

PLANNING &  
DEVELOPMENT



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March 10, 2005

Boulders Apartments, LLC  
501 South Rancho Drive, Suite A1  
Las Vegas, Nevada 89106

**RE: FMP-6052 - The Boulders Condominiums**

Dear Sir:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on March 10, 2005.

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 for **The Boulders** (TMP-5593).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

**Public Works**

3. Replace the third paragraph of the Owner's Certificate with the following: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, conduits and traffic signals, if any, and public fire hydrants, together with the right of ingress to and egress there from.
4. Add "Charles Kajkowski, Jr. P.E. 4784" to the City Engineer signature block.
5. Revise the name of the street along the south side of this site from "Shiloh School Lane" to "Isaac Newton Way" on all sheets as necessary.
6. 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.
7. Correct labels and document numbers for the existing easements recorded as 20010411:01632 and 20010411:01631.
8. Show and label the existing public sewer easement recorded by document 20000104:00259.

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



9. Revise Note No. 2 on all sheets to include "Public Drainage Easement to be Privately Maintained by the Homeowner's Association" and show the on-site streets/drives on the map.
10. Add the following note to this Final Map: All Areas Not Occupied By A Building Is A Public Drainage Easement To Be Privately Maintained By the Homeowner's Association.
11. Show Sight Visibility Restriction Zones at the entrances to this site. Define Sight Visibility Restriction Zone (SVRZ) measurements as presented by Clark County Area Standard Drawing #201.2. The definition shall include the statement, "to be privately maintained".
12. Site development to comply with all previous conditions of approval for Site Development Plan Review SDR-5493 and The Boulder's Condominiums Tentative Map (TMP-5593).
13. 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.

This action by the Planning and Development Department on March 10, 2005 is 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,



Linda Hartman-Maynard, Planner II  
Planning and Development Department  
Current Planning Division

LHM:clb

cc: Ms. Susan Johnston Stanley Consultants, Inc. 5820 South Eastern Avenue, Suite #200 Las Vegas, Nevada 89119	Mr. David Moon Coleraine Capital Group, Inc. 3017 Douglas Boulevard, Suite #300 Roseville, California 95661
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