

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063678

August 25, 2006

Mr. Shahram Afshani  
Palisades 3600 West Lake Mead  
PO Box 50025  
Henderson, Nevada 89016-0025

**RE: ABEYANCE - TMP-14285 - TENTATIVE MAP - PORTOFINO VILLAS  
CONDOMINIUMS**

Dear Mr. Afshani:

Your request for a Tentative Map FOR A 280-UNIT CONDOMINIUM DEVELOPMENT on 13.65 acres at 6300 West Lake Mead Boulevard (APN 138-23-601-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 24, 2006.

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, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and 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. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

5. The Drainage Study update required with Site Development Plan Review SDR-10480 shall be submitted to and approved by the Flood Control, Section of the Department of Public Works prior to the submittal of construction drawings or a Final Map Technical Review for this site.
6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11498, Site Development Plan Review SDR-11502 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 **August 24, 2006** 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 **August 25, 2006**.

Sincerely,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:clb

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