

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



063641

September 6, 2006

Mr. Michael Cottam
G&I III Talavera, LLC
220 East 42nd Street, 27th Floor
New York, New York 10017

RE: FMP-15335 - Talavera Condominiums

Dear Mr. Cottam:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 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 – Talavera Condominiums (TMP-12637).
2. The Final Map shall be revised in accordance with the corrections noted 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. In the Planning and Development signature block on the cover sheet, “, AICP” shall be inserted after the name: “M. Margo Wheeler.”
 - b. On the cover sheet, insert the file number “FMP-15335” above the signature block in the lower right-hand corner.
 - c. Show all building numbers in a counter-clockwise direction, starting at the primary entrance as noted below. (Please call me at 229-5915 should you have any questions concerning this requirement.)

| <u>Change Building Number</u> | <u>To</u> |
|-------------------------------|-----------|
| 2 | 1 |
| 4 | 2 |
| 6 | 3 |
| 8 | 4 |

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



| | |
|----|----|
| 10 | 5 |
| 14 | 6 |
| 15 | 7 |
| 16 | 8 |
| 17 | 9 |
| 18 | 10 |
| 20 | 11 |
| 27 | 12 |
| 26 | 13 |
| 25 | 14 |
| 24 | 15 |
| 23 | 16 |
| 22 | 17 |
| 21 | 18 |
| 13 | 20 |
| 12 | 21 |
| 11 | 22 |
| 9 | 23 |
| 7 | 24 |
| 5 | 25 |
| 3 | 26 |
| 1 | 27 |

- d. Number all units in the following manner:

Three-digit numbers shall be assigned for each unit, starting at and continuing counterclockwise as follows:

1001 – 1004 for four first-floor units in building 1

2001 – 2004 for four second-floor units in building 1

Etc.

The corresponding unit numbers shall line up, one above/below the other as follows:

3001 – 3350 for the third floor, and directly above 2001 – 2350 (where applicable)

2001 – 2350 for the second floor, and directly above 1001 – 1350 for the first floor.

- e. Revise building details sheets to correspond to new numbering system.

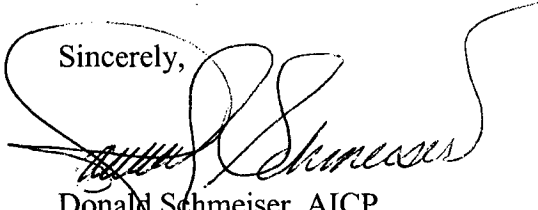
Public Works

3. On the first sheet, add the name of the City Engineer: Jorge Cervantes, P.E #13977, P.T.O.E.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map Mylar for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
6. Per Condition of Approval No. 2 of Zoning Reclassification ZON-10990, this site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map Mylar submittal.
7. Per Condition of Approval #11 of Site Development Plan Review SDR-10988, add the following note to this Final Map: All areas not occupied by a building are a Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
8. Site development to comply with all previous conditions of approval for the Talavera Condominiums Tentative Map (TMP-12637).
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.

Mr. Michael Cottam
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This action by the Planning and Development Department on September 1, 2006 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,

A handwritten signature in black ink, appearing to read "Donald Schmeiser", written over a large, stylized circular flourish.

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

DS:clb

cc: Ms. Rochelle Smedley
Alpha Engineering
3321 North Buffalo Drive, Suite #200
Las Vegas, Nevada 89129