



065005

November 29, 2006

Mr. Alan Schachtman
SP Sahara Development, LLC
20 North Wacker Drive, Suite #3200
Chicago, Illinois 60606

RE: FMP-17618 - Allure Condominiums Commercial Subdivision

Dear Mr. Schachtman:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 21, 2006.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – Allure Condominiums (TMP-8442).
2. The Final Map shall be revised in accordance with the corrections noted below prior to the submittal of the original Mylar for signature by the City. Such corrections shall include the following:
 - a. Revise the title to read: “ALLURE CONDOMINIUMS COMMERCIAL SUBDIVISION” to reflect the title of the Tentative Map.
 - b. On the cover sheet, insert the file number “FMP-17618” above the signature block in the lower right-hand corner.

Public Works

3. Revise the 15 foot-radius at the southwest corner of Fairfield Avenue and Cincinnati Avenue as it was previously dedicated as a 20-foot radius by document #870810:00704.
4. Site development to comply with all previous conditions of approval for the Allure Condominiums Commercial Subdivision Tentative Map.

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on November 21, 2006 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:clb

cc: Mr. Jahan Azodi
Mr. Reese Jarrell
JHR Associates, Limited
4880 West University Avenue, Suite B2
Las Vegas, Nevada 89103