Las Vegas, Nevada 89101

RE: ABEYANCE - TMP-25738 - TENTATIVE MAP - WORLD JEWELRY CENTER

Dear Dr. Selby:

Your request for a Tentative Map FOR A PROPOSED MIXED-USE SUBDIVISION CONSISTING OF 98 RESIDENTIAL CONDOMINIUM UNITS, 43 COMMERCIAL CONDOMINIUM UNITS, AND ONE COMMERCIAL LOT on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway (portion of APN 139-34-110-004), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Special Use Permit (SUP-25060), Site Development Plan Review (SDR-25059) and the Union Park Plan Design Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. 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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
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City Manager
Douglas A. Selby



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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.

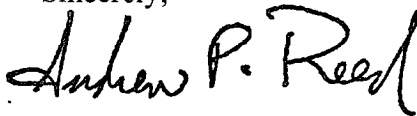
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. All offsite rights-of-way shall be dedicated to the City by separate documents and the recorded documents shall be referenced on the Final Map for this site unless otherwise allowed by the City Engineer.
8. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-25059 and all other applicable site-related actions.

This action by the Planning Commission on **February 28, 2008** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **February 29, 2008**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Carla Romero
Heritage – Nevada VIII, LLC
421 North Beverly Drive, Suite #350
Beverly Hills, California 90210

Ms. Julia Izzolo
Locsha Engineering
6345 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118