

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov

November 27, 2007

Mr. Shahram Afshani
Palisades 3600 West Lake Mead
PO Box 50025
Henderson, Nevada 89016

RE: FMP-25348 - PORTOFINO VILLAS CONDOMINIUMS

Dear Mr. Afshani:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on November 27, 2007. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – PORTOFINO VILLAS CONDOMINIUMS (TMP-14285).
2. On the cover sheet, insert the file number “FMP-25348” above the signature block in the lower right-hand corner.
3. Revise the Certificate of Director of Planning and Development Approval to read “...and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 200__.”
4. Condition of Approval # 4 of the approved Site Review (SDR-11502) requires the addition of forty four trees (22 Mondel Pine and 22 Valley Oak, minimum 24” box size) to be located throughout the site.
5. Condition of Approval # 5 requires that a revised landscape plan be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. Conditions of Approval # 6 and 7 require submittal of a technical landscape plan, to include irrigation specifications, prior to or at the same time application is made for a Final Map. Please submit three copies of a technical landscape plan for the site (see attached submittal requirements) to the Department of Planning and Development for review. Within the plan, address issues 4 and 5, above. For Condition of Approval # 4, please indicate on the plan which trees have been added to meet the requirement. The Final Map mylar cannot be approved until the landscape plan has been approved.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Public Works

7. We note that a Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and that a Traffic Impact Analysis was not required for the Portofino Villas Condominiums subdivision.
8. Revise the Owner's Certificate of Dedication to conform to The City of Las Vegas Subdivision Ordinance Title 18 Appendix E Section 2 that was revised by the City Council on September 19, 2007. This includes revising paragraph 3 to read as follows: 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, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress there from.
9. On Sheet No. 2 remove the ingress/egress easements granted to the City of Las Vegas per this map (details A, B, C & D) or label as Private ingress/egress easements as the City does not accept these easements. Similarly On sheets No. 2 through 5 remove the ingress/egress easement under legend or label as private ingress/egress.
10. On sheets No. 2 through 6, remove Note No. 1 regarding the private street statement as it is covered with the Owner's Certificate.
11. 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.
12. Include the Final Map number (FMP-25348) above the recorder's block on the cover sheet.
13. Site development to comply with all previous conditions of approval for Portofino Villas Condominiums Tentative Map (TMP-14285) and all other site related actions.

Mr. Shahram Afshani
FMP-25348 - Page Three
November 27, 2007

14. Prior to recordation, this amended 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.

If you have any questions concerning this matter, please contact me.

Sincerely,



Steve Gebeke
Senior Planner
Planning and Development Department

SG:clb

cc: Mr. Gil Nockowitz
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102