

# PLANNING & DEVELOPMENT



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064656

November 1, 2006

Mr. Leonard Edelman  
10557 Northwest 53<sup>rd</sup> Street  
Sunrise, Florida 33351

**RE: FMP-17151 - Evolution Lofts**

Dear Mr. Edelman:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 1, 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 – Evolution Lofts (TMP-9880).
2. The Final Map shall be revised in accordance with the corrections noted on the attached map and as listed below as required by the Planning and Development Department prior to the submittal of the original Mylar for signature by the City. Such corrections shall include the following:
  - a. On the cover sheet, and on all other sheets where the label “NFM” appears, insert the file number “FMP-17151” above the signature block in the lower right-hand corner.
  - b. All units are to be numbered in a counter-clockwise direction beginning at the primary entrance. The primary entrance on each floor is the elevator lobby. On the eight floors, number the units, as follows:

<u>Change Unit Number</u>	<u>To</u>
806	801
805	802
804	803
808	804
807	805

On the ninth floor through 26th floor, number the units on each floor as with the example shown for the ninth floor, as follows:

<u>Change Unit Number</u>	<u>To</u>
906	901
905	902
904	903

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



903	904
902	905
901	906
908	907
907	908

On the 27<sup>th</sup> through the 28<sup>th</sup> floor, number the units as follows:

<u>Change Unit Number</u>	<u>To</u>
2804	2801
2803	2802
2802	2803
2801	2804

- c. On sheet 19 number the units, as noted on the attached map.

**Public Works**

3. Replace the Owner's Certificate with the City of Las Vegas Owner's Certificate and include the following as the last paragraph:

Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, conduits, traffic signals and appurtenances (if any), and public fire hydrants together with the right of ingress to and egress therefrom.

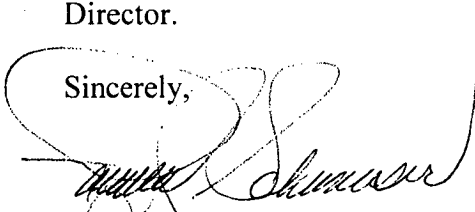
4. Label the Final Map as a "Merger and Resubdivision" and as a "Mixed Use Development" in both the title and Owner's Certificate and Dedication.
5. This map shall be revised to dedicate a 10 foot-radius corner at the northwest corner of Charleston Boulevard and Third Street as required by TMP-9880 and SDR-6111.
6. At the bottom of sheets 3 through 18, change the "FF" reference from sheet 18 to sheet 19.
7. Grant a minimum 3-foot wide Pedestrian Access Easement along Charleston Boulevard for the portion of the proposed public sidewalk not located within the public right-of-way.

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8. Site development to comply with all previous conditions of approval for the Evolution Lofts Tentative Map (TMP-9880).
9. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on November 1, 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: Ms. Marilyn Stewart  
HMH, Inc.  
1081 South Cimarron Road, Suite B-5  
Las Vegas, Nevada 89145