



053079



Development  
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March 25, 2005

Mr. Steve van Gorp  
Office District Parking I, Inc.  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**RE: TMP-6110 - TENTATIVE MAP - JUHL (A CONDOMINIUM  
SUBDIVISION)**

Dear Mr. van Gorp:

Your request for a Tentative Map FOR A 345 UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 2.39 acres adjacent to the southeast corner of Third Street and Bonneville Avenue (APNs 139-34-311-095 through 102 and 139-34-311-105 through 110), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on March 24, 2005.

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. All development shall conform to the Conditions of Approval for Special Use Permit (SUP-5686) to allow Mixed-Use development and Special Use Permit (SUP-5690) to allow Live/Work units, Site Development Plan Review [SDR-5692] and the Downtown Centennial Plan Development Standards.
3. Prior to the recordation of the Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Steve Wolfson  
Lois Tarkanian

City Manager  
Douglas A. Selby



6. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and 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 prior to approval of the final map.
7. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

#### **Public Works**

8. All existing alley rights-of-way in conflict with this site design must be vacated prior the issuance of any permits or recordation of a Final Map for any area overlying or abutting the public alley.
9. Site development to comply with all applicable conditions of approval for SDR-5692 and all other applicable site-related actions.
10. 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.

Mr. Steve van Gorp  
TMP-6110 - Page Two  
March 25, 2005

This action by the Planning Commission on **March 24, 2005** 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 *March 25, 2005*.

Sincerely,



Gary Leibold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Mr. Alex Beaton  
Citymark Development, LLC  
701 B Street, Suite #1100  
San Diego, California 92101

Ms. Diana Bossard  
Bossard Developer Services  
2920 North Green Valley Parkway, Suite #814  
Henderson, Nevada 89014