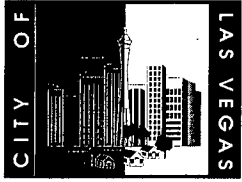


Action Letter



Separator Sheet

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 3, 2003

Mr. Darrin Badger
Cliff's Edge, Limited Liability Company
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: MOD-3189 - Minor Modification

Dear Mr. Badger:

Your request for a Minor Modification to the Cliff's Edge Master Development Plan (APN: Multiple), Ward 6 (Mack), has been reviewed by staff.

Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. A Rezoning (ZON-3241) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Cliff's Edge Master Development Plan, as appropriate, except as amended by this request.

Public Works

3. Within the Cliff's Edge Design Guidelines, revise the 10th bullet of the "STREET LAYOUT" portion of Section 3.1.2 on page 3-2 of the submitted review document to read:

"In private street neighborhoods that exceed 10 Du/Ac. the private street section may be reduced to a minimum width of thirty-two feet from back-of-curb to back-of-curb with a 4 foot sidewalk on one side, if no parking is permitted on either side of the street and red colored concrete is used to construct the curb and gutter."

This action by the City of Las Vegas Planning and Development staff is final. If you have any questions, please contact me at (702) 229-4851.

Sincerely,

Gary M. Leibold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Calvin Champlin
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Modification to the Cliff's Edge Master Plan
Project Address (Location) NWC Hualapai and I-215
Project Name Cliff's Edge Proposed Use Mixed Use Master Plan
Assessor's Parcel #(s) Various Ward # 6
General Plan: existing PCD proposed PCD Zoning: existing PD proposed PD
Commercial Square Footage — Floor Area Ratio —
Gross Acres 1.156 Lots/Units 9,042 Density 7.82 du/ac
Additional Information _____

PROPERTY OWNER Cliff's Edge, LLC Contact Darrin Badger
Address 3455 Cliff Shadows Pkwy Ste 220 Phone: 242-4949 Fax: 242-0414
City Las Vegas State NV Zip 89129

APPLICANT Cliff's Edge, LLC Contact Darrin Badger
Address 3455 Cliff Shadows Pkwy, Ste 220 Phone: 242-4949 Fax: 242-0414
City Las Vegas State NV Zip 89129

REPRESENTATIVE Quadrant Planning Contact Calvin Champlin
Address 3455 Cliff Shadows Pkwy, Ste 220 Phone: 395-3154 Fax: 242-0414
City Las Vegas State NV Zip 89129

Property Owner Signature* [Signature]

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

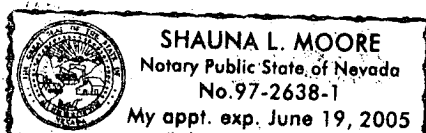
Print Name JOHN A. RITTER

Subscribed and sworn before me

This 3rd day of OCTOBER, 2003.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>MOD-3189</u>
Meeting Date:	<u>Admin</u>
Signs Required:	<u>NONE</u>
Map #	<u>F-13, F-24</u>
Total Fee:	<u>\$200⁰⁰</u>
Receipt #	<u>112223</u>
Date Accepted:	<u>07 OCT 2003</u>
Accepted By:	<u>[Signature]</u>

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-3189 APN: various

Name of Property Owner: Cliff's Edge LLC

Name of Applicant: Cliff's Edge LLC

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): _____

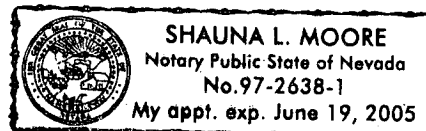
APN: _____

Signature of Property Owner/Authorized Agent: 

Subscribed and sworn before me

This 3RD day of OCTOBER, 2003

Shawna L. Moore
Notary Public in and for said County and State



Justification Letter



Separator Sheet



October 6, 2003

Mr. Gary Leobold, Senior Planner
City of Las Vegas, Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89108

**SUBJECT: JUSTIFICATION LETTER FOR A MINOR MODIFICATION
TO THE CLIFF'S EDGE MASTER PLAN TO UPDATE AND CORRECT
TEXT AND FIGURES**

Dear Gary:

Per our recent conversations, this request would allow for a minor modification to the Cliff's Edge Master Development Plan and Design Guidelines (the Plan) to update and correct certain portions of the Plan's text and figures.

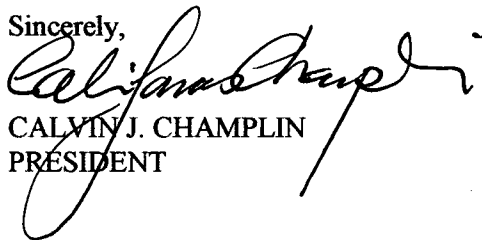
As we discussed, this request covers all changes to the Plan requested by staff and approved by the City of Las Vegas City Council in the conditions of ZON-1520 and ZON-2184. I have highlighted the changes to the Master Plan portion of the document in green. The Planned Land Use map (Figure 2) has also been updated accordingly.

In addition, this request includes updates and corrections to the Design Guidelines portion of the Plan. Text that we are asking to remove or change is shown in "strike through" and the replacements, corrections or additions to text we are requesting are underlined.

I understand that this request is subject to an administrative review and that staff will respond to us in writing once the review is complete.

Thank you for your assistance. Please call me if you have any questions.

Sincerely,



CALVIN J. CHAMPLIN
PRESIDENT

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129

 702 395 3154

 702 242 0414

 info@quadplan.com

www.quadplan.com

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination



To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Bart Anderson, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;
Rita Lumos, Survey (FM, PM, & A's only)
Date: December 3, 2003
Re: **MOD-3189** Cliff's Edge, LLC

Between Grand Teton Drive, Centennial Parkway,
Hualapai Way & the Corporate City Limits

Zoning Reclassification From: U To: PD

CONDITIONS OF APPROVAL:

1. Within the Cliff's Edge Design Guidelines Revise the 10th bullet of the STREET LAYOUT portion of section 3.1.2 on page 3-2 of the submitted review document to read -
In private street neighborhoods that exceed 10 Du/Ac. the private street section may be reduced to a minimum width of thirty-two feet from back-of-curb to back-of-curb with a 4 foot sidewalk on one side, if no parking is permitted on either side of the street and red colored concrete is used to construct the curb and gutter.