

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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061742

May 12, 2006

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

RE: TMP-12637 - TALAVERA CONDOMINIUMS - TENTATIVE MAP

Dear Mr. Cottam:

Your request for a Tentative Map FOR A 334 UNIT CONDOMINIUM CONVERSION on 17.27 acres at 2251 South Fort Apache Road (APN 163-06-710-003), R-PD21 (Residential Planned Development - 21 Units Per Acre) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on May 11, 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-10988), and Rezoning (ZON-10990).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. 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

Mayor
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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.

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

Public Works

7. The Drainage Study update required with Zoning Reclassification ZON-10990 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.
8. The entrances to this site may not be gated. If gating is proposed, now or in the future, the entrance shall be designed and re-constructed in accordance with Standard Drawing #222A.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-10990, Site Development Plan Review SDR-10988 and all other subsequent site-related actions.

This action by the Planning Commission on May 11, 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.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

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