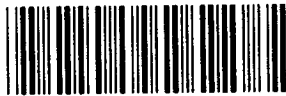




Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
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052003

January 14, 2005

B: Sudjarit  
Boulders Apartments, LLC  
501 South Rancho Drive, Suite #A1  
Las Vegas, Nevada 89106

**RE: TMP-5593 - TENTATIVE MAP - THE BOULDERS**

Dear Applicant:

Your request for a Tentative Map FOR A 388-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 21.3 acres at 3450 North Hualapai Way (APN 138-07-301-002,008,009 and 138-07-401-002), PD (Planned Development) Zone [Multi-Family Medium Lone Mountain Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on January 13, 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 included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for Site Development Plan Reviews Z-0033-97(8) and SDR-5493 and the special conditions noted herein.
3. All development is subject to the conditions of city departments and state subdivision statutes.
4. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.
  - (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.
  - (b) 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.
  - (c) 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 is then required to provide for said maintenance.

Mayor  
Oscar B. Goodman

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

City Manager  
Douglas A. Selby



B. Sudjarit  
TMP-5593 - Page Two  
January 14, 2005

(d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

Public Works

5. The site development shall comply with all applicable conditions of approval for SDR-5493 and all other subsequent site-related actions.
6. 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 January 13, 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.

Sincerely,



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

GML:clc

cc: Mr. David Moon  
Coleraine Capital Group, Inc.  
3017 Douglas Boulevard, Suite #300  
Roseville, California 95661

Ms. Susan Johnston  
Stanley Consultants, Inc.  
5820 South Eastern Avenue, Suite #200  
Las Vegas, Nevada 89119