

Plans (PMT)



Separator Sheet

SITE PLAN

FAIRFIELD HUALAPAI, LLC
5510 WARDHOUSE DR., STE. 510 #200
SANTA ANA, CA 92705
(949) 451-2173

CITY OF LAS VEGAS

7777 SOUTH RAVENWOOD BOULEVARD LAS VEGAS, NEVADA 89148-3448
PH: (702) 875-1500 FAX: (702) 875-1507

openhouse 3535 W. FLORISSANT AVE. LAS VEGAS, NV 89103-3535



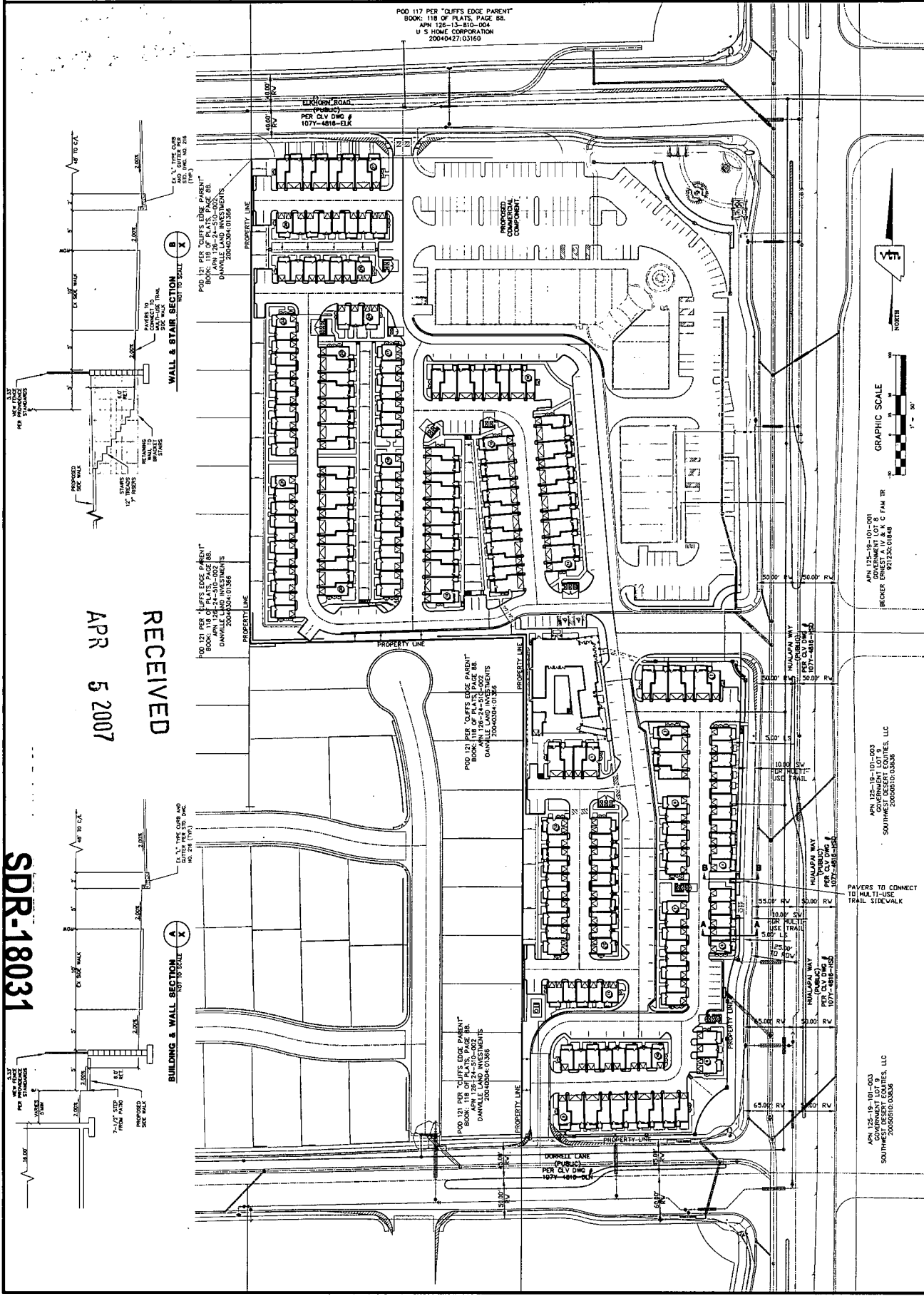
GRAPHIC SCALE

APN 125-19-101-001
GOVERNMENT LOT 8
BECKER ERNEST A IV & K C FAM TR
921230:01848

APN 125-19-101-003
GOVERNMENT LOT 9
SOUTHWEST DESERT EQUITIES, LLC
2005.05.10 03.16

PAVERS TO CONNECT
TO MULTI-USE
TRAIL SIDEWALK

APN 125-19-101-003
GOVERNMENT LOT 9
SOUTHWEST DESERT EQUITIES, LLC
20050510:03836



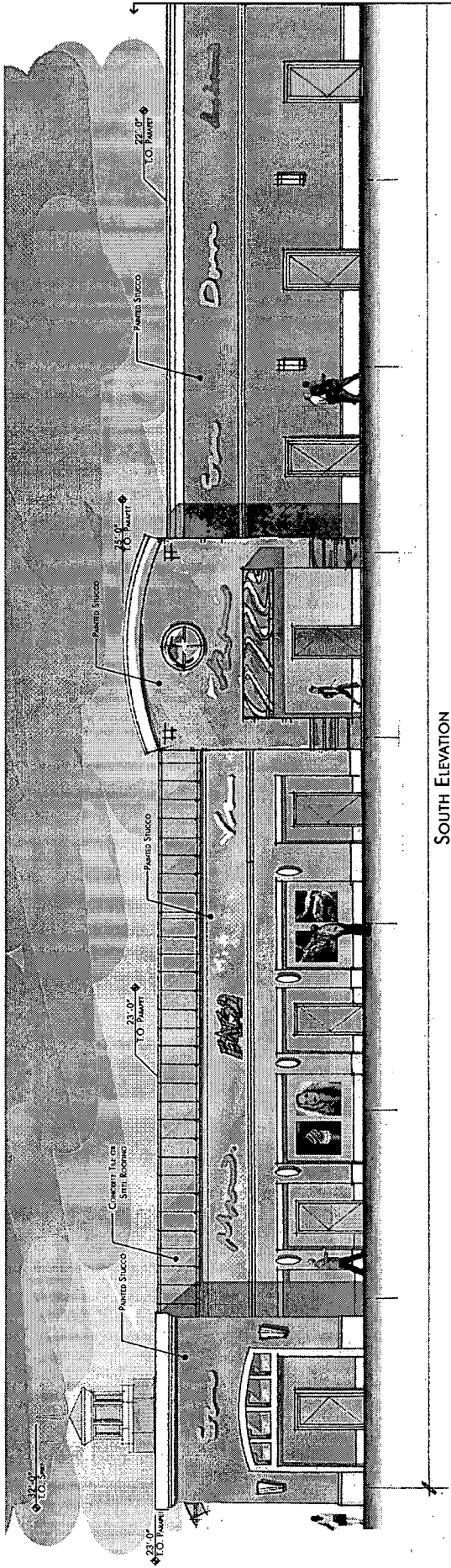
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APR 5 2007

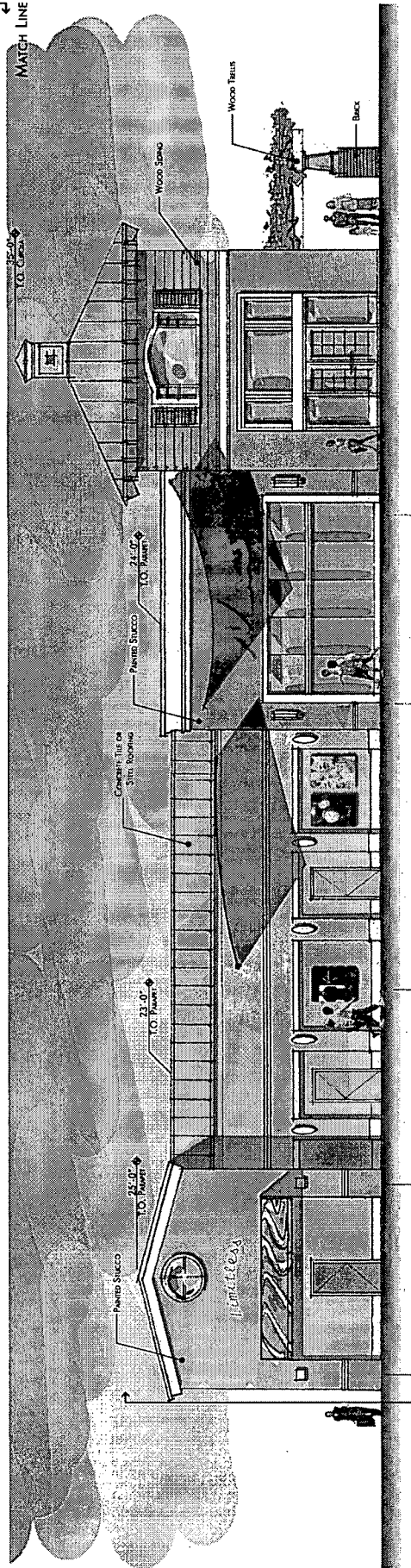
SDR-18031

REVISED

04/12/07 PC



SOUTH ELEVATION



ANGLED ELEVATION SHOWN DEVELOPED

SOUTH ELEVATION

0 10 20

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RETAIL #1 CONCEPTUAL ELEVATION VAR-18090 SDR-18031

PROJECT NO. 706105 JANUARY 9, 2007

REVISED 02/22/07 PC

PROVIDENCE MIXED-USE

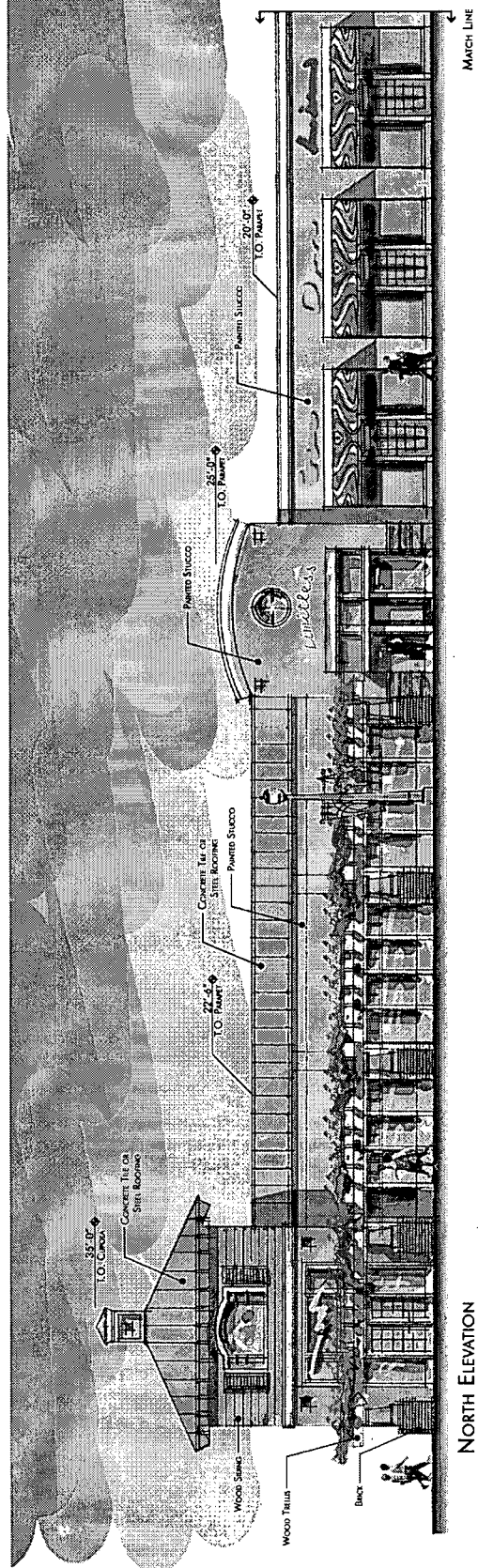
LAS VEGAS, NEVADA

GREEN STREET
PROPERTIES

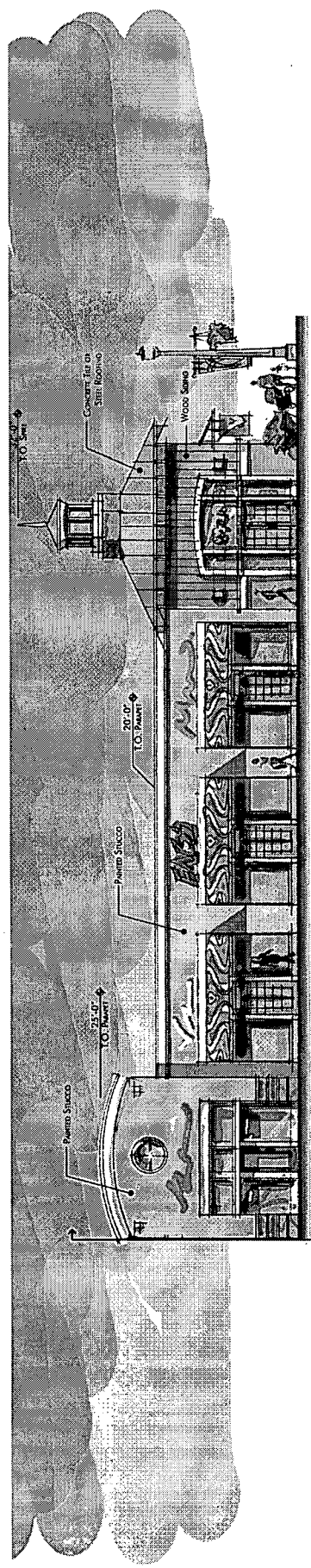
RECEIVED

JAN 09 2007

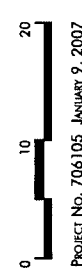




NORTH ELEVATION



NORTH ELEVATION



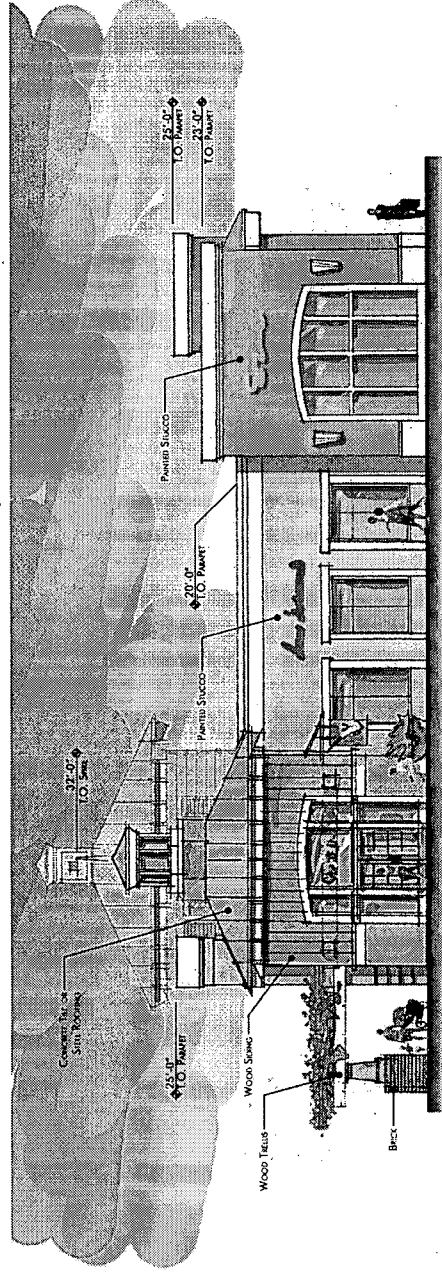
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RETAIL #1 CONCEPTUAL ELEVATION

PROVIDENCE MIXED-USE
LAS VEGAS, NEVADA
VAR-18090 SDR-18031 RECEIVED
REVISED 02/22/07 PC
JAN 09 2007

GREEN STREET
PROPERTIES





WEST ELEVATION



RETAIL #1 CONCEPTUAL ELEVATION VAR-18090 SDR-18031

PROVIDENCE MIXED-USE REVISED 02/22/07 PC

LAS VEGAS, NEVADA

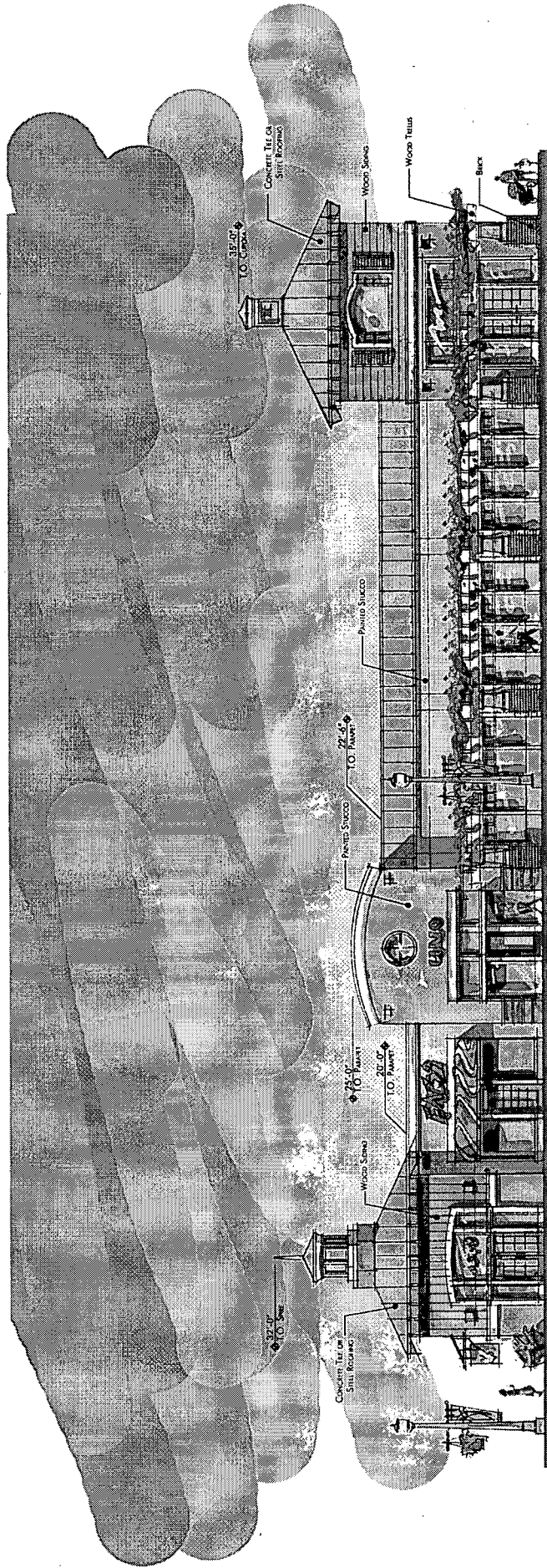
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JAN 09 2007

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GREEN STREET
PROPERTIES





EAST ELEVATION

VAR-18090 SDR-18031
 RETAIL #3 CONCEPTUAL ELEVATION REVISED 02/22/07 PC



PROJECT NO. 706105 JANUARY 9, 2007

GREEN STREET
 PROPERTIES

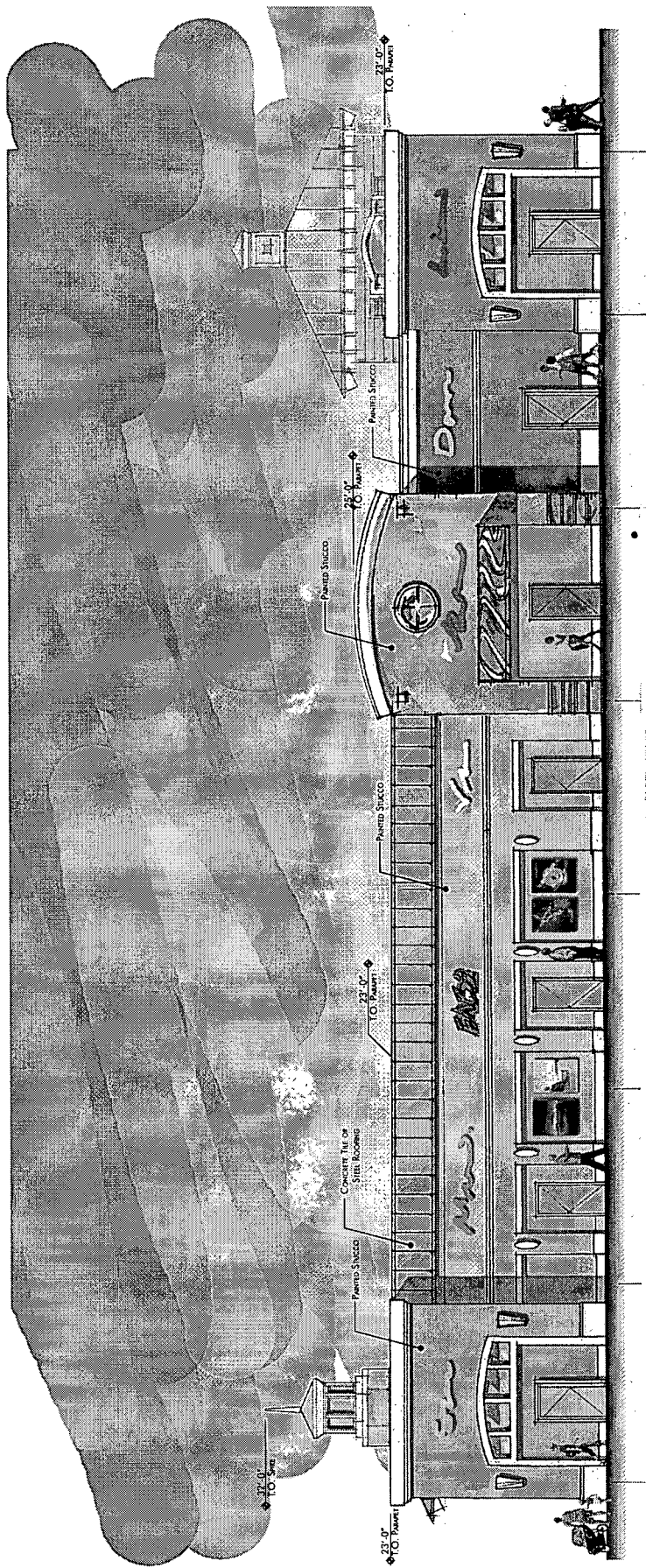
PROVIDENCE MIXED-USE
 LAS VEGAS, NEVADA

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JAN 09 2007



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WEST ELEVATION

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 This drawing is a conceptual elevation and is not a contract document. It is intended to provide a general impression of the proposed design. It is not to be used for construction or other purposes without the written consent of the architect. All dimensions, materials, and details are subject to change without notice.

RETAIL #3 CONCEPTUAL ELEVATION VAR-18090 SDR-18031 PROJECT No. 706105 JANUARY 9, 2007

PROVIDENCE MIXED-USE REVISED 02/22/07 PC

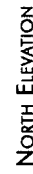
LAS VEGAS, NEVADA



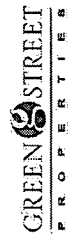
GREEN STREET
 PROPERTIES

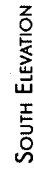
RECEIVED

JAN 09 2007



JAN 09 2007





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GREEN & STREET
PROPERTIES

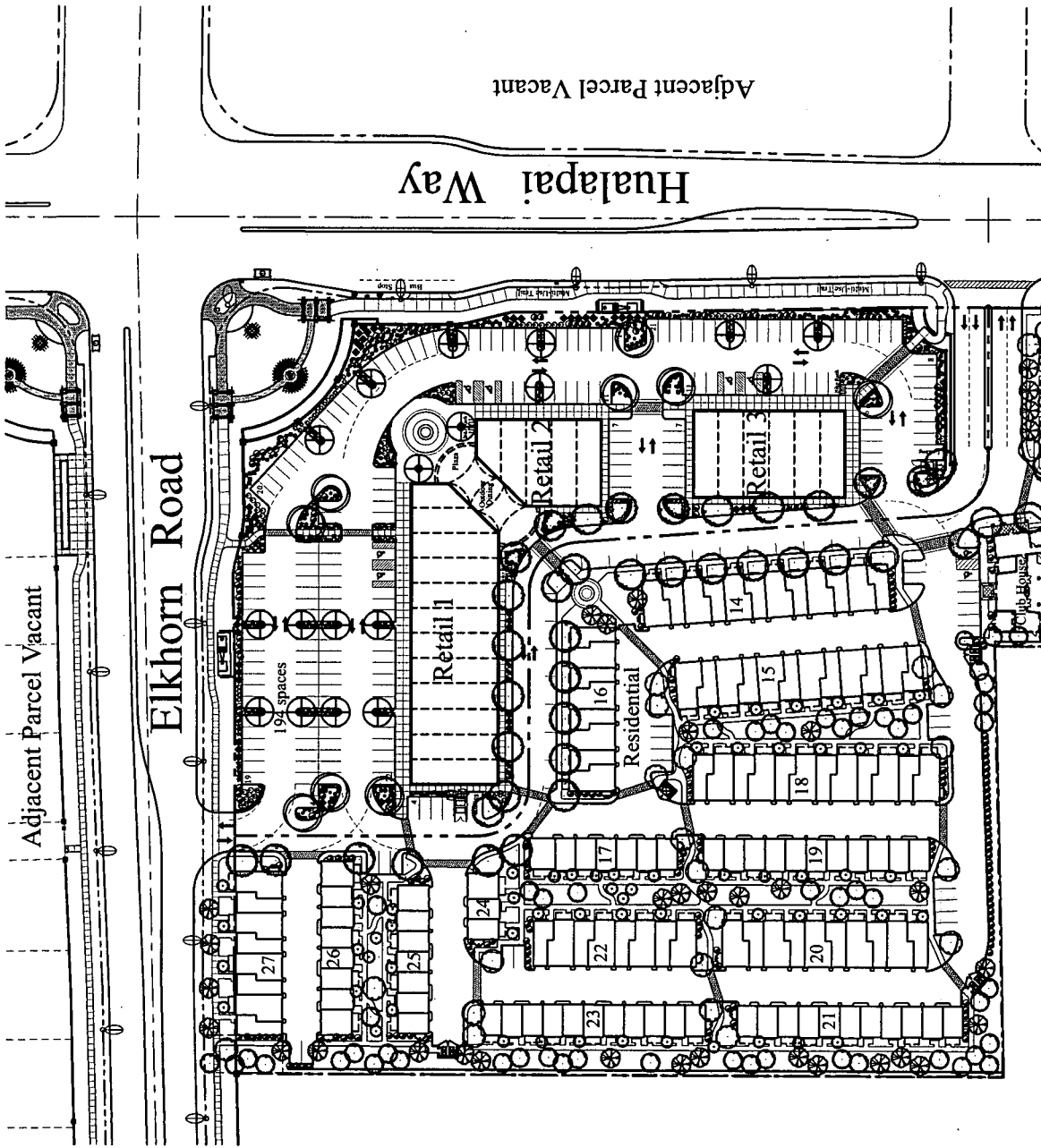
LAS VEGAS, NEVADA



Perlman
DESIGN GROUP

JAN 09 2007

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MAR 19 2007



Conceptual Landscape Plan - B-4

SITE INFORMATION

ZONING: PD Assessor Parcel No: 126-24-510-003

COMMERCIAL AREA:

Parcel: (Approximate, to be Verified)
Net Area: 150,300 sf

3.450 acres

SITE COVERAGE

Max. Allowed: Building/Site Area

Provided:

30,000 sf / 150,300 sf = 20.4%

LANDSCAPE AREA

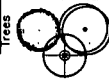
Min. Allowed: Site Area-Striped-Driveway

Provided:

17,453 sf / 150,300 sf = 24.9%

Plant Materials Legend

Qty. Remarks



Shrubs

15

5 gal.

15

5 gal.

45

5 gal.

33

5 gal.

150

1 gal.

15

1 gal.

45

1 gal.

120

1 gal.

50

1 gal.

42

5 gal.

30

5 gal.

100

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

5 gal.

20

Scale: 1" = 40'

0 40 80 160

North

Project No. 706105 March 19, 2007

GREEN STREET
PROPERTIES

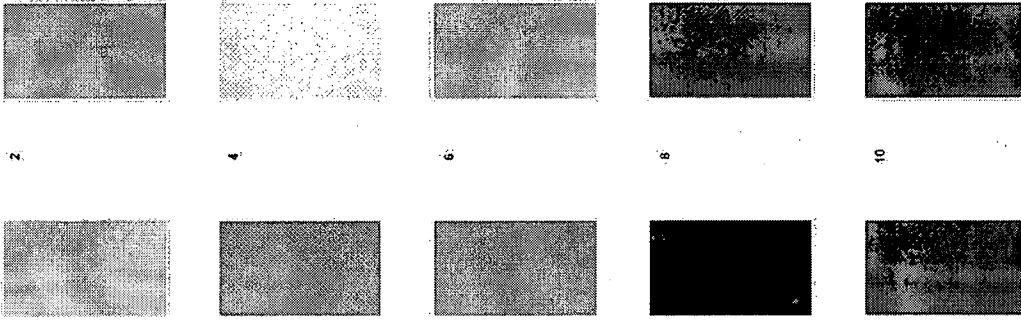
PROVIDENCE MIXED-USE
Las Vegas, Nevada

Pedman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS

VAR-18090 SDR-18034
REVIS 04/12/07 PC

REVIS 04/12/07 PC

PROVIDENCE (NV) PROPOSED EXTERIOR COLOR PALETTES (ML 5.17.06)						
SCHEME	SIDING	STUCCO	BODY COLOR	TRIM/FASCIA COLOR	SHUTTER COLORS (OPTIONS)	DOOR COLORS (OPTIONS)
1	Y	N	SHERWIN WILLIAMS SW2865 CLASSICAL YELLOW (1)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)
					FRAZEE 8476N SYMPHONY BLUE (8)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
2	Y	Y	FRAZEE 115 CAPE COD GRAY (2)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)
					FRAZEE 8476N SYMPHONY BLUE (8)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
3	Y	Y	SHERWIN WILLIAMS SW2827 COLONIAL REVIVAL STONE (3)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)
					FRAZEE 8476N SYMPHONY BLUE (8)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
4	Y	Y	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					FRAZEE 8476N SYMPHONY BLUE (8)	FRAZEE AC116N ROASTED PEPPER (9)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	FRAZEE 8476N SYMPHONY BLUE (8)
5	Y	N	SHERWIN WILLIAMS SW2826 COLONIAL REVIVAL GREEN (5)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)
6	Y	Y	SHERWIN WILLIAMS SW2826 COLONIAL REVIVAL TAN (6)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)	SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)
					SHERWIN WILLIAMS SW6258 TRICORN BLACK (7)	SHERWIN WILLIAMS SW2829 CLASSICAL WHITE (4)



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MATERIAL BOARD

GREEN & STREET
P R O P E R T I E S

PROVIDENCE MIXED-USE
Las Vegas, Nevada

VAR-18090 SDR-18031
REVISED
02/22/07 PC
RECEIVED



PROJECT NO. 706105 JANUARY 09, 2007

JAN 09 2007

Comments



Separator Sheet

April 13, 2007

INTER-OFFICE MEMORANDUM

TO: PLANNING AND DEVELOPMENT DEPARTMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

APPLICANT: APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC

WARD: WARD 6 (ROSS)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

4/24/2007
DATE

Vicky Darling
CITY CLERK

By: Vicky Darling, CMC
Acting Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

April 12, 2007

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

April 23, 2007

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

April 23, 2007

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: January 31, 2007
Re: SDR-18031 Fairfield Hualapai, LLC SWC Hualapai Way & Elkhorn Rd.
Request for a Site Development Review for a mixed use development on 15.69 acres

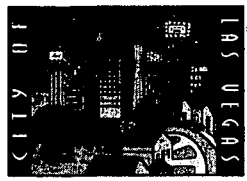
CONDITIONS OF APPROVAL:

1. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of the Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
2. If not already constructed by the Master Developer, construct half-street improvements, including appropriate over paving, on Hualapai Way and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
3. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way (if any) adjacent to this site concurrent with development of this site.
4. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements (if any) in the public rights-of-way adjacent to this site.
5. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Dorrell Lane shall be a crash gate only.
6. This site plan proposes shared access between the residential and commercial portions of this project on a private "loop road". The first map that includes the "loop road" shall provide the full length and width. Upon subdivision, perpetual common access rights between the various parcels/owners within this Mixed Use development shall be preserved.
7. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Show and dimension the common lots and adjacent right-of-way on the Tentative Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
11. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.

COMMENTS:

We note that there is a Multi-Use Transportation Trail adjacent to this site on Hualapai Way and should be commented on by the Planning and Development Department.

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

December 18, 2006

Fairfield Hualapai, LLC
5510 Morehouse Drive #200
San Diego, CA 92121

Re: SDR-18031 and VAR-18090

Dear Applicant:

The Site Development Plan Review (SDR-18031) and Variance (VAR-18090) applications that you submitted are incomplete.

The applications submitted do not meet the standard expressed in Section 2.3.5 of the Cliff's Edge Master Development Plan titled Village Commercial which states that *Medium Residential Uses (up to 25 dwelling units per acres) are allowed when in conjunction with a horizontally or vertically mixed use project.* The applications submitted to us did not demonstrate a commercial component; therefore, does not meet the mixed use criterion.

Per an email dated 12/13/06, your representative, VTN Nevada was notified that the deadline for submittal of revised plans was 12/15/06. The deadline has passed; therefore, the Site Development Plan Review and Variance applications will be deemed incomplete until an application is submitted with an adequate commercial component.

Sincerely,

Doug Rankin
Planning and Development Manager
Current Planning Division

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



Cc: Mr. Jason Kepple
VTN Nevada
2227 S. Rainbow
Las Vegas NV 89146

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:24 AM
To: Agenda-Items
Subject: SDR 18031

13-Feb Brigitte Solvie 7030 N. conquistador 5sols@msn.com x opposed to SDR 18031

Brigitte Solvie called to express her opposition to SDR 18031. She will be attending the planning commission meeting. Wants to pick up the actual information.

Sheila D. Lambert
Liaison to Councilman Ross
Tele: (702) 229-2385
Fax: (702) 464-2556
SLambert@LasVegasNevada.gov

Submitted after final agenda

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: RE: SDR#18031

From: Michelle Thackston
Sent: Thursday, February 15, 2007 2:45 PM
To: Sheila Lambert
Subject: RE: SDR#18031

Kathleen Bruce called 9880 Elkhorn Rd. 240-7187. She is opposed to SDR#18031 and has questions regarding project. This is going before planning commission 02/21/07.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wittage Ave. (702)334-2872 mddishon@interact.ccsd.net. They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development

From: Steve Gebeke

Phone: (702) 229-5410 Fax: (702) 385-7268

CC: Land Development Civil Plan Ref. # 24001

Date: 08/22/07 1st Review

Re: Liberty Square @ Providence

STATUS:

☒ Cond. Appr.

☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops (see Grading Plan sheets for required locations).
2. Revise the Utility Plan to depict the installation of both the RPPA and DCDA as being located a minimum of three (3) feet from the back of sidewalk or ROW, whichever is nearer to the structures, to provide for required landscaping. Place a general note within the Utility Plan stating: "All above ground utility appurtenances shall conform to the requirements of Title 19.12.040."
3. Revise Construction Note 11 to add: "All walls will meet the requirements of the Cliff's Edge Master Development Plan and Design Guidelines, section 6.2."
4. On sheet GR6, the location of section marker 3 does not match the conditions of the provided section. Relocate the marker to avoid the stairs, or provide the correct marker/section.
5. Add a new detail to depict the required Multi-Use Transportation Trail corridor (see Exhibit 1, attached). Refer to the new detail in Sections 3, 5 and 15.
6. On sheet DT1, revise the second section labeled as "1" to "1B" to match the section marker on sheet GR7.
7. Revise all applicable sections on sheets DT1, DT2 and DT3 to provide existing and proposed wall details, including the maximum height of retaining walls, maximum height of screen walls and minimum distance for step-backs. Label all proposed perimeter screen or retaining wall details as: "Community or Product Wall [see individual sections as indicated], per the Cliff's Edge Master Development Plan and Design Guidelines." (Sections 1, 1B, 2, 4, 5, 8, 10, 12, 15-17, 19, 20 and 22).
8. Revise all applicable sections on sheets DT1, DT2 and DT3 to call out landscape areas, as indicated. (Sections 1-5, 8, 10, 14-17, 19, 21-22).
9. On sheet DT1, revise sections 3 and 5 to depict the landscaped area between the 10' trail and the Community wall as being a minimum of 5'-0" wide, per the City of Las Vegas Master Plan, Transportation Trails Element.
10. On sheet DT1, revise section 5 to remove the stairs from the Transportation Trail Corridor. The stairs must be accommodated on site.
11. On sheet DT1, revise section 10 to ensure that the wall depicted meets the requirements of Section 6.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines. For Community Walls, the maximum height of the solid portion of the wall (retaining and/or screen wall) may not exceed 7'-4" in exposed height. The maximum height allowed for a screen wall is 6'-0". If the entire exposed height of 7'-4" for the wall is for retaining purposes, a 5'-4" wrought iron view fence may

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

be placed atop the wall. Wherever a view fence is used, the wall shall not extend more than 18" higher than the finish pad elevation.

12. On sheet DT2, revise section 15 to remove the reference to "Future" landscaping, etc. Revise the wall to match details 3 and 5 (wall plus view fence). Also, for the length of Hualapai adjacent to the residential portion of Liberty Square, the width of the landscaping between the 10' Transportation Trail and the Community Wall was approved at 5'-0" (it is required at 10'-0" for the commercial portion to the north). Revise the section to reflect the correct planter width.
13. *Civil plan redlines must be returned with mylars for planning signature.*

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. # 25622
Date: 11/26/07 1st Review
Re: Greenstreet @ Pod 122, Phase 1 (SDR-18021)

STATUS:

☒ Cond. Appr.
☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The correct Assessors Parcel Number (APN 126-24-517-001) must be shown on the cover sheet.
2. Per LVMC Title 19.12.040, no above ground utility installations are allowed within a trail corridor required by the Las Vegas Master Plan Transportation Trail or Recreation Trail Elements. Revise the utility plans to depict the installation of above ground utilities in back of the trail corridor along Hualapai Way (in back of the 5' private landscape corridor, as indicated on sheet 5).
3. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops (see Utility Plan, sheet UT1, for required locations).
4. On sheet UT1, there appear to be columns that are located within or blocking access to ADA ramps and/or access aisles for parking spaces. Please clarify. ADA routes must remain clear of all obstructions.
5. Revise the Grading Plan to include a construction note stating: "Trash enclosure, per Architectural Plans."
6. Revise sections G and H on sheet 7 to label the retaining walls as "Community Wall, per the Cliff's Edge Master Development Plan, and Design Guidelines."
7. Revise section I on sheet 7 to label the landscape area, as indicated.
8. Revise section J on sheet 7 to remove the future ("FUT") label from the landscape area along Hualapai Way.
9. *Civil plan redlines must be returned with mylars for planning signature.*

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. # 25624
Date: 11/27/07 1st Review
Re: Greenstreet @ Pod 122, Phase 2 (SDR-18021)

STATUS:

☒ Cond. Appr.
☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The correct Assessors Parcel Number (APN 126-24-517-001) must be shown on the cover sheet.
2. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width), walls, fences, and sidewalks that are less than 7'-0" wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops (see Utility Plan, sheet UT1, for required locations).
3. On sheet UT1, there appear to be columns that are located within or blocking access to ADA ramps and/or access aisles for parking spaces. Please clarify. ADA routes must remain clear of all obstructions.
4. Revise the Grading Plan to include a construction note stating: "Trash enclosure, per Architectural Plans."
5. Revise sections K and L on sheet 6 to label the retaining walls as "Community Wall, per the Cliff's Edge Master Development Plan and Design Guidelines."
6. Revise section R on sheet 6 to remove the future ("FUT") label from the landscape area along Hualapai Way.
7. Revise section Q on sheet 6 to depict the view fence at the maximum 5'-4" height allowed for a Product Wall, per the Cliff's Edge Master Plan and Design Guidelines.
8. *Civil plan redlines must be returned with mylars for planning signature.*

Civil Meeting 12/18/07

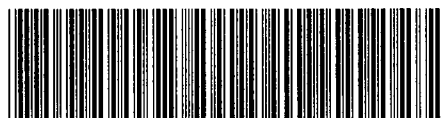
With the exception of # all other issues still need to be resolved. I made comments on their civil copies and ask them to contact you with any questions.

Thanks

Darren

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

Extraction List



EXTRACTION LIST

Separator Sheet

13/9

PARCELS	133
LABELS	35

Report of All Selected Parcels

Case Number: SDR-18031

Printed On: Fri: January 19, 2007

Address **VAR 18090**

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BECKER ERNEST A IV & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12613710003
BECKER ERNEST A IV & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12613897003
BOOTH FELICIA CATHERINE REV TR	10127 SPARROW RIDGE AVE LAS VEGAS NV	12613810004
CLIFFS EDGE L L C	%K HERMANSON 3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613897002
DAY STAR VENTURES L L C	6985 W SAHARA #201 LAS VEGAS NV	12624510002
DAY STAR VENTURES L L C	6985 W SAHARA #201 LAS VEGAS NV	12613897001
FAIRFIELD HUALAPAI L L C	%R SWANSON TAX DEPT #1270 5510 MOREHOUSE DR #200 SAN DIEGO CA	12624597006
FERNANDEZ JESUS P	3817 WHITE CASTLE LAS VEGAS NV	12624697002
FISHER TERESA & TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12624697003
FISHER TERESA & TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12624597005
FISHER TERESA L	H C R 38 BOX 107 LAS VEGAS NV	12624597003
GAWRYK FRED	9880 ELKHORN RD LAS VEGAS NV	12624597004
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12519101002
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12519101001
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12518401001
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12624511011
GREYSTONE NEVADA L L C	%LENNAR LAND DIVISION 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12519201001
HADELER WALTER & HELENE	7095 EULA ST LAS VEGAS NV	12519201003
IZZO JOHN FAMILY TRUST	2100 SPRINGSTEAD ST LAS VEGAS NV	12624510003
IZZO JOHN FAMILY TRUST	2100 SPRINGSTEAD ST LAS VEGAS NV	12518401015

Report of All Selected Parcels

Case Number: SDR-18031

Printed On: Fri: January 19, 2007

Owner	Address	Parcel Number
MASSI ALBERT D	1808 DERBYSHIRE DR LAS VEGAS NV	12519202006
MOORE JENNIFER L & S DAVID	7604 PAINTED DUNES DR LAS VEGAS NV	12519102027
MOSS PHILLIP D & GINGER R	9875 WITTIG AVE LAS VEGAS NV	12519103006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514064
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513063
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514066
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511010
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513062
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511001
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514068
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511002
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514070
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514069
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511003
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511004
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514062
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514001
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514063
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514004
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514005
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514039
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514038
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514037
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514007
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514008
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514009
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514002
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514010
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514003
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513030
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514067

Report of All Selected Parcels

Case Number: SDR-18031

Printed On: Fri: January 19, 2007

Owner	Address	Parcel Number
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513024
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513097
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513025
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513026
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513070
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513027
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513071
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513028
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511008
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513029
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513098
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513034
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513031
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513035
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513099
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513032
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511007
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513036
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513065
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624511006
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513064
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624514065
PARDEE HOMES NEVADA	10880 WILSHIRE BLVD #1900 LOS ANGELES CA	12624513033
PASKO FAMILY REVOCABLE LIVING TR	7065 EULA ST LAS VEGAS NV	12519101009
PICERNE PROVIDENCE L L C	%MERITAX PPTY TAX CONSULTANTS 9201 N 25TH AVE #140 PHOENIX AZ	12624610004
PINNACLE NEVADA CORP	8080 W SAHARA #D LAS VEGAS NV	12519202007
PINNACLE-NEVADA CORP	8080 W SAHARA AVE #D LAS VEGAS NV	12519202001
PLATT CRAIG	7025 EULA ST LAS VEGAS NV	12519101005
R A O COMMERCIAL L L C	%R & V YERRAMSETTI P O BOX 371298 LAS VEGAS NV	12518401009
R A O COMMERCIAL L L C	%N & V YERRAMSETTI P O BOX 371298 LAS VEGAS NV	12518401010
RACINE BARBARA L & JOSEPH R P	9865 WITTIG AVE LAS VEGAS NV	12519103007
SANDERS MARY	9945 WITTIG AVE LAS VEGAS NV	12519101006

Report of All Selected Parcels

Case Number: SDR-18031

Printed On: Fri: January 19, 2007

Owner	Address	Parcel Number
SETON ACADEMY INC	9975 PLACID ST LAS VEGAS NV	12518401002
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519101003
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816008
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816007
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816115
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816016
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816117
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816116
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816113
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812004
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812003
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816118
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812002
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613812001
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816002
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816121
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816015
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816013
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816014
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816009
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816122
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816207
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816012
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816120
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816011
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816119
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816206
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816010
U S HOME CORPORATION	%LENNAR COMMUNITIES 6750 VIA AUSTI PKWY #200 LAS VEGAS NV	12613816123
USA	WASHINGTON DC	12624701014
VANNUCCI RONALD JR & LISA A	7224 GATES MILL RD LAS VEGAS NV	12519102030
W F INVESTORS L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519201002

Report of All Selected Parcels

Case Number: SDR-18031

Printed On: Fri: January 19, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
W F INVESTORS L L C	3455 CLIFF SHADOW PKWY #220 LAS VEGAS NV	12519201004
WEST RICK ALLEN	9885 WITTIG AVE LAS VEGAS NV	12519103005
WILLIAMS JEFFREY M & JULIE A	9864 WITTIG AVE LAS VEGAS NV	12519102029
WOLF LEWIS C	9865 ELKHORN RD LAS VEGAS NV	12519102028
YAMAGATA GENE H	4765 S DURANGO DR #200 LAS VEGAS NV	12519101008

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

ASSASSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

126-24-5

119S R59E

24

N 2 NE 4

8	7	6	5	4	3	2	1
5	1	5	1	5	1	5	1
6	2	6	2	6	2	6	2
7	3	7	3	7	3	7	3
8	4	8	4	8	4	8	4

Scale: 1"=200'

Rev: 09/15/06

MAP LEGEND

AVERAGE
ON VALUE
35

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/D BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

100'

ROAD ID NUMBER

0.5

GOV. LOT NUMBER

PARCEL NUMBER

001

ACREAGE

1.00

PARCEL SUB/STO NUMBER

202

PLAT RECORDING NUMBER

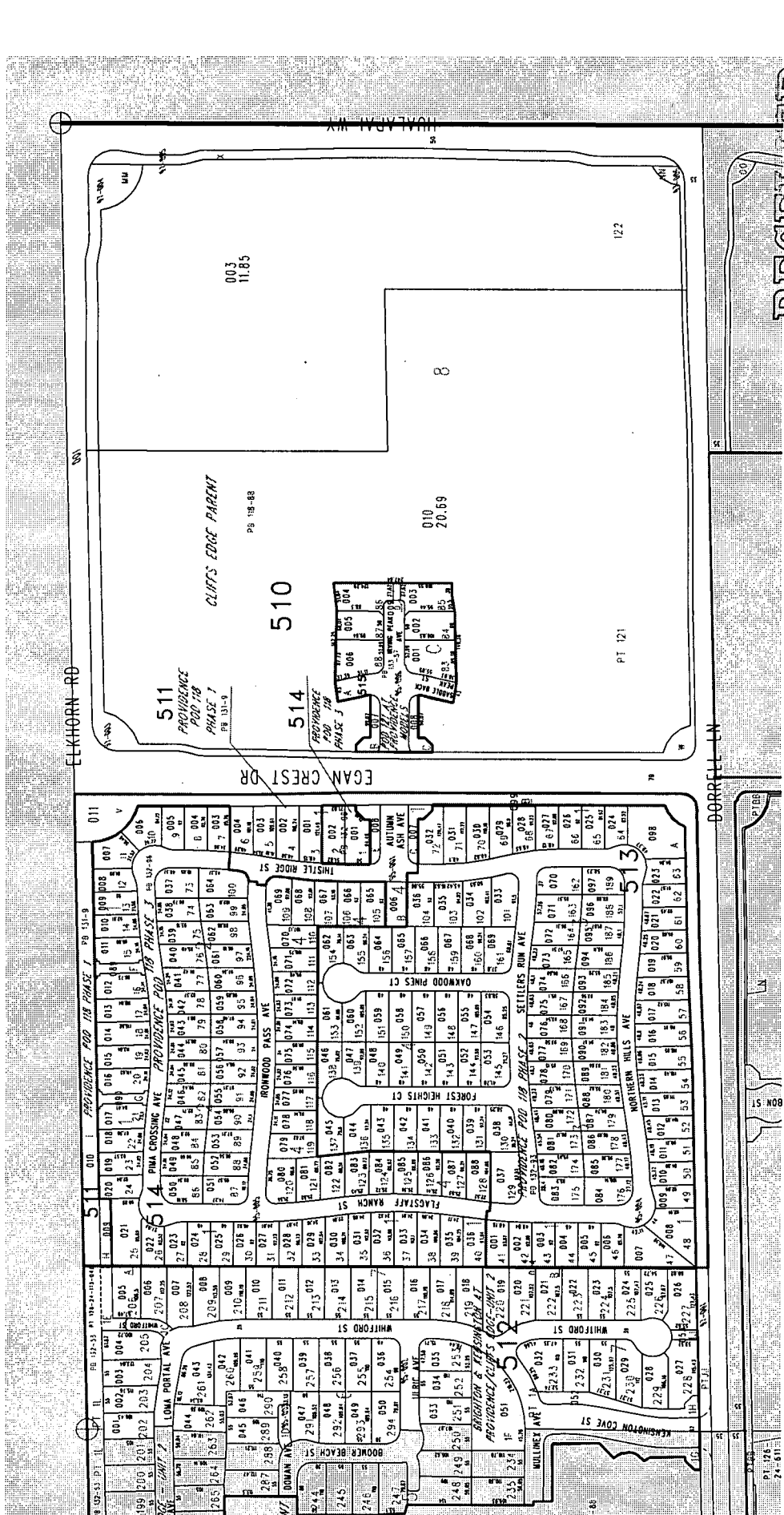
PE 23-10

BLOCK NUMBER

5

LOT NUMBER

5



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NOV 08 2006

SDR-18031

12/21/06 PC

Deed



Separator Sheet

APN: 126-24-510-003

Escrow No. 05-03-4850-112-LMH

R.P.T.T. \$68,016.15

WHEN RECORDED, RETURN TO:

Chicago Title Agency of Nevada, Inc.
3455 Cliff Shadows Parkway, Suite 110
Las Vegas, Nevada 89129
Attention: Lorraine Hill

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

CLIFFS EDGE, LLC, a Nevada limited liability company ("Grantor"), having an office at 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to FAIRFIELD HUALAPAI LLC, a Delaware limited liability company, its successors and assigns, all right, title and interest in, to and under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described in Attachment A attached hereto and incorporated herein by reference, together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

RESERVING UNTO Grantor all mineral rights, but without right of entry on the surface of such real property nor the right to drill, mine, store, explore or operate through the surface of such real property or within five hundred feet (500') from the surface of such real property;

SUBJECT TO current taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

[signature on following page]

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NOV 07 2006

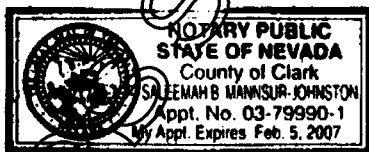
Dated as of the 16th day of March, 2006.

CLIFFS EDGE, LLC,
a Nevada limited liability company
By: Holdings Manager, LLC, a Nevada limited liability
company, its Manager

By: John A. Ritter
John A. Ritter, Manager

STATE OF NEVADA)
)
COUNTY OF CLARK)

This instrument was acknowledged before me on March 16th, 2006, by John A. Ritter as Manager of Holdings Manager, LLC, a Nevada limited liability company, Manager of Cliffs Edge, LLC, a Nevada limited liability company.



(Signature of notarial officer)

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NOV 07 2006

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 126-24-510-003

b)

c)

d)

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: _____

\$13,336,500.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value: \$13,336,500.00

Real Property Transfer Tax Due: \$68,016.15

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity _____

Signature _____

Capacity Seller

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Cliffs Edge, LLC

Address: 3455 Cliff Shadows Pkwy, #220

City: Las Vegas

State: NV Zip: 89129

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Fairfield Hualapai, LLC

Address: 5510 Morehouse Drive, #200

City: San Diego

State: CA Zip: 92121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Escrow #: 05034850-112

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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ATTACHMENT "A"
TO GBS DEED
DESCRIPTION OF THE PROPERTY

COPY

ASSESSOR'S

RECEIVED
NOV 07 2006

Attachment "A"

PARCEL A:

Lot One Hundred Twenty-Two (122) in Block Eight (8) of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL B:

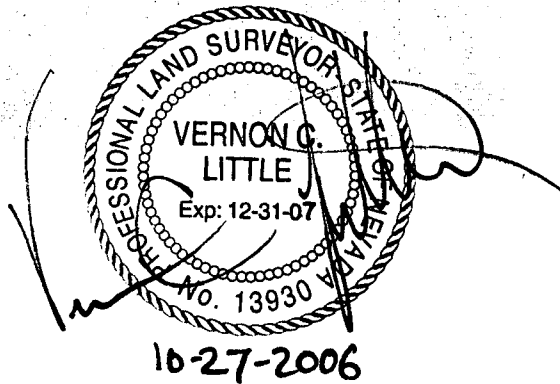
Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Basements for Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

RECEIVED
NOV 07 2006



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W.O. 6635-1
BY: SP
P.R. BY: VCL
OCTOBER 25, 2006
PAGE 1 OF 3

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF HUALAPAI WAY AND ELKHORN ROAD FOR ZONING PURPOSES.

**LEGAL DESCRIPTION
ZONING**

BEING A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, SAME BEING THE CENTERLINE INTERSECTION OF SAID ELKHORN AND HUALAPAI WAY; THENCE SOUTH 00°08'16" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 24, COINCIDENT WITH THE CENTERLINE OF SAID HUALAPAI WAY, 670.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°08'16" WEST, 668.37 FEET; THENCE NORTH 88°48'37" WEST, DEPARTING SAID EAST LINE AND SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SAME BEGIN THE CENTERLINE OF DORRELL LANE, 340.16 FEET; THENCE NORTH 00°08'25" EAST, DEPARTING SAID SOUTH LINE AND SAID CENTERLINE, 669.91 FEET; THENCE SOUTH 88°47'42" WEST, 340.13 FEET; THENCE NORTH 00°08'34" EAST, 669.82 FEET; THENCE NORTH 88°46'46" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), COINCIDENT WITH THE CENTERLINE OF ELKHORN ROAD, 187.81 FEET;

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W.O. 6635-1
OCTOBER 25, 2006
PAGE 2 OF 3

THENCE SOUTH 00°00'00" EAST, DEPARTING SAID NORTH LINE, 259.83 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY, 62.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'56"; THENCE SOUTH 89°59'56" EAST, 192.21 FEET; THENCE SOUTH 05°05'38" EAST, 324.79 FEET; THENCE SOUTH 07°11'26" EAST, 38.11 FEET; THENCE NORTH 90°00'00" EAST, 224.85 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 10.24 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

NORTH 88°46'46" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN ON THAT CERTAIN PLAT OF "CLIFFS EDGE PARENT", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 118 OF PLATS, PAGE 88.

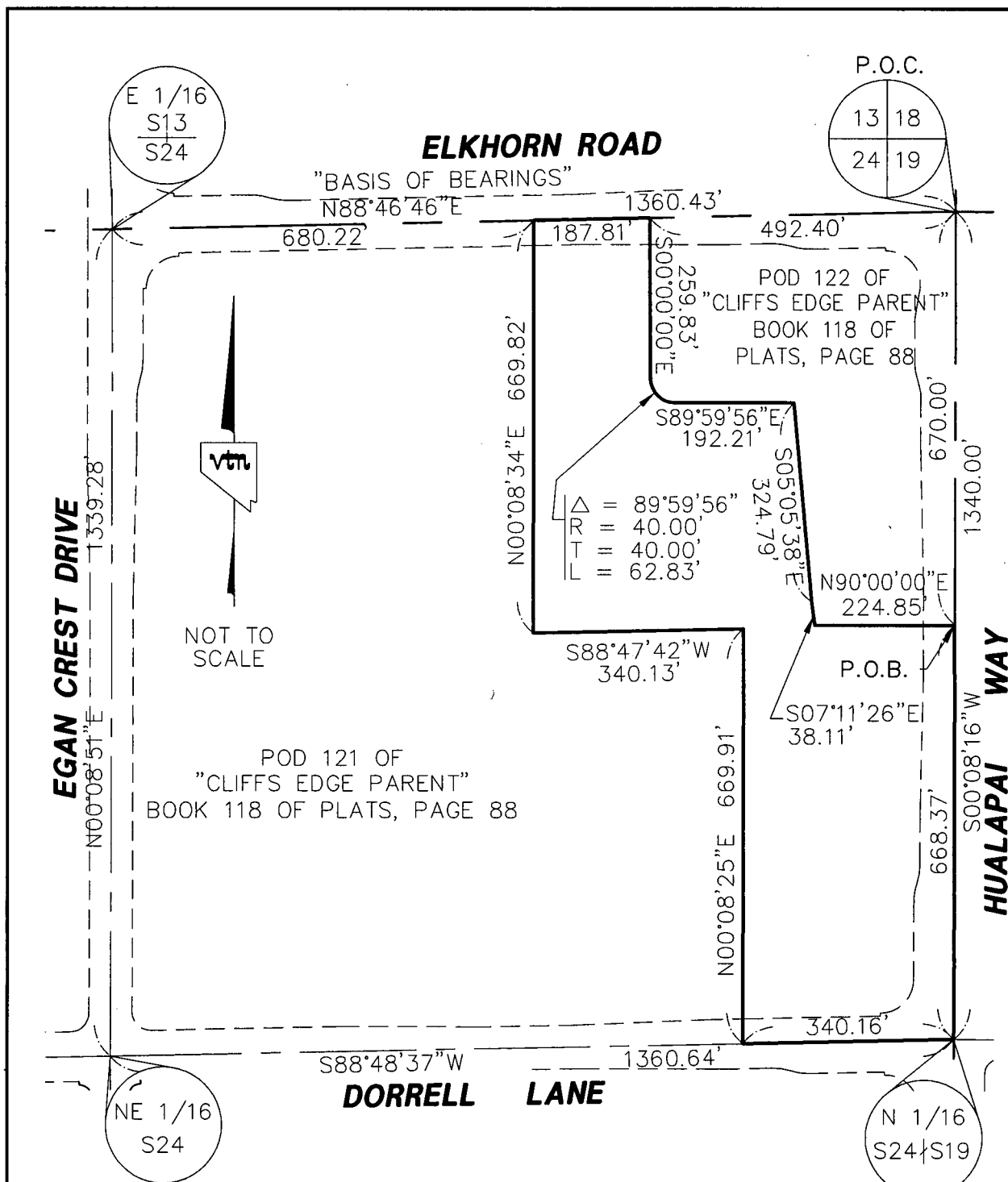
END OF DESCRIPTION.

NOTE:

THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

G:\6635\LEGAL\ZONE.DOC
REF: G:\6635\6635LEGAL.DWG (ZONE)

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NOV 07 2006



G:\6635\6635-LEGAL5.DWG (ZONE)

vtn nevada

2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

ZONE

SCALE	HORZ. NONE
	VERT. NA
W.O. NO.	6635-1
DRAWN BY:	SP
DATE:	10/25/06
SHEET	1 OF 1

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SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18031** APN: 126-24-510-003

Name of Property Owner: Fairfield/Hualapai LLC. *Pd*

Name of Applicant: Fairfield Residential L.L.C.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: SEE ATTACHED

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

See attached jurat

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Justification Letter



Separator Sheet



PROVIDENCE

Master Planned Community

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

November 6, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

RE: *Cliff's Edge Master Plan Community*
Preliminary Project Plan Submittal – POD 122 - Town homes
Site Plan Date: received 10/24/06

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - Town homes.

Upon review the DRC "approves" your Preliminary Project Plan for POD 122 as noted:

- ◆ Please submit Construction Phasing Plan when available.
- ◆ Provide Proposed Pricing for Home Sales when available.
- ◆ In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- ◆ Please submit Preliminary Design of the Entry Landscape when available.
- ◆ Please submit Preliminary Design of Neighborhood Recreation Center when available.

Also attached please find KTG's justification letter dated 11/3/06 addressing the following issues:

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

SDR-18031

12/21/06 PC





PROVIDENCE

Master Planned Community

November 6, 2006

Page 2 of 2

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTG representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

In some cases, a setback of less than 10' is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

Upon review of KTG's justification for the deviations to the guidelines as noted above the DRC hereby approves the deviations as noted.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel – Focus
 David Browning - Landtek

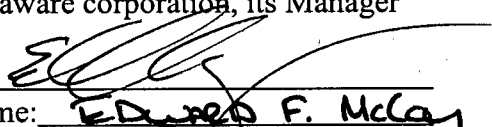
SDR-18031
12/21/06 PC

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**SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC**

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: 
Name: EDWARD F. McCarty
Title: V.P.

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

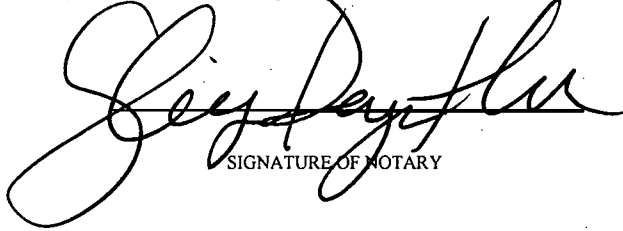
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 20th day of October, 2006 by Ed McCoy personally known to me.

Name of signer(s)

WITNESS my hand and official seal.


SIGNATURE OF NOTARY



-OPTIONAL SECTION- CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNERS(S)
☐ GENERAL

☐ LIMITED

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

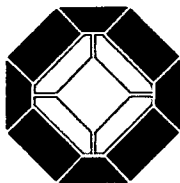
Title or Type of Document: Statement of Financial Interest, Providence

Number of Pages: 2

Date of Document: Not Dated

Signer(s) Other Than Named Above

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NOV 07 2006



KTGY GROUP, INC.

Architecture

Planning

17992 Mitchell South
Irvine, California 92614
949/851-2133 FAX 949/851-5156
Fort Lauderdale, FL

November 3, 2006

Ms. Carmen Shukis
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

Subject: Justification Letter Fairfield Pod 122

Dear Carmen:

SDR-18031

We have received your request for a justification letter for the following issues:

12/21/06 PC

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

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** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTGY representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

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Ms. Carmen Shukis
November 3, 2006
Page 2

KTGY GROUP, INC.
Architecture
Planning

Sincerely,

The KTGY Group

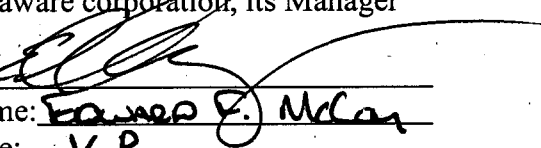
Dan Eitman

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NOV 07 2006
SDR-18031
12/21/06 PC

**SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC**

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: 

Name: James P. McCar

Title: V. P.

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CALIFORNIA JURAT WITH AFFIANT STATEMENT

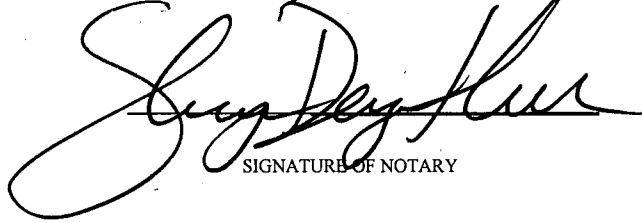
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 20th day of October, 2006 by Ed McCoy personally known to me.

Name of signer(s)

WITNESS my hand and official seal.


SIGNATURE OF NOTARY



-OPTIONAL SECTION- CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNERS(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

**SIGNER IS
REPRESENTING**
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Title or Type of Document: Application/Petition Form Providence

Number of Pages: 2

Date of Document: Not Dated

Signer(s) Other Than Named Above

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FF DEVELOPMENT LP

October 24, 2006

Doug Rankin
Planning Supervisor
City of Las Vegas Planning & Development
731 Fourth Street
Las Vegas, NV 89101

**RE: Site Development Plan Review Submittal
Providence; Pod 122**

Mr. Rankin,

Fairfield is pleased to be submitting a Site Development Plan Review package for your review and comment. The enclosed plans will provide you with the proposed building layout, pedestrian and vehicular circulation, site access, building elevations and landscaping treatment. The details associated with this proposal are as follows:

Current Site Information:

Location:

The site is designated Pod 122 within the Providence Master Planned Community and is made-up of residential and retail/commercial land uses. Site boundaries are defined by Elkhorn Road to the north, Pod 121 to the west, Hualapai Way to the east and Dorrell Lane to the south.

Area:

15.69 Gross Acres
Residential Parcel = 10.38 Gross Acres
Retail Parcel = 5.31 Gross Acres

Current Use:

The site is currently vacant land

Current Zoning:

VC – Village Commercial

Proposed Zoning:

VC – Village Commercial

Flood Zone:

The site is currently located within flood zone X

**SDR-18031
12/21/06 PC**

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Development Proposal:*Use:*

Fairfield's proposed townhome community will consist of approximately 218 three story homes on a 10.38 (gross) acre parcel. The adjacent retail/commercial parcel (5.31 gross acres) is not a part of this submittal and will be processed separately. This residential development will be constructed in one phase and will be subsequently mapped as a single lot parcel for condominium purposes.

Townhome Proposal:*Site Plan:*

The site plan illustrates overall building orientation, internal travel ways, open space and amenity locations. The plan has been designed around a central identity drive that horizontally integrates the residential and retail uses proposed on-site. Townhome buildings have been oriented to interface with front door access along neighborhood streets, as well as, pedestrian paseos. Pedestrian circulation has been emphasized throughout the site with connectivity to on-site amenities, retail uses and off-site recreational opportunities. Primary vehicular access will occur at Hualapai Way with secondary access at Elkhorn Road and Dorrell Lane, respectively.

Building Type:

The proposed development will consist of side by side three story townhomes planned in rows of 4 to 10 units. These homes utilize an enclosed ground floor garage with direct access to second and third level living areas.

Architecturally, design of these homes will integrate the strong "American Traditions"/"Classical Americana" theme planned throughout common areas of the Providence community.

Appropriate architectural detailing, exterior materials and pitched roof elements will be incorporated to embody the noted design.

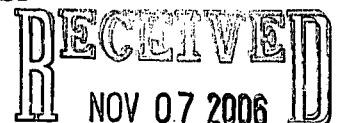
Within the site, buildings will have front door access from neighborhood streets, as well as, pedestrian paseos. Around the perimeter, buildings have been located to face out toward the community. Pedestrian access to the surrounding community will be further emphasized along Hualapai Way with residential "stoop" type access to the public walk.

Building Mix:

The proposed unit mix will include one and two bedroom unit plans. The current unit types consist of the following:

- 1 Bedroom; 1.5 Bath at approximately 952 SF
- 1 Bedroom + Den; 1.5 Bath at approximately 1,134 SF
- 2 Bedroom; 2.5 Bath at approximately 1,254 SF
- 2 Bedroom; 2.5 Bath at approximately 1,310 SF

SDR-18031
12/21/06 PC



Setbacks:

Planned setbacks are as follows:

From adjacent property line

- Single story structure 10' minimum
- Three story structure 30' minimum

From adjacent ROW

- Three story structure 25' minimum

Perimeter Walls:

Perimeter walls are anticipated around the site for retaining purposes, with view fencing above. The proposed building type and outward facing orientation lends itself to a minimized wall condition at finish grade.

Proposed Amenities:

- Resident pool area including; pool, spa, sundeck, built-in BBQs and trellis shade structures.
- Full-time leasing and property maintenance staff
- Community room for resident functions and community gatherings.
- Resident business Center
- Generous Landscape treatment throughout the development

Off-Street Parking:

Planned parking is consistent with City of Las Vegas standards and has been accommodated with a combination of attached garages and surface parking spaces.

Utilities:

All wet and dry utilities have been stubbed to the site. Storm water management is not planed on-site; storm drainage will be conveyed on-site to inlets which tie into the master stormwater system.

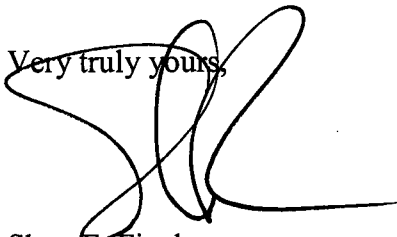
Mapping:

A single lot parcel map for condominium purposes will be processed.

Fairfield is confident that the enclosed plans will convey quality and design which are consistent with the expectations of the City of Las Vegas.

Please contact me if you have any questions or require additional information.

Very truly yours,



Shon E. Finch
Development Project Manager

SDR-18031
12/21/06 PC

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Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) Southwest Corner of Elkhorn Rd. and Hualapai Way
Project Name Liberty Square Proposed Use Multi-Family
Assessor's Parcel #(s) 126-24-510-003 Ward # 6
General Plan: existing MR proposed MR Zoning: existing PD proposed PD
Commercial Square Footage N/A Floor Area Ratio N/A
Gross Acres 10.38 +/- Lots/Units 218 Density 25.68 du/ac
Additional Information _____

PROPERTY OWNER Fairfield Hualapai L.L.C. Contact Shon Finch
Address 5510 Morehouse Drive Suite 200 Phone: (858) 457-2123 Fax: (858) 457-1121
City San Diego State CA Zip 92121

APPLICANT Fairfield Hualapai L.L.C. Contact Shon Finch
Address 5510 Morehouse Drive Suite 200 Phone: (858) 457-2123 Fax: (858) 457-1121
City San Diego State CA Zip 92121

REPRESENTATIVE VTN Nevada Contact Jason Kepple
Address 2727 S. Rainbow Blvd Phone: 873-7550 Fax: 362-2597
City Las Vegas State NV Zip 89146

Property Owner Signature* SEE ATTACHED

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

see attached jurat

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-18031</u>
Meeting Date:	<u>12/21/2006</u>
Total Fee:	<u>\$800.00</u>
Date Received:	<u>11-7-06</u>
Received By:	<u>John R. McClelland</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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Hansen Sheet



Separator Sheet

Report Date 11/09/2006 08:15 AM

Submitted By

Page 1

A/P # 18031 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages		Date / Time	By	Date / Time	By
Processed	11/07/2006 11:07	983538	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-18031 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18090 - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI LLC - Request for a Site Development Plan Review FOR A PROPOSED 218-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 15.69 acres at the Southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

Parent A/P #

Project # 18031 Project/Phase Name LIBERTY SQUARE

Size/Area 10.38 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 12624510003

Location

Owner/Tenant

Contact ID AC1262091	Name FAIRFIELD HUALAPAI L L C	Organization
Mailing Address 5510 MOREHOUSE DR #200		State/Province CA
City SAN DIEGO		Country
ZIP/PC 92121-3722		☐ Foreign
Day Phone (858)457-2123 x		Evening Phone
Fax (858)457-1121		Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12624510003

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 11/09/2006 08:15 AM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, Admin? PUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/21/2006	PC	SCHEDULED	0	0	0
JMCCLLELAND	11/07/2006				

Template Type A/P.#	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	11/08/2006 14:34		0.00
	BRIAN PSIODA, FAIRFIELD HUALAPAI LLC CK 200054, 858-457-2123				

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800.00</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>1</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u>Cliff Edge 3.2.1</u>			
☒	☐	Parking space count and typical dimensions labeled			
		#regular	#compact		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>5</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> required perimeter landscape planters shown			
☒	☐	<i>All</i> required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	Scale and building dimensions labeled			
☒	☐	North, south, east, and west elevations of <i>all</i> buildings			
☒	☐	<i>All</i> building materials and colors noted			
☒	☐	8" x 10" photo of original color and material board			
☒	☐	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u> </u> Rolled Plans: <u> </u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size		RECEIVED NOV 07 2006	
☒	☐	Scale and building dimensions labeled			
☒	☐	<i>All</i> building entrances/exits shown			
☒	☐	Use of <i>all</i> rooms noted/labeled			

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: UTN Nevada

Application Type:

APN: 126-24-510-003

Location: Redwood Suk Elkhon/Hualapai

DA Run

10-9-06

12-7-06


☐ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of 1
 Date 10 / 7 / 06
 Time 2:00 am ☒ pm

Project Name

Conversation between CLV Representative(s): Daag Zarkin / Rod Clark / Roger Bailey
 and,

Name	Company/Department	Phone	FAX
<u>Brian Borda</u>	<u>UTN</u>	<u>873-7550</u>	

☐ see Meeting Attendance Sheet

Comments: UC Land Use
~~REUSE~~

218 Units

Retail will need to be reviewed at some point and will need to be reserved for Retail use.

Development Standards Per 3.2.1 of Cliff's Edge Development Plan & Design Guidelines

* Show Parking Table & Open Space Totals *

Trail Along Huakapui

Public Works - Review Sewer Study for Possible Update, Drainage Study, Traffic Impact, 1/2 street Improvements
Update Traffic Study

NOV 07 2006

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-18031 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18090 - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC - Request for a Site Development Plan Review FOR A PROPOSED 218-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **NOVEMBER 20, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-18031 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18090 - PUBLIC HEARING -
APPLICANT/OWNER: FAIRFIELD HUALAPAI LLC - Request for a Site Development Plan Review FOR
A MIXED-USE DEVELOPMENT, CONSISTING OF A PROPOSED 218 TOWNHOUSE UNITS AND A
THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT on 15.69 acres at the southwest corner
of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village
Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½)
OF THE NORTHEAST QUARTER (NE¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M.

PLANNING COMMISSION: **FEBRUARY 22, 2007** CITY COUNCIL: **MARCH 21, 2007**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: JANUARY 23, 2007

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

REVISED PLANS ATTACHED

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-18031

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
11/08/2006

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

REVISED

FROM: PLANNING AND DEVELOPMENT

VAR-18090 ROUTED
SDR-18031 1.10.07

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
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<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
01/10/2007

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 11, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-18031

Lone Mountain Citizens Advisory Council

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: February 22, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-18031

Lone Mountain Citizens Advisory Council

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

**MEETING: PLANNING COMMISSION
DATE: FEBRUARY 22, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA**

SDR-18031

APPLICANT/OWNER: FAIRFIELD HUALAPAI LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A CLIFF'S EDGE MIXED-USE DEVELOPMENT CONSISTING OF 218 PROPOSED CONDOMINIUM UNITS AND A THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT ON 15.69 ACRES AT THE SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD (APN 126-24-510-003), PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE SPECIAL LAND USE DESIGNATION], WARD 6 (ROSS).

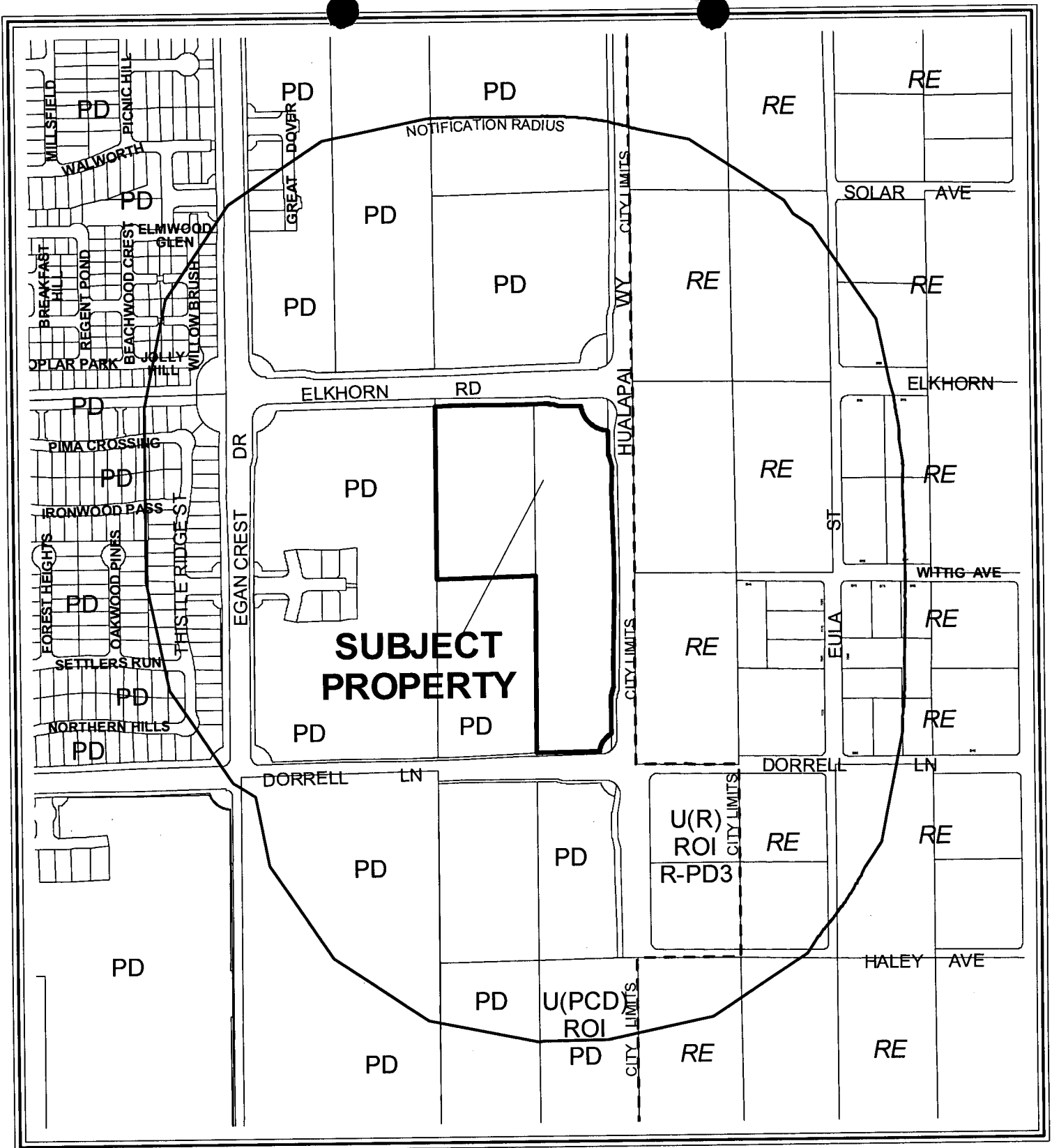
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



**ANDREW P. REED, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION**

SEE LOCATION MAP ON REVERSE SIDE



0 10 200 Feet



CASE: SDR-18031

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]



Applicant Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

March 30, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Finch:

Please be advised the City Planning Commission at its regular meeting on *April 12, 2007* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "John Korkosz".

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

JK:dm

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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

March 9, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Finch:

Please be advised the City Planning Commission at its regular meeting on **March 22, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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



**KUMMER
KAEMPFFER**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbrf.com
702 792-7000**KUMMER KAEMPFFER BONNER
RENSHAW & FERRARIO**LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.792.7181RENO OFFICE
5565 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3800
Fax: 775.852.3882SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4280
Fax: 702.939.8457CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

March 19, 2007

VIA FACSIMILE
385-7268Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101**Re: VAR-18090 and SDR-18031
Fairfield Hualapai, LLC**

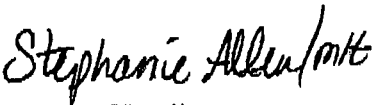
Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of March 22, 2007 until April 12, 2007.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFFER BONNER RENSCHAW & FERRARIO


Stephanie H. Allen

SHA/mlt

cc: Shon Finch (via fax: (858) 457-1121)



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

February 9, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Finch:

Please be advised the City Planning Commission at its regular meeting on **February 22, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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



Action Letter



Separator Sheet.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

April 13, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Finch:

Your request for a Site Development Plan Review FOR A CLIFF'S EDGE MIXED-USE DEVELOPMENT CONSISTING OF 218 PROPOSED CONDOMINIUM UNITS AND A THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on April 12, 2007.

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

1. Conformance to the Conditions of Approval for Rezoning ZON-1520 and ZON-2184 shall be required.
2. Approval of and conformance to the Conditions of Approval for VAR-18090 shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, date stamped 03/19/07, building elevations, date stamped 01/09/07, and the revised elevations submitted to the City Clerk on 4/12/07, except as amended by conditions herein.
5. A certificate of occupancy for the shell of Buildings 1, 2 and 3, retail, shall be obtained before the request for final certificates of occupancy on all of the residential units.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map or a building permit, indicating that all trash enclosures will be located at least 50 feet from existing residential property.
7. Conformance to the trail plan, date stamped 04/05/07, depicting a Multi-Use Transportation Trail.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Air conditioning units shall not be mounted on rooftops within the residential portion of this proposal unless the air conditioning units are not visible from the street level.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of the Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. If not already constructed by the Master Developer, construct half-street improvements, including appropriate over paving, on Hualapai Way and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
21. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way (if any) adjacent to this site concurrent with development of this site.

22. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements (if any) in the public rights-of-way adjacent to this site.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Dorrell Lane shall be a crash gate only.
24. This site plan proposes shared access between the residential and commercial portions of this project on a private "loop road". The first map that includes the "loop road" shall provide the full length and width. Upon subdivision, perpetual common access rights between the various parcels/owners within this Mixed Use development shall be preserved.
25. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Show and dimension the common lots and adjacent right-of-way on the Tentative Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
27. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Mr. Shon Finch
SDR-18031 - Page Five
April 13, 2007

29. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.

This item will be considered by the City Council on **May 16, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:dm

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

March 23, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: ABEYANCE - SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Finch:

Your request for a Site Development Plan Review FOR A CLIFF'S EDGE MIXED-USE DEVELOPMENT CONSISTING OF 218 PROPOSED CONDOMINIUM UNITS AND A THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on March 22, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to allow the applicant an opportunity to work with the surrounding property owners.

This item is scheduled to be heard again at the **April 12, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed".

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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LAS VEGAS, NEVADA 89101

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Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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February 23, 2007

Mr. Shon Finch
Fairfield Hualapai, LLC
5510 Morehouse Drive, Suite #200
San Diego, California 92121

RE: SDR-18031 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Finch:

Your request for a Site Development Plan Review FOR A CLIFF'S EDGE MIXED-USE DEVELOPMENT CONSISTING OF 218 PROPOSED CONDOMINIUM UNITS AND A THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on February 22, 2007.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to allow the applicant an opportunity to work with the surrounding property owners and to prepare a site plan which is more reflective of a mixed-use development.

This item is scheduled to be heard again at the **March 22, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Jason Kepple
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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



