

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 11, 2008

Mr. Renzo Renzi
Renzi Towers, LLC
2200 South Dixie Highway, Suite #705
Miami, Florida 33133

RE: TMP-25488 - TENTATIVE MAP - RENZI TOWERS

Dear Mr. Renzi:

Your Request FOR A MIXED-USE DEVELOPMENT CONSISTING OF 1,011 RESIDENTIAL UNITS AND 9,260 SQUARE FEET OF RETAIL SPACE on 1.30 acres at 1125-1209 South Third Street (APN 162-03-110-005 through 010), R-4 (High Density Residential) Zone, Ward 3 (Reese), was considered by the Planning Commission on January 10, 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 Site Development Plan Review (SDR-10143), the Las Vegas Redevelopment District and the Downtown Centennial Plan / Arts District.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y Barlow

City Manager
Douglas A. Selby



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.

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

Public Works

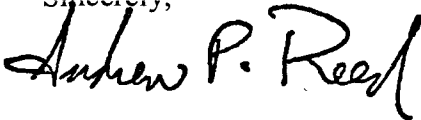
6. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
7. Submit a Petition of Vacation for the existing sanitary sewer easement and the existing public easement along the eastern boundary of this site unless the easements are being retained, acknowledged and appropriate vehicular access preserved and/or provided as appropriate; no buildings or permanent structures shall encroach into public easement areas. If the easements are vacated, the Order of Vacation for both of these existing public easements shall record prior to the recordation of the Final Map for this site.
8. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the 3rd Street/Casino Center Realignment project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
9. Coordinate with the Collection Systems Planning Section of the Department of Public Works for appropriate sewer location and connection points prior to the submittal of any construction drawings.
10. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-10143, the approved Traffic Impact Analysis and all other applicable site-related actions. We note that this Tentative Map does not conform to the conditions required by the approved Traffic Impact Analysis. Construction drawings must comply with the approved Traffic Impact Analysis unless appropriate Deviations from City Standards are approved by the City Engineer.

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11. 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.

This action by the Planning Commission on *January 10, 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 *January 11, 2008*.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Ms. Lana Manning
Civilworks, Inc.
7625 South Dean Martin Drive
Las Vegas, Nevada 89139