

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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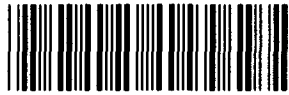
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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063680

August 25, 2006

Denver Industrial Park, LLC  
2210 North Buffalo Drive  
Las Vegas, Nevada 89128

**RE: TMP-14778 - MARINER SHORES - TENTATIVE MAP**

Dear Applicant:

Your request for a Tentative Map FOR A 192-UNIT CONDOMINIUM CONVERSION on 8.39 acres at 2201 North Buffalo Drive (APN 138-21-517-004), R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown), was considered by the Planning Commission on August 24, 2006.

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-12665).
3. 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 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.

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



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

**Public Works**

5. The Drainage Study update required with Site Development Plan Review SDR-12665 shall be submitted to and approved by the Flood Control, Section of the Department of Public Works prior to the submittal of a Final Map Technical Review for this site.
6. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-44-87, Site Development Plan Review SDR-12665 and all other subsequent site-related actions.

This action by the Planning Commission on **August 24, 2006** 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 **August 25, 2006**.

Sincerely,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:clb

cc: Mr. Scott Liebert  
JFBA  
1033 Bayley Avenue, Suite #200  
Los Angeles, California 90024

Mr. Mark Bangan  
L. R. Nelson  
6765 West Russell Road, Suite #200  
Las Vegas, Nevada 89118