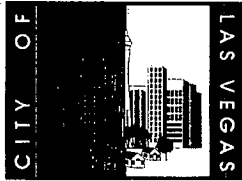


PLANNING &
DEVELOPMENT



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
www.lasvegasnevada.gov



051251

December 3, 2004

Mr. Ralph Tilley
SNIP St. Croix, Limited Partnership
3990 Ruffin Road, Suite #100
San Diego, California 92123

RE: TMP-5494 - TENTATIVE MAP - ST. CROIX APARTMENTS

Dear Mr. Tilley:

Your request for a Tentative Map FOR THE CONVERSION OF A 256-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential), Ward 2 (Wolfson), was considered by the Planning Commission on December 2, 2004.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. A Homeowners' Association shall be created that will be responsible for the common areas of the development.
2. 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.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

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 prior to the recordation of a Final Map for this site.

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

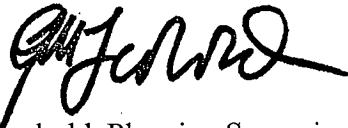


Mr. Ralph Tilley
TMP-5494 - Page Two
December 3, 2004

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
8. Site development to comply with all applicable conditions of approval for SDR-5314 and all other subsequent site-related actions.
7. 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 December 2, 2004 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. Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Greg Strube
Stanley Consultants, Inc.
5820 South Eastern Avenue, Suite #200
Las Vegas, Nevada 89119

Mr. Neal Singer
Realty Benefit Investments
P.O. Box 2812
Rancho Sante Fe, California 92067