

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 10, 2006



060220

Ms. Beth Garside, et al
P.O. Box 543185
Dallas, Texas 75354

RE: *TMP-11015 - TENTATIVE MAP - WEST TOWER CONDOMINIUM*

Dear Ms. Garside:

Your request for a Tentative Map FOR A 262 HOTEL CONDOMINIUM DEVELOPMENT ON FLOORS SIX THROUGH 25 OF AN EXISTING HOTEL/CASINO COMPLEX on 0.64 acres at 221 North 3rd Street (APNs 139-34-510-017 and -018), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on February 9, 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, a new Tentative Map must be filed.
2. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan 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. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

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



5. 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.
6. Prior to the recordation of a Final Map for this site, a Record of Survey should be recorded to "cut out" the portion of the building shown on this Tentative Map from the recorded commercial subdivision.
7. Site development to comply with all applicable conditions of approval for TMP-8072 (Lady Luck Commercial Subdivision) and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on February 9, 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: Mr. Todd Kessler
The Henry Brent Company, LLC
450 Fremont Street, Suite #310
Las Vegas, Nevada 89101

Ms. Laura Diggins
Horizon Surveys
9901 Covington Cross, Suite #190
Las Vegas, Nevada 89144