

File History



Separator Sheet

FILE HISTORY

[illegible]

FILE NO.: ZON-2184

Minutes



Separator Sheet

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JULY 16, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT -
Request for a Rezoning from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple),
PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend **APPROVAL**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend **APPROVAL**, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with BROWN excused

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO appeared on behalf of the applicant and concurred with staff recommendations.

TODD FARLOW, 240 North 19th Street, referred to Map 2 of the interlocal joint use which showed a multi-use trail on the south side of Grand Teton and asked if everything was okay with the trail. **MARGO WHEELER**, Deputy Director, Planning and Development, replied that the trail is referenced on page 4 of the staff report.

COUNCILMAN MACK indicated he was looking forward to the Cliffs Edge development and will be proud to represent this area.

No one appeared in opposition.

CITY COUNCIL MEETING OF JULY 16, 2003
Planning and Development Department
Item 121 – ZON-2184

MINUTES – Continued:

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:25 – 3:27)

5-1585

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan.

CITY COUNCIL MEETING OF JULY 16, 2003
Planning and Development Department
Item 121 – ZON-2184

CONDITIONS – Continued:

Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.
7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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 recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site

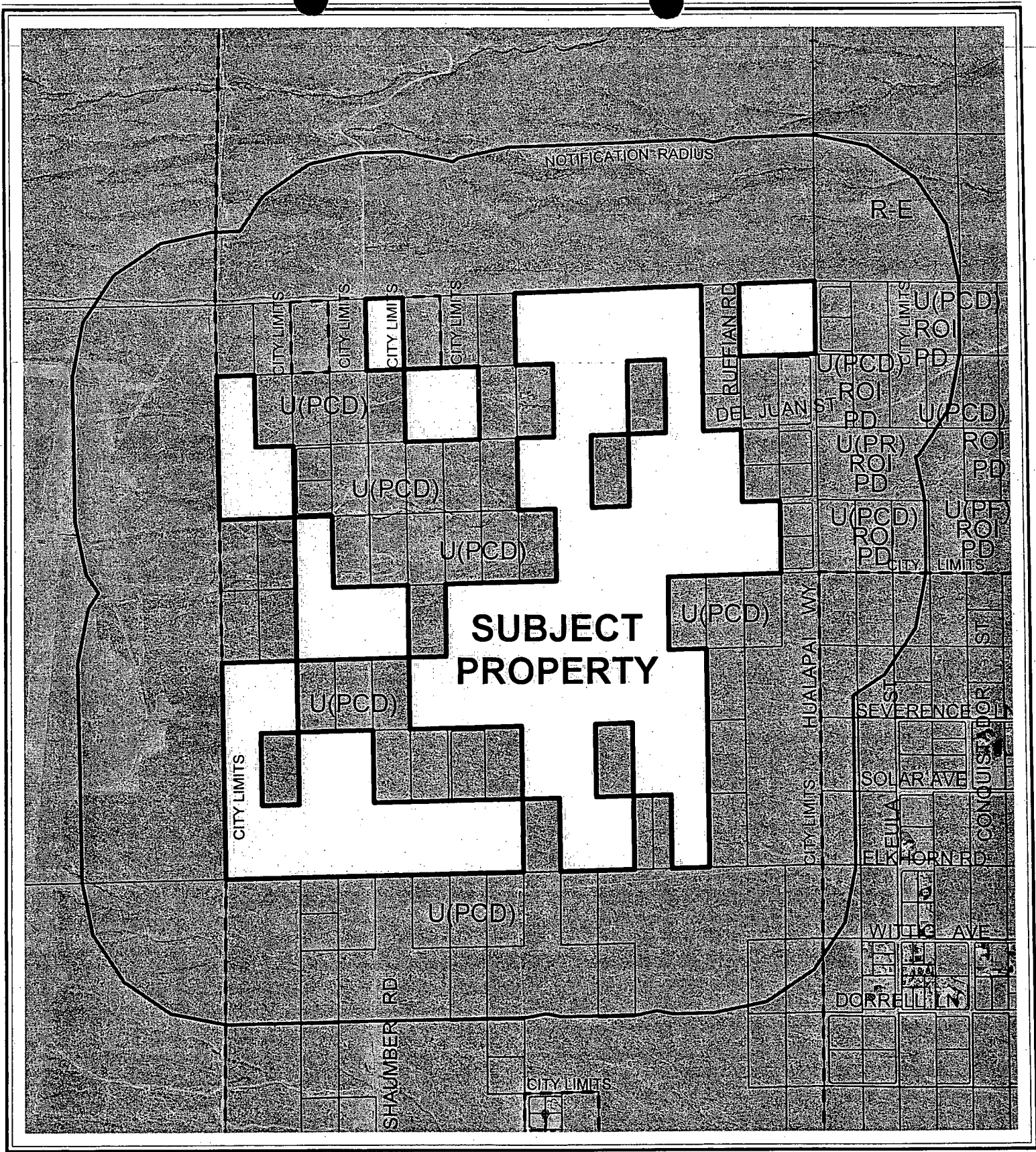
CITY COUNCIL MEETING OF JULY 16, 2003
Planning and Development Department
Item 121 – ZON-2184

CONDITIONS – Continued:

development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact

Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Master Drainage Plan and 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such 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.
9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping 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.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.



CASE: **ZON-2184**

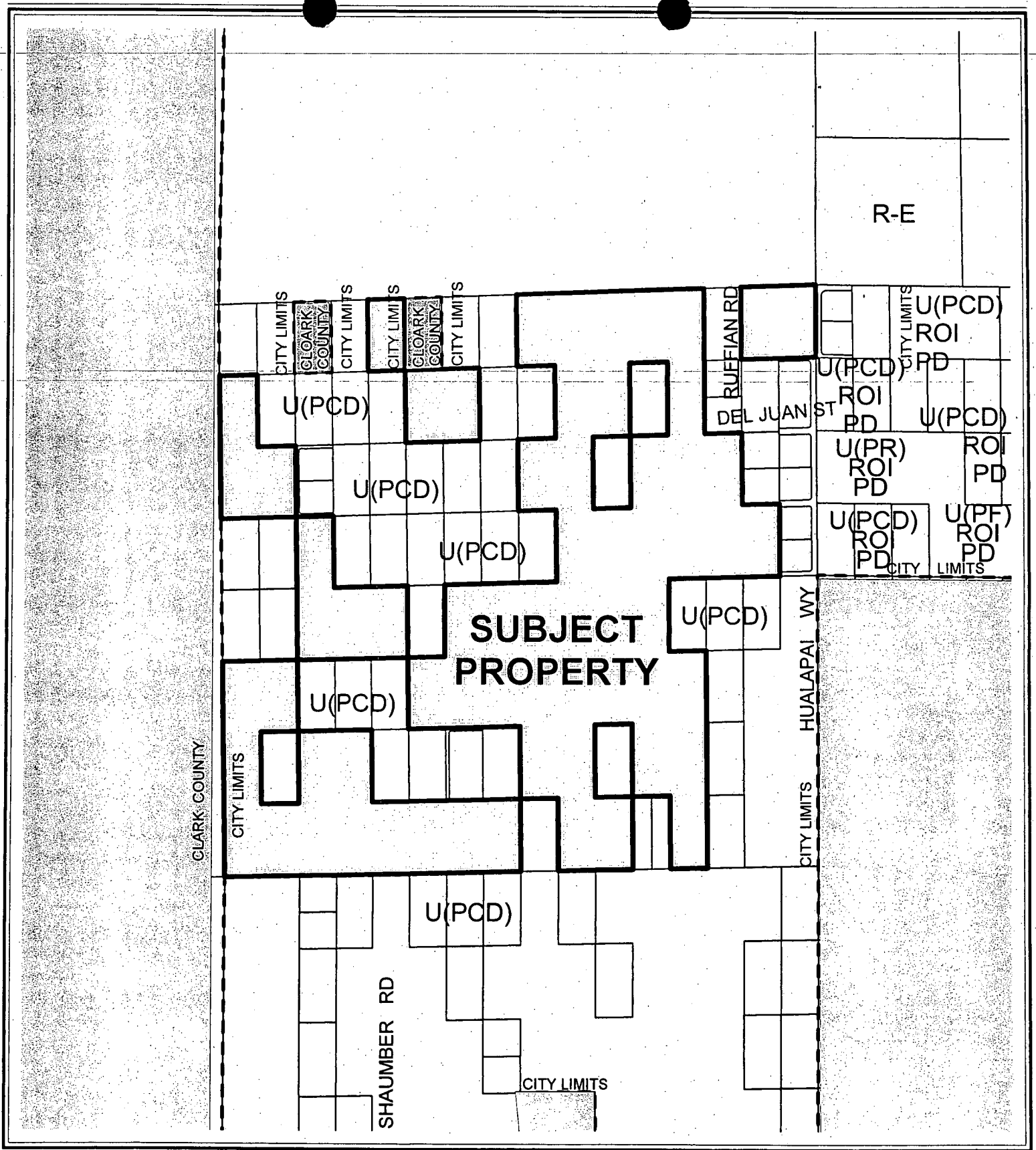
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 900 1800 Feet





CASE: ZON-2184



ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 16, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY
ON BEHALF OF BUREAU OF LAND MANAGEMENT

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development)-General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the area bounded by Hualapai Way on the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, known as the Cliff's Edge area. This area has been recently annexed to the City.

The applicant has recently submitted a master development plan for the entire site, covering an area of 1,150 acres within the four roadways described above. A previous zoning action (ZON-1520) approved the master development plan and applied PD zoning to 317.5 acres of this total area. Of the remaining 832.5 acres, 704 acres were owned by the Bureau of Land Management (subject to the outcome of the June 2003 auction) and are subject of this application. The remaining 118.5 acres are owned by private individuals and may be the subject of future rezoning requests. Approval of this Rezoning request will allow the applicant to continue to take the necessary steps to develop the Cliff's Edge community on the overall site.

B) Applicant's Justification

The applicant's justification letter states that the proposed Cliff's Edge Master Development Plan and Design Guidelines reflect the objectives set forth in the PD (Planned Development) District adopted as part of the Centennial Hills Sector Plan.

BACKGROUND INFORMATION

A) Previous Actions

- 02/06/02 The City Council approved an annexation (A-0026-01) of 95 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation is 02/15/02.
- 02/06/02 The City Council approved an annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation is 02/15/02.

- 06/19/02 The City Council approved an annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation is 06/28/02.
- 01/08/03 The City Council approved an annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation is 01/17/03.
- 02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation is 02/14/03.
- 03/19/03 The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission recommended approval on 02/13/03.
- 06/12/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #33).

B) Pre-Application Meeting

The pre-application meeting was conducted on 03/27/03. Most of the issues dealing with the master development plan were resolved as part of the previous zoning action (ZON-1520), and the discussion centered on the updates of the land use maps and property information. It was decided that a Project of regional Significance submission was not required, as an Environmental Assessment questionnaire had been completed and circulated as part of the approval process of ZON-1520.

C) Neighborhood Meetings

No neighborhood meeting was required with respect to this rezoning application; however, the applicant has had ongoing dialogue with residents and property owners within the master plan area, and made changes to the plan based on their input.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 1,150 (Area covered by the Master Development Agreement)
704 (Area proposed for rezoning to PD)

B) *Existing Land Use*

Subject Property: Undeveloped and Single Family Dwellings
North: Undeveloped
South: Undeveloped, High School and Single Family Dwellings
East: Undeveloped and Single Family Dwellings
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PR (Park/Recreation/Open Space) - Clark County
PF (Public Facility) - Clark County
PCD (Planned Community Development) - Clark County and
DR (Desert Rural) - Clark County
East: PR (Park/Recreation/Open Space)
PCD (Planned Community Development) and
DR (Desert Rural) - Clark County
West: RC (Resource Conservation) - Clark County

D) *Existing Zoning*

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development)
General Plan Designation]
North: U (Undeveloped) Zone [PCD (Planned Community Development)
General Plan Designation]
South: R-U (Rural Open Land [0.5 units per acre] - Clark County)
East: U (Undeveloped) Zone [PCD (Planned Community Development)
General Plan Designation] under Resolution of Intent to PD (Planned
Development) and
R-E (Rural Estates Residential - Clark County)
West: P-F (Public Facility - Clark County)

E) *General Plan Compliance*

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed zoning change to the PD (Planned Development) zoning district is intended to average 7.95 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

The Centennial Hills Sector Plan states that within areas designated as PCD, development will range "...from two to eight units per acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD." The proposed rezoning to PD (Planned Development) is in conformance with the PCD land use designation for these lands.

<i>SPECIAL DISTRICTS/ZONES</i>	<i>Yes</i>	<i>No</i>
Special Area Plan	X	
Cliff's Edge	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on 03/19/03. This document will provide policy direction for future development within the overall plan area.

Trails

The Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements, as contained in the Joint Parks and Trails Plan (Interlocal Agreement) identify trails in the Cliff's Edge area as follows:

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the east side of Hualapai Way, between the Beltway and Grand Teton Drive. In recent discussions with Clark County and landowners on both sides of Hualapai Way, including the applicant, it has been agreed that the required Equestrian Trail that is shown along Conquistador Street shall be relocated along the south side of Farm Road to the east side of Hualapai Way, between Farm Road and Grand Teton Drive. The Multi-Use Non-Equestrian (Transportation) Trail that was shown on the east side of Hualapai Way, will now be located on the west side of Hualapai Way, between the Beltway and Grand Teton Drive. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project.

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the south side of Grand Teton Drive, while an Equestrian Trail is required along the north side of Grand Teton Drive, from Puli Road to US 95. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project.
- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the north and west side of the Beltway alignment. The developer must demonstrate that the required trail can be provided within the Beltway alignment; if not, then the developer is responsible for provision of adequate right-of-way for, and construction of, the trail.
- A Multi-Use Equestrian Trail is identified along the north and west side of Puli Road. This trail will not be the responsibility of the Cliff's Edge development.

Project of Regional Significance

Due to the size of the area affected, and as part of the previous rezoning ZON-1520 for the area, the project was identified as a Project of Regional Significance; accordingly, the applicant completed an Environmental Impact Statement with the following results:

- *Transportation Impact* - projected 24-hour volume of about 103,000 vehicles, with hourly peak a.m. and p.m. flows between 4,000 and 6,000 vehicles.
- *Schools* - 1,891 elementary students generating a need for two planned elementary schools within the plan area, and 882 middle school students, generating a need for one planned middle school within the plan area. The 933 projected high school students would attend the existing Centennial High School.
- *Emergency Services* - the existing Fire Station 41 is 5.3 miles to the east. Metro's Northwest Area Command is 6.15 miles to the south. Mountain View Hospital is 7.9 miles to the southeast. Additional emergency services may be needed over time as the area develops.
- *Housing* - project will provide a range of housing types at an average density of 7.95 units per acre, using both public streets and private gated streets.
- *Mass Transit* - the site is three miles from the nearest existing mass transit loading point (802/Red Line, at Durango Drive and Tropical Parkway). As transit service expands, service will be provided to this area.
- *Open Space and Recreation* - the nearest neighborhood park is one mile (Fort Apache Road and Elkhorn Drive). The nearest community or regional park is 5.1 miles (Jones Boulevard/Iron Mountain Road). The proposed project will provide about 30 acres of park for a projected population of 22,800. These facilities will be interconnected with schools and trails in the area.
- *Hydrology* - the project will be developed in accordance with the CLV Northwest Neighborhood Flood Control Master Plan, Phases I and II.

- *Water Quality* – the LVVWD will require the developer to participate in the funding of planned regional facilities, specifically the Elkhorn Reservoir and pump station as well as cost associated with main line extensions to the future 3205 Reservoir. Maximum daily demand is estimated at 11,120 gpm, with peak hour demand estimated at 16,089 gpm.
- *Utilities and Service System* – the developer will be required to participate in the extension of planned sewer mains and the construction of oversize sewer mains in accordance with the CLV Master Sewer Plan, to handle an anticipated flow of 5.7 MGD.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06.050, the development standards within a PD District are established by the Master Development Plan. The development standards for the Cliff's Edge area are now established through the recently approved Cliff's Edge Master Development Plan, and with minor changes regarding Plan Implementation and the Design Review Committee process, previously discussed with the Planning and Development Department, will provide a blueprint for future development of the area.

B) *General Analysis and Discussion*

The City Council has now approved the proposed Cliff's Edge Master Development Plan and Design Guidelines document. The proposed rezoning is in conformance with this document, and approval is recommended.

The Department of Public Works notes that the submitted overall site plan provided to the City of Las Vegas is stamped as a "Draft" and as such, lacks specific details pertaining to street networks, geometric design of streets, street alignments, drainage facilities, sanitation infrastructure, utility lines, and other details required for development of a site this large. The Public Works Department hereby reserves the right to address specific concerns as this site develops.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The General Plan designates the subject lands as PCD (Planned Community Development). The rezoning to PD (Planned Development), in concert with the approved master development plan, conforms to the General Plan.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

The adjacent lands to the west of this area will remain undeveloped as federally controlled conservation lands. The adjacent lands to the east will remain at Desert Rural densities for the foreseeable future, in accordance with an interlocal agreement between the City and the County. As a result, the uses and densities of these uses that will be allowed by this master development plan and PD zoning should be compatible with these adjacent sensitive areas.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

The subject site is on the western fringe of the City, on land only recently annexed into the City. It is a relatively narrow area of land, connected to other City lands to the north and south; however, the area is bordered on the east by rural density County lands that will not be annexed to the City, under the terms of an interlocal agreement between the City and the County, and on the west by lands that are within the Red Rock Canyon National Conservation Area. As a result, the area is somewhat isolated from other parts of the City at this time. However, this area represents one of the last potential large assemblages of land in the Centennial Hills area that is available to the City, now that County land affected by the interlocal agreement is unavailable for urban development. As a result, master planning and zoning of this area is appropriate and necessary at this time.

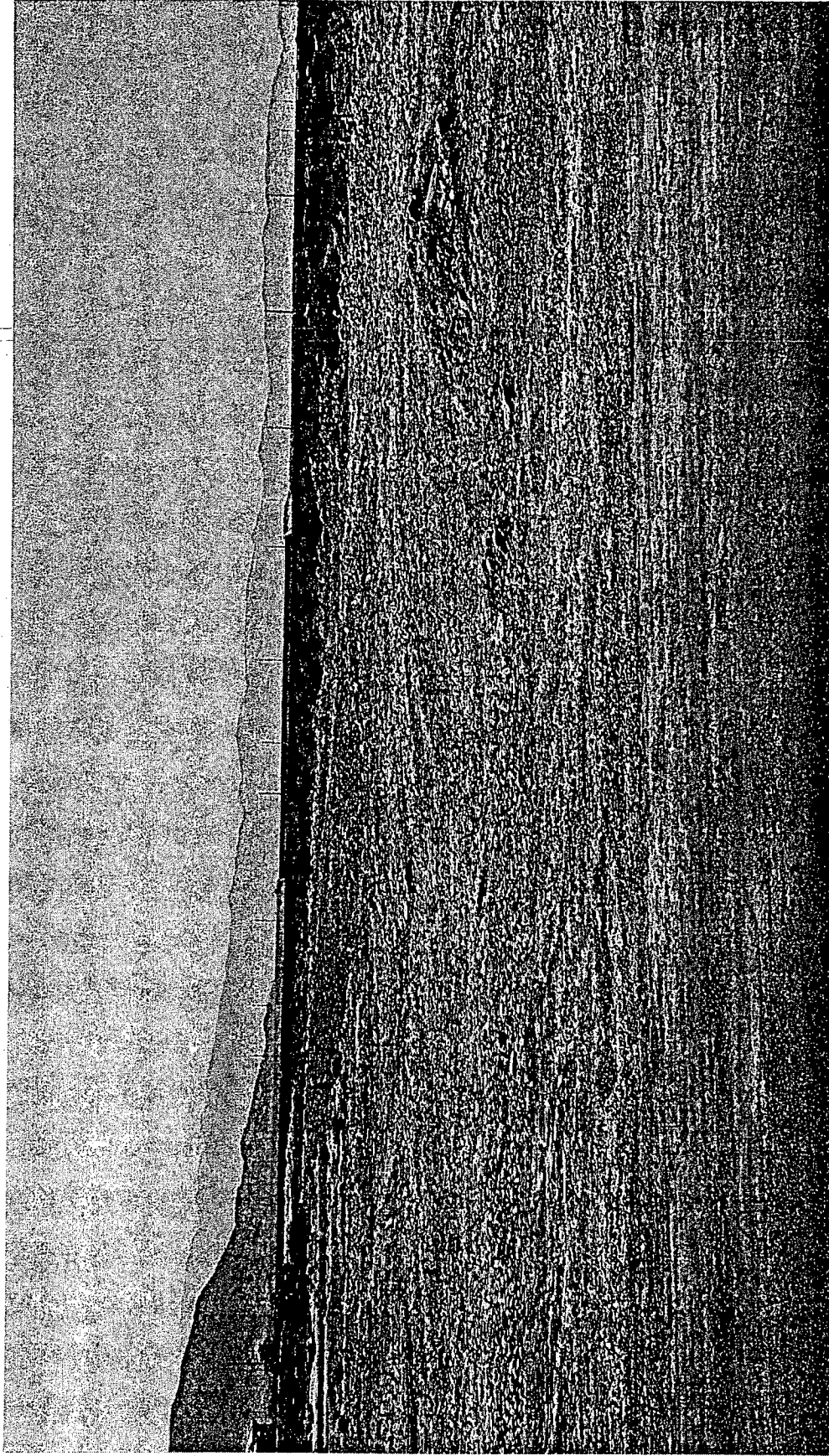
4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

Although few roads exist in the area at the present time, the final phase of the Beltway, scheduled for completion later this year, forms the southern boundary of the area, and the planned interchange at Hualapai Way will provide excellent regional access to the project. As it develops, the master plan area will be bordered by major roads as designated on the Master Plan of Streets and Highways: Hualapai Way is slated to be developed as a Primary (100-foot) Arterial (although as shown on the Master Plan of Streets and Highways, it angles through the northeastern portion of the Plan area, instead of along the eastern boundary as shown on the Cliff Edge Master Plan), Grand Teton Drive will be a Primary (100-foot) Road and Elkhorn Drive will be a Secondary (80-foot) Collector. As the area develops, other major streets in the area, such as Puli Road, will be added to the network.

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0



ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND
MANAGEMENT

SOUTH SIDE OF GRAND TETON DRIVE, BETWEEN HUALAPAI WAY AND PULI ROAD

JUNE 12, 2003 PLANNING COMMISSION

5/28/03

INDEX OF CHANGES TO CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS

NOTE: Changes are organized using the bullet points listed in Condition # 3. All page citations are to the revised versions of the Master Development Plan and Design Standards.

1. Complete the revisions in the applicant's response (dated 01/27/03) to the City's written comments.

- Proposed Amendments to Conditions
- Master Development Plan: Figure 2 and pages 6, 9 to 19
- Design Guidelines: pages 2-1 to 2-3, 3-1, 3-4, all of Section 8, 9-1, 9-4, 9-5

2. Address the level of oversight and process to be implemented regarding future development applications to the satisfaction of the Planning and Development Department.

- Proposed Amendments to Conditions
- Design Guidelines: page 9-4

3. Provide mechanisms in the Plan for the provision and maintenance of parks, trails and open space, and address the determination of phasing of development.

- Proposed Amendments to Conditions
- Master Development Plan: pages 6, 13

4. Address the placement and density of multi-family residential around the periphery of the development.

- Master Development Plan: Figure 2

5. Address the redefinition of areas appropriate for neighborhood commercial/office uses in central locations within the project.

- Master Development Plan: Figure 2

6. Amend the density thresholds so they are consistent with similar land use categories in the General Plan.

- Master Development Plan: Figure 2, pages 9 to 17
- Design Guidelines: changes were made throughout, where appropriate

7. Address conflicts in the alignment of major roadway elements.

- No changes were necessary. The applicant met with public works and agreed to the proposed conditions, which address roadway alignments.

8. Update the Plan to identify the current location of all required trails that border the subject site.

- Master Development Plan: Figure 2

9. Establish administrative procedures to the satisfaction of the Planning and Development Department.

- Proposed Amendments to Conditions
- Design Guidelines: page 9-4

10. Provide a schedule for the coordination and development of public improvements with the Plan area.

- Proposed Amendments to Conditions
- Master Development Plan: page 6

11. Revise the Master Plan to include a Signage Plan, a Streetscape Plan and a method of detailing the required design of wall elevations.

- Proposed Amendments to Conditions
- Design Guidelines: page 2-2, Section 8.6

12. Complete the Development Standards table in the document.

- Design Guidelines: pages 3-4 to 3-9, 4-11 to 4-19, 4-21, 4-22, 5-31, 5-32, 6-6, 7-1, all of Section 8

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 12, 2003

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY
ON BEHALF OF BUREAU OF LAND MANAGEMENT**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan.

Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.
7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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 recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact

Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Master Drainage Plan and 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such 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.
9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping 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.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the area bounded by Hualapai Way on the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, known as the Cliff's Edge area. This area has been recently annexed to the City.

The applicant has recently submitted a master development plan for the entire site, covering an area of 1,150 acres within the four roadways described above. A previous zoning action (ZON-1520) approved the master development plan and applied PD zoning to 317.5 acres of this total area. Of the remaining 832.5 acres, 704 acres were owned by the Bureau of Land Management (subject to the outcome of the June 2003 auction) and are subject of this application. The remaining 118.5 acres are owned by private individuals and may be the subject of future rezoning requests. Approval of this Rezoning request will allow the applicant to continue to take the necessary steps to develop the Cliff's Edge community on the overall site.

B) Applicant's Justification

The applicant's justification letter states that the proposed Cliff's Edge Master Development Plan and Design Guidelines reflect the objectives set forth in the PD (Planned Development) District adopted as part of the Centennial Hills Sector Plan.

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an annexation (A-0026-01) of 95 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation is 02/15/02.

ZON-2184 - Staff Report Page Two
June 12, 2003 Planning Commission Meeting

- 02/06/02 The City Council approved an annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation is 02/15/02.
- 06/19/02 The City Council approved an annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation is 06/28/02.
- 01/08/03 The City Council approved an annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation is 01/17/03.
- 02/05/03 The City Council approved an annexation (A-0035-02) of over 1056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation is 02/14/03.
- 03/19/03 The City Council approved a rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission recommended approval on 02/13/03.

B) Pre-Application Meeting

The pre-application meeting was conducted on 03/27/03. Most of the issues dealing with the master development plan were resolved as part of the previous zoning action (ZON-1520), and the discussion centered on the updates of the land use maps and property information. It was decided that a Project of regional Significance submission was not required, as an Environmental Assessment questionnaire had been completed and circulated as part of the approval process of ZON-1520.

C) *Neighborhood Meetings*

No neighborhood meeting was required with respect to this rezoning application; however, the applicant has had ongoing dialogue with residents and property owners within the master plan area, and has continued to make changes to the plan based on their input. A final land use map that reflects these changes will be presented concurrently with this rezoning request.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 1,150 (Area covered by the Master Development Agreement)
704 (Area proposed for rezoning to PD)

B) *Existing Land Use*

Subject Property: Undeveloped and Single Family Dwellings
North: Undeveloped
South: Undeveloped, High School and Single Family Dwellings
East: Undeveloped and Single Family Dwellings
West: Undeveloped

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PR (Park/Recreation/Open Space) - Clark County
PF (Public Facility) - Clark County
PCD (Planned Community Development) - Clark County and
DR (Desert Rural) - Clark County
East: PR (Park/Recreation/Open Space)
PCD (Planned Community Development) and
DR (Desert Rural) - Clark County
West: RC (Resource Conservation) - Clark County

D) *Existing Zoning*

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development)
General Plan Designation]
North: U (Undeveloped) Zone [PCD (Planned Community Development)
General Plan Designation]
South: R-U (Rural Open Land [0.5 units per acre] - Clark County)
East: U (Undeveloped) Zone [PCD (Planned Community Development)
General Plan Designation] under Resolution of Intent to PD (Planned
Development) and
R-E (Rural Estates Residential - Clark County)
West: P-F (Public Facility - Clark County)

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed zoning change to the PD (Planned Development) zoning district is intended to average 7.95 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

The Centennial Hills Sector Plan states that within areas designated as PCD, development will range "...from two to eight units per acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD." The proposed rezoning to PD (Planned Development) is in conformance with the PCD land use designation for these lands.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Cliff's Edge	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance	X	

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on 03/19/03. This document will provide policy direction for future development within the overall plan area.

Trails

The Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements, as contained in the Joint Parks and Trails Plan (Interlocal Agreement) identify trails in the Cliff's Edge area as follows:

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the east side of Hualapai Way, between the Beltway and Grand Teton Drive. In recent discussions with Clark County and landowners on both sides of Hualapai Way, including the applicant, it has been agreed that the required Equestrian Trail that is shown along Conquistador Street shall be relocated along the

south side of Farm Road to the east side of Hualapai Way, between Farm Road and Grand Teton Drive. The Multi-Use Non-Equestrian (Transportation) Trail that was shown on the east side of Hualapai Way, will now be located on the west side of Hualapai Way, between the Beltway and Grand Teton Drive. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project.

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the south side of Grand Teton Drive, while an Equestrian Trail is required along the north side of Grand Teton Drive, from Puli Road to US 95. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail, will be the responsibility of the developers of the Cliff's Edge project.
- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the north and west side of the Beltway alignment. The developer must demonstrate that the required trail can be provided within the Beltway alignment; if not, then the developer is responsible for provision of adequate right-of-way for, and construction of, the trail.
- A Multi-Use Equestrian Trail is identified along the north and west side of Puli Road. This trail will not be the responsibility of the Cliff's Edge development.

Project of Regional Significance

Due to the size of the area affected, and as part of the previous rezoning ZON-1520 for the area, the project was identified as a Project of Regional Significance; accordingly, the applicant completed an Environmental Impact Statement with the following results:

- *Transportation Impact* - projected 24-hour volume of about 103,000 vehicles, with hourly peak a.m. and p.m. flows between 4,000 and 6,000 vehicles.
- *Schools* - 1,891 elementary students generating a need for two planned elementary schools within the plan area, and 882 middle school students, generating a need for one planned middle school within the plan area. The 933 projected high school students would attend the existing Centennial High School.
- *Emergency Services* - the existing Fire Station 41 is 5.3 miles to the east. Metro's Northwest Area Command is 6.15 miles to the south. Mountain View Hospital is 7.9 miles to the southeast. Additional emergency services may be needed over time as the area develops.
- *Housing* - project will provide a range of housing types at an average density of 7.95 units per acre, using both public streets and private gated streets.
- *Mass Transit* - the site is three miles from the nearest existing mass transit loading point (802/Red Line, at Durango Drive and Tropical Parkway). As transit service expands, service will be provided to this area.

- *Open Space and Recreation* – the nearest neighborhood park is one mile (Fort Apache Road and Elkhorn Drive). The nearest community or regional park is 5.1 miles (Jones Boulevard/Iron Mountain Road). The proposed project will provide about 30 acres of park for a projected population of 22,800. These facilities will be interconnected with schools and trails in the area.
- *Hydrology* – the project will be developed in accordance with the CLV Northwest Neighborhood Flood Control Master Plan, Phases I and II.
- *Water Quality* – the LVVWD will require the developer to participate in the funding of planned regional facilities, specifically the Elkhorn Reservoir and pump station as well as cost associated with main line extensions to the future 3205 Reservoir. Maximum daily demand is estimated at 11,120 gpm, with peak hour demand estimated at 16,089 gpm.
- *Utilities and Service System* – the developer will be required to participate in the extension of planned sewer mains and the construction of oversize sewer mains in accordance with the CLV Master Sewer Plan, to handle an anticipated flow of 5.7 MGD.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06.050, the development standards within a PD District are established by the Master Development Plan. The development standards for the Cliff's Edge area are now established through the recently approved Cliff's Edge Master Development Plan, and with minor changes regarding Plan Implementation and the Design Review Committee process, previously discussed with the Planning and Development Department, will provide a blueprint for future development of the area.

B) General Analysis and Discussion

The City Council has now approved the proposed Cliff's Edge Master Development Plan and Design Guidelines document. The proposed rezoning is in conformance with this document, and approval is recommended.

The Department of Public Works notes that the submitted overall site plan provided to the City of Las Vegas is stamped as a "Draft" and as such, lacks specific details pertaining to street networks, geometric design of streets, street alignments, drainage facilities, sanitation infrastructure, utility lines, and other details required for development of a site this large. The Public Works Department hereby reserves the right to address specific concerns as this site develops.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The General Plan designates the subject lands as PCD (Planned Community Development). The rezoning to PD (Planned Development), in concert with the approved master development plan, conforms to the General Plan.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The adjacent lands to the west of this area will remain undeveloped as federally controlled conservation lands. The adjacent lands to the east will remain at Desert Rural densities for the foreseeable future, in accordance with an interlocal agreement between the City and the County. As a result, the uses and densities of these uses that will be allowed by this master development plan and PD zoning should be compatible with these adjacent sensitive areas.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The subject site is on the western fringe of the City, on land only recently annexed into the City. It is a relatively narrow area of land, connected to other City lands to the north and south; however, the area is bordered on the east by rural density County lands that will not be annexed to the City, under the terms of an interlocal agreement between the City and the County, and on the west by lands that are within the Red Rock Canyon National Conservation Area. As a result, the area is somewhat isolated from other parts of the City at this time. However, this area represents one of the last potential large assemblages of land in the Centennial Hills area that is available to the City, now that County land affected by the interlocal agreement is unavailable for urban development. As a result, master planning and zoning of this area is appropriate and necessary at this time.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

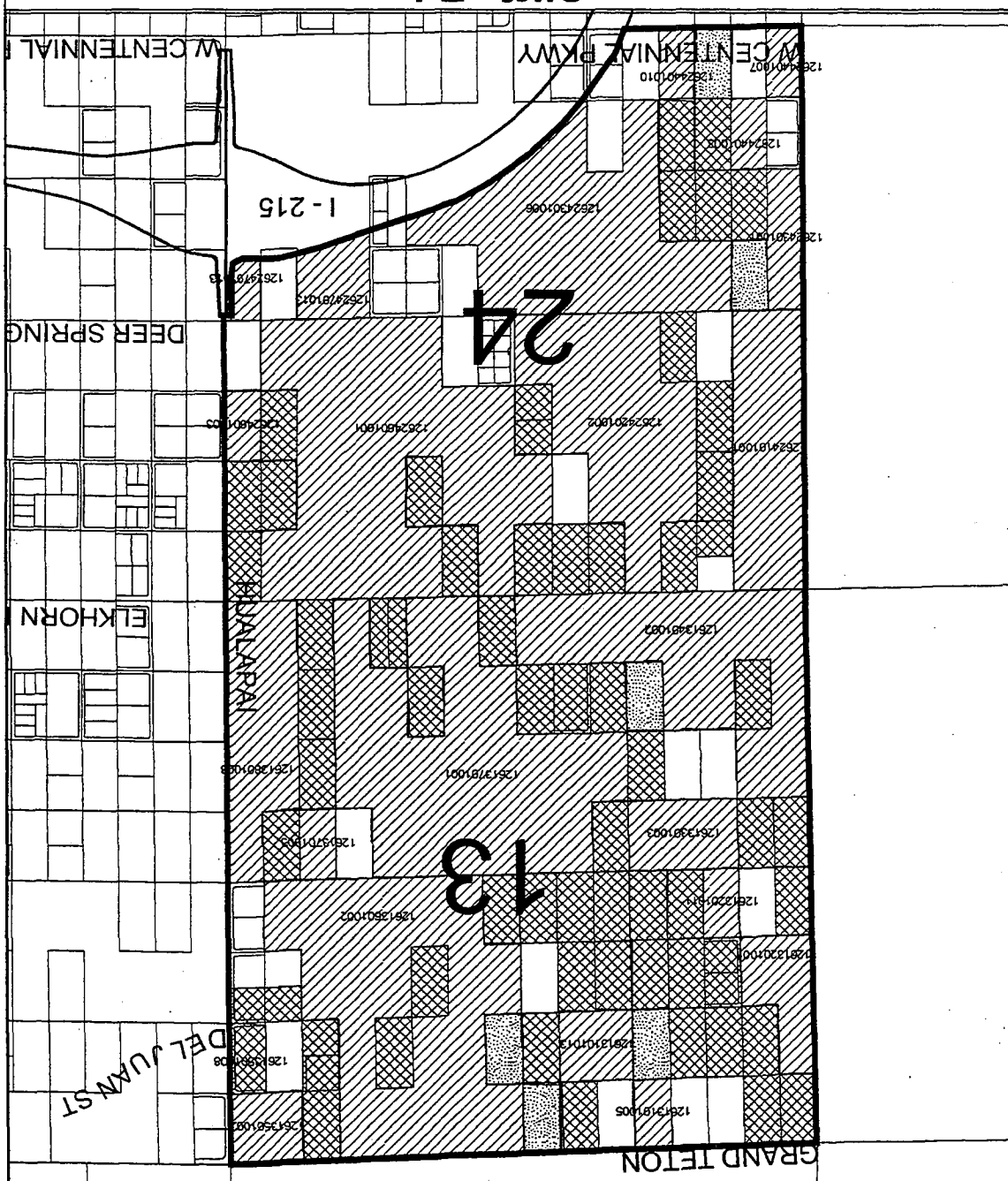
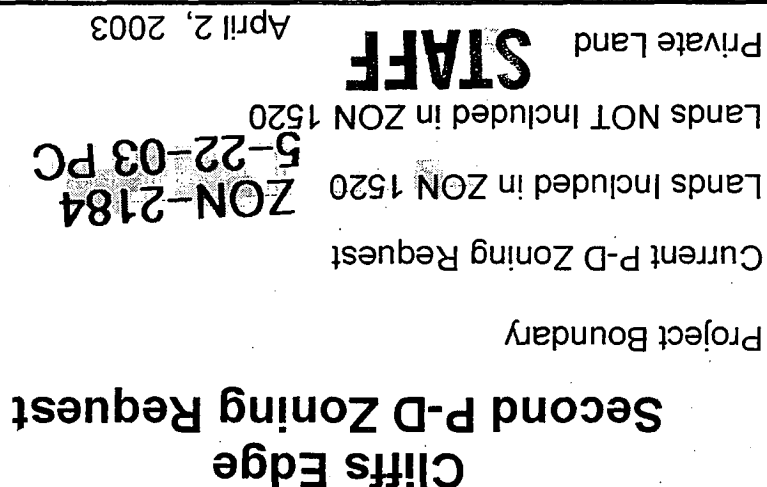
Although few roads exist in the area at the present time, the final phase of the Beltway, scheduled for completion later this year, forms the southern boundary of the area, and the planned interchange at Hualapai Way will provide excellent regional access to the project. As it develops, the master plan area will be bordered by major roads as designated on the Master Plan of Streets and Highways: Hualapai Way is slated to be developed as a Primary (100-foot) Arterial (although as shown on the Master Plan of Streets and Highways, it angles through the northeastern portion of the Plan area, instead of along the eastern boundary as shown on the Cliff Edge Master Plan), Grand Teton Drive will be a Primary (100-foot) Road and Elkhorn Drive will be a Secondary (80-foot) Collector. As the area develops, other major streets in the area, such as Puli Road, will be added to the network.

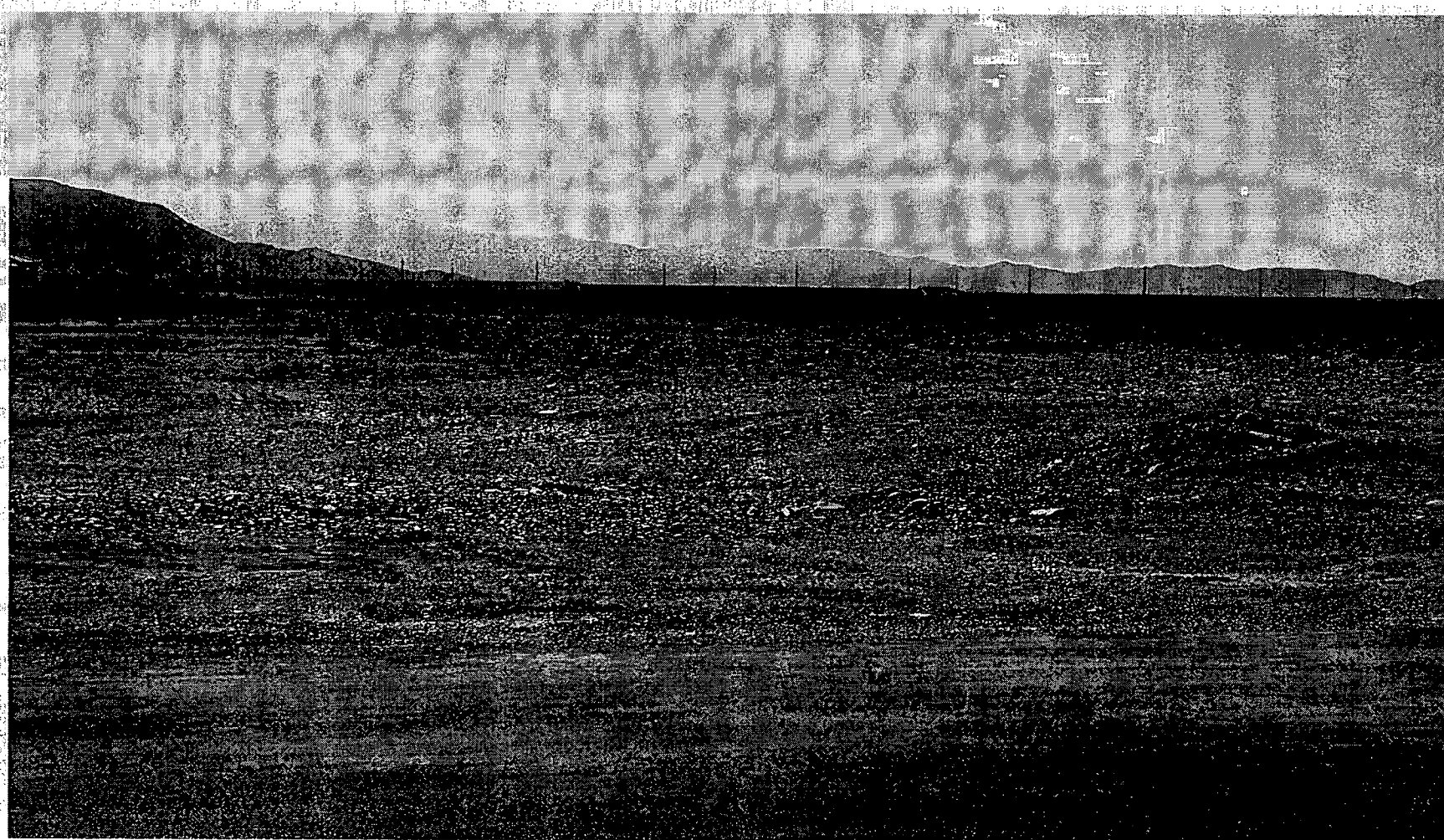
ZON-2184 - Staff Report Page Eight
June 12, 2003 Planning Commission Meeting

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0





ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND
MANAGEMENT
SOUTH SIDE OF GRAND TETON DRIVE, BETWEEN HUALAPAI WAY AND PULI ROAD
JUNE 12, 2003 PLANNING COMMISSION

5/28/03

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT - Request for a Rezoning from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) Zone on 704-acres-adjacent-to-the-south-side-of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 7/16/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that at a previous meeting, the rezoning to PD (Planned Development) was approved for 317.5 acres for the Cliff's Edge project as well as the Master Development Plan for the proposed project. MR. CLAPSADDLE pointed out various clarifications, all of which are outlined the backup documentation.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He introduced his son, Gage Fiorentino. ATTORNEY FIORENTINO stated that all of the conditions have been reviewed and he would be pleased to answer an questions.

TODD FARLOW, 240 North 19th Street, asked what the minor changes were to the trails. MR. CLAPSADDLE confirmed that no changes would be made to the trails; the changes will occur to the Master Development Plan.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:32 –8:35)

2-1587

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

CONDITIONS – Continued:

4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

CONDITIONS – Continued:

6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.
7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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 recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

CONDITIONS – Continued:

Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Master Drainage Plan and 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such 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.
9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping 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.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT - Request for a Rezoning from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

Protest / Approval Log Sheet



Separator Sheet

PROPERTY OWNERS

PROTESTS

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APPROVALS

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FILE NO.: ZON-2184

Telephone Log Sheet



Separator Sheet

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

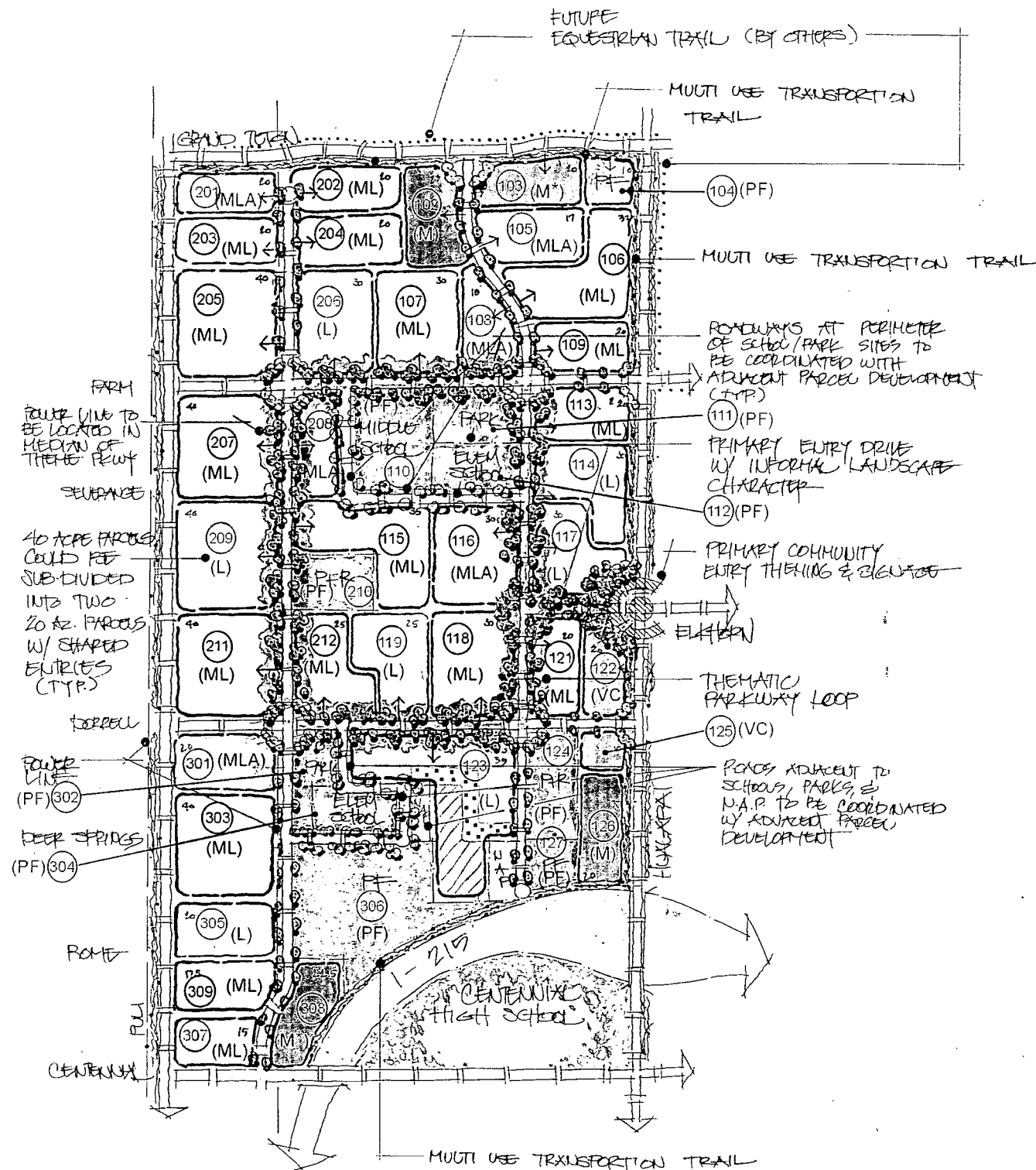
FILE NO.: ZON-2184

Plans (Approved Site Plan)



Separator Sheet

DRAFT
FOR DISCUSSION ONLY



LEGEND

- LOW DENSITY RESIDENTIAL - (L)
UP TO 5.5 DU/AC.
- MED. LOW DENSITY RESIDENTIAL - (ML)
UP TO 8 DU/AC.
- MEDIUM LOW ATTACHED RESIDENTIAL - (MLA)
UP TO 15 DU/AC.
- MEDIUM RESIDENTIAL - (M)
UP TO 25 DU/AC.
- VILLAGE COMM - (VC)
- PUBLIC FACILITIES - (PF)

- 1/2 ACRE LOTS *
- 19,000 SF. LOTS *

* LOTS ON FIRST TIER OF LOTS ADJACENT TO N.A.P. PARCELS ARE LIMITED TO SINGLE STORIES.

SUMMARY

	DENSITY	ACRES	UNITS
(L) LOW DENSITY RES	5.5	230	1265
(ML) MED. LOW DENSITY	8	464.5	3716
(MLA) MEDIUM LOW ATTACHED	15	125	1875
(M) MED DENSITY RES	25	85.5	2138
VILLAGE COMM		30	
(VC) MIDDLE SCHOOL		30	
ELEMENTARY SCHOOLS		30	
(PF) PARK		30	
(PF) P+R		35	
(PF) PF		80	
(PF) N.A.P.		10	
		±1150	±8994

APPROVED
CITY COUNCIL DATE: 7.16.03
PLANNING COMMISSION DATE: _____
BY: *[Signature]*
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS
Final Action

ZON-2184
PC 5-22-03 PULLED
PC 6-12-03 APP

CC 7-16-03



April 2, 2003

Cliffs Edge Second P-D Zoning Request

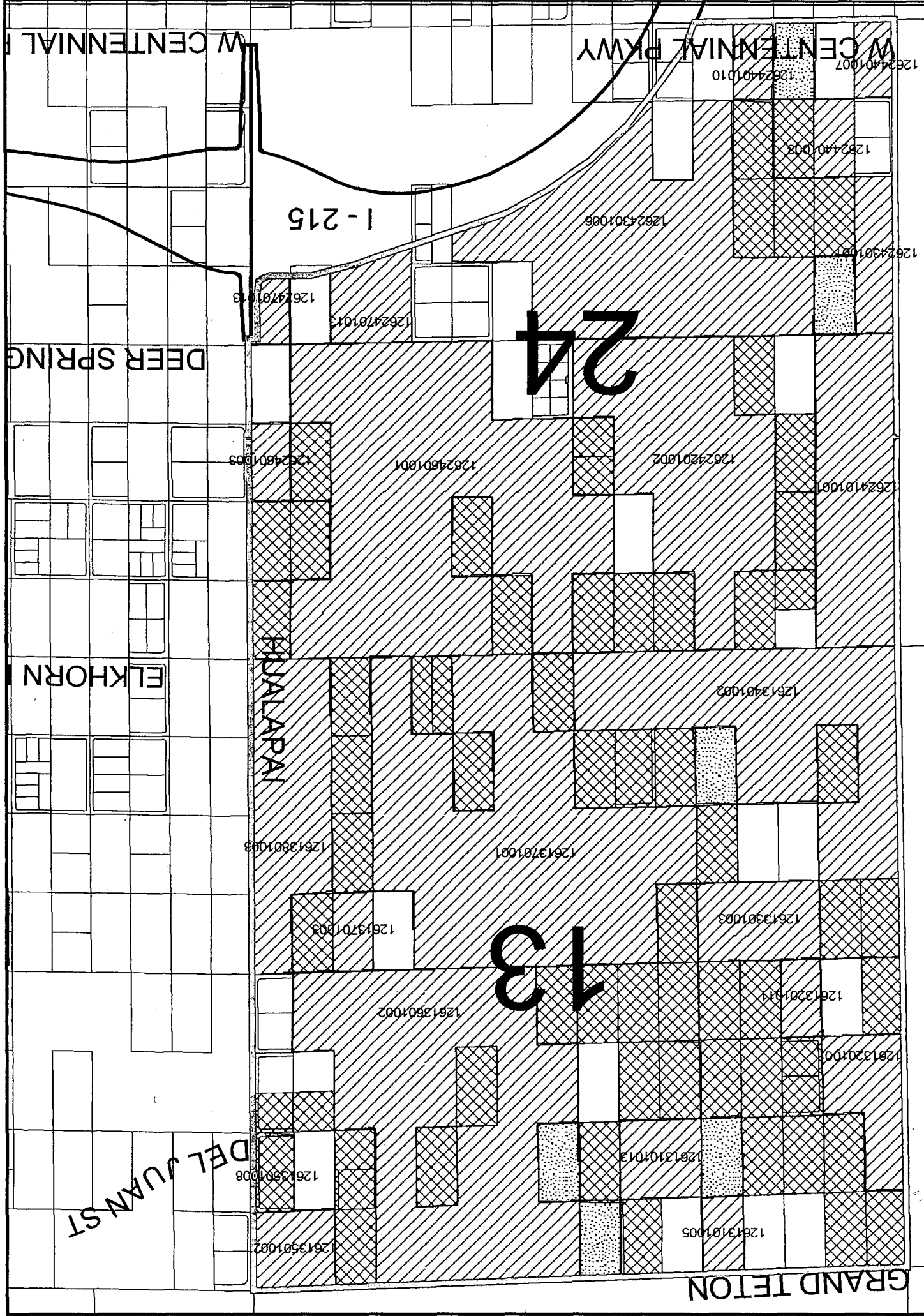
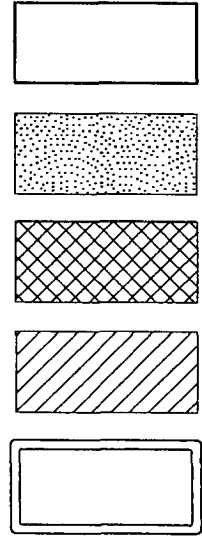
Project Boundary

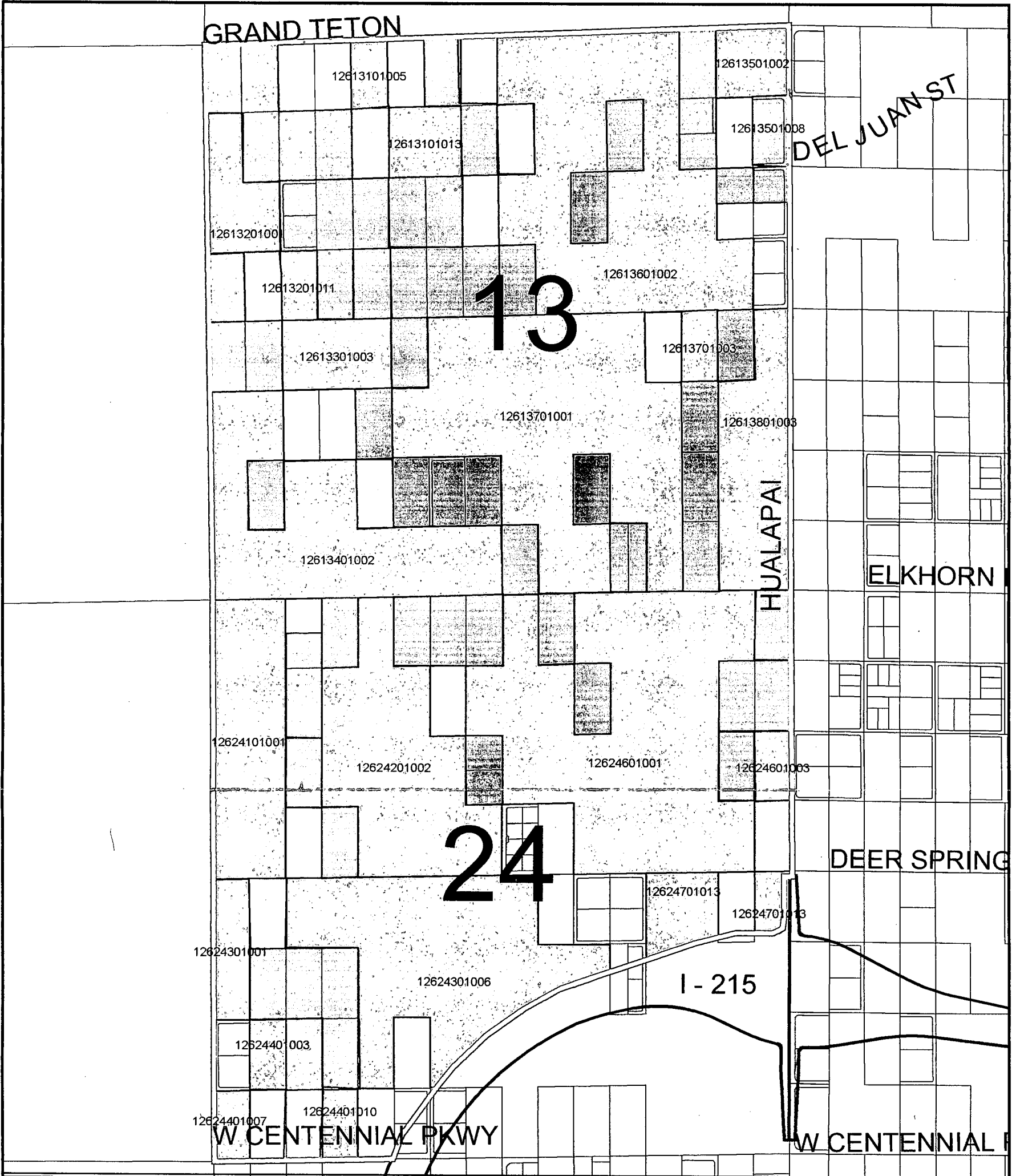
Current P-D Zoning Request

Lands Included in ZON 1520

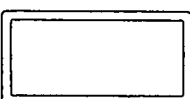
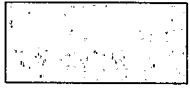
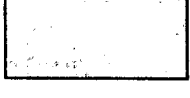
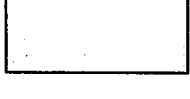
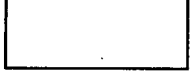
Lands NOT Included in ZON 1520

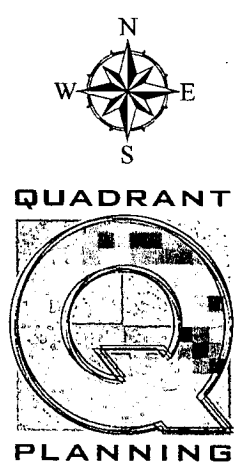
Private Land





Cliffs Edge Second P-D Zoning Request

-  Project Boundary
-  Current P-D Zoning Request
-  Lands Included in ZON 1520
-  Lands NOT Included in ZON 1520
-  Private Land



April 2, 2003

ZON-2184
PC 5-22-03 PULLED
PC 6-12-03

Project Checklist



Separator Sheet

CLIFF'S EDGE

SUBMITTAL APPLICATION AND CHECKLIST

FOR DESIGN REVIEW

APPLICANT INFORMATION

DATE: _____

BUILDER _____ TELE () _____
 ADDRESS _____ FAX () _____

TRACT NO. _____

ARCHITECT _____ TELE () _____
 ADDRESS _____ FAX () _____

LANDSCAPE ARCHITECT _____ TELE () _____
 ADDRESS _____ FAX () _____

SUBMITTAL REQUIREMENTS

☐

1. PRELIMINARY CONCEPT SITE PLAN

- Conceptual street layout
- Conceptual lot layout
- Proposed pedestrian connections
- Adjacent streets and open space

☐

4. MAT'L & COLOR SAMPLES

- Primary Stucco Color(s)
- Secondary Stucco Color(s)
- Accent and Trim Colors
- Accent Materials (Stone, Brick, Etc.)
- Roof tile (Material and Color)

☐

2. DETAILED DEVELOPMENT PLAN

- Proposed street locations and dimensions
- Proposed lot lines and dimensions
- Proposed pedestrian connections
- Pre-plotting of units along parcel edges visible to master planned roads or open space
- Building footprints (Model and Elevation specified)
- Driveway and / or alley placement
- Wall and fence locations and heights
- Adjacent streets and open space

☐

5. LANDSCAPE PLANS

(30' Scale Minimum)

- Street tree species, size & location
- Neighborhood entries
- Planting and fencing details

☐

3. ARCHITECTURAL PLANS (1/4" or 1/8" Scale)

- Floor Plans w/ dimensions
- Elevations for all four sides w/ dimensions. Material call-outs and depth of recesses or pop-outs identified
- Floor area calculations including
 - 1st floor living area
 - 2nd floor living area
 - Garage square footage
- Typical lot for each floor plan indicating building footprint, setbacks, driveway and sidewalk locations

☐

6. PLAN CHECK FEES

- Concept Site Plan \$0
- Initial Full Submittal: \$0
- Subsequent: \$500 ea. Submittals (if req'd)

SUBMIT TO

DESIGN REVIEW COMMITTEE
 Cliff's Edge LLC
 3320 N. Buffalo Drive, Suite 204
 Las Vegas, NV 89129

Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO			YES	NO
APPLICATION							
☒	☐	☐	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		☐	☐
☒	☐	☐	☐	<i>BLN</i> Grant deed and legal description		☐	☐
☒	☐	☐	☐	Detailed 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): <i>\$450 \$150 \$250 \$2250 \$3178=8928</i>		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
☒	☐	☐	☐	Project of Regional Significance		☐	☐
MASTER DEV'T SITE PLAN PLAN							
☒	☐	☐	☐	<i>18+156</i> 11" x 17" min. to 24" x 36" max. page size		☐	☐
☒	☐	☐	☐	<i>(FOR RES)</i> North arrow, scale, and vicinity map		☐	☐
☒	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☒	☐	☐	☐	All building setbacks labeled		☐	☐
☒	☐	☐	☐	All adjacent existing land uses and street names labeled		☐	☐
☒	☐	☐	☐	All points of ingress and egress shown		☐	☐
☒	☐	☐	☐	ADA accessibility requirements shown/labeled		☐	☐
☒	☐	☐	☐	Parking standard(s) utilized: _____		☐	☐
☒	☐	☐	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		☐	☐
☒	☐	☐	☐	All free-standing sign locations shown and heights and sizes noted		☐	☐
LANDSCAPE PLAN							
☐	☐	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☐	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☐	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☐	☐	☐	All required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☐	☐	☐	All required parking lot fingers/islands shown		☐	☐
☐	☐	☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☐	☐	☐	☐	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		☐	☐
☐	☐	☐	☐	All building materials and colors noted		☐	☐
☐	☐	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☐	☐	☐	All wall sign locations shown and sizes noted		☐	☐
FLOOR PLANS							
☐	☐	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☐	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☐	☐	☐	All 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: BUREAU OF LAND PLANNING & DEV
CLIFF'S EDGE LLC Application Type: REZONING - U(PCD) TO PD.
 APN: UNCLON (SEE ATTACHED LIST) Location: CLIFFS EDGE
 Planner: GARY LEONARD Pre-App Meeting Date: 03/27/03

☐ Meeting ☐ Telephone

Conversation Record

Project Name CLIFF'S EDGE

Page 1 of 1
Date 3/27/03
Time am pm

Conversation between CLU Representative(s):
and,

Name	Company/Department	Phone	FAX
Calvin Champlin			
Chris Arambula			
Dave Guerra			
Eddie Richter			

☐ see Meeting Attendance Sheet Patty Lehnard

Comments:

- rezoning of Cliff's Edge BLT sites - 704 acres
- + need to complete project of Regional Significance application - need extra plans for circulation
- + applicant will provide 15 additional maps with 15 back-up land use maps for PRS circulation
- land use maps will be updated to reflect most recent discussions with staff as per PC direction in conditions of ZON-1520
- note that BLT does not sign application - provides letter instead
- fees total \$ 8,528.

* for 5/22 PC mtg.

8258 ♦♦

051

8258 ♦

051

8267 ♦

025T-N02

8267 454 (4) 51

See - HNA

150 (15) 051

0250

126-109-47-024

0052 (15) 007

126-13-401-001

104 002

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: CLIFF'S EDGE
 Applicant Name: CALVIN CHAMPLIN Telephone: 395-3154
 Project Number: ZON-2184 Ward Number: 6

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|---|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: _____ | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: _____ | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: _____ | |

Notes: See Zon-1520

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|---|
| ☐ Hearing Notice Rec'd: <u>5.9.03</u> | ☐ PC Meeting Date: <u>5.22.03</u> |
| ☐ Hearing Notices Mailed: <u>5.9.03</u> | ☐ PC Action: <u>APP</u> |
| ☐ Draft Report Sent to PC: <u>5.15.03</u> | ☐ Letter to Applicant: <u>5.9.03</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: <u>7.14.03</u> |

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: <u>7-16-03</u> | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: <u>APP</u> | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

City Council Action Letter



Separator Sheet



July 18, 2003

Mr. Darrin Badger
Cliff's Edge, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: ZON-2184 - REZONING
CITY COUNCIL MEETING OF JULY 16, 2003

Dear Mr. Badger:

The City Council at a regular meeting held July 16, 2003 APPROVED the request for a Rezoning from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2003. This approval is subject to:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.
6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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 recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact

Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Master Drainage Plan and 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such 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.
9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

Mr. Darrin Badger
Page 4 – ZON-2184
July 18, 2003

10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping 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.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Calvin Champlin
Quadrant Planning
3320 N. Buffalo Dr., Suite #205
Las Vegas, Nevada 89129

Action Letter



Separator Sheet



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.ci.las-vegas.nv.us

June 16, 2003

Mr. Darrin Badger
Cliff's Edge, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: ZON-2184 - REZONING

Dear Mr. Badger:

Your request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack), was considered by the Planning Commission on June 12, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.
6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.
7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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 recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify

roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Master Drainage Plan and 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such 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.
9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

Mr. Darrin Badger
ZON-2184 - Page Four
June 16, 2003

10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping 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.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

This item will be considered by the City Council on **July 16, 2003**, 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,



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

GML:clc

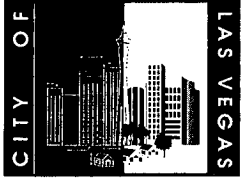
cc: Ms. Calvin Champlin
Quadrant Planning
3320 North buffalo Drive, Suite #205
Las Vegas, Nevada 89129

Applicant 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.ci.las-vegas.nv.us

May 30, 2003

Mr. Darrin Badger
Cliff's Edge, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: ZON-2184 - REZONING

Dear Mr. Badger:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **June 12, 2003**. This meeting will be held at 6:00 P. M. **in the Council Chambers of City Hall, 400 Stewart Avenue**, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application 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,

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

GML:clc

Enclosure

cc: Ms. Calvin Champlin
Quadrant Planning
3320 North buffalo Drive, Suite #205
Las Vegas, Nevada 89129

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Affidavit of Sign Posting



AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-2184

MEETING DATE: 06-12-03 PC

Sign 82 10

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

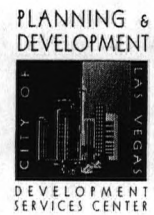
Date

5-31-3

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-2184

MEETING DATE: 06-12-03 PC

Sign 7 of 10

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[Signature]
Signature

5-31-3
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-2184

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Sign 6 of 10

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Stam Bel

FARM

Signature [Handwritten Signature]

Date 5-31-3

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-2184

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Sign 5 of 10

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Signature

Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-2184

MEETING DATE: 06-12-03 PC S

Sign 4 of 10

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Signature

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CASE NUMBER: ZON-2184

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Sign 2 of 10

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Signature

Date

5-31-3

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-2184

MEETING DATE: 06-12-03 PC

Sign 1 of 10

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Signature

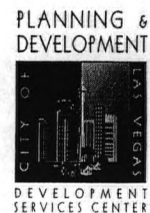
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

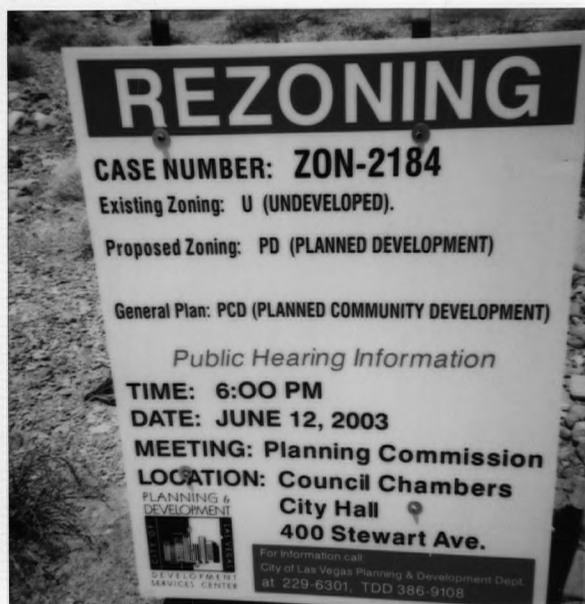


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Sign 9 of 10

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[Signature]
Signature

5-31-3
Date

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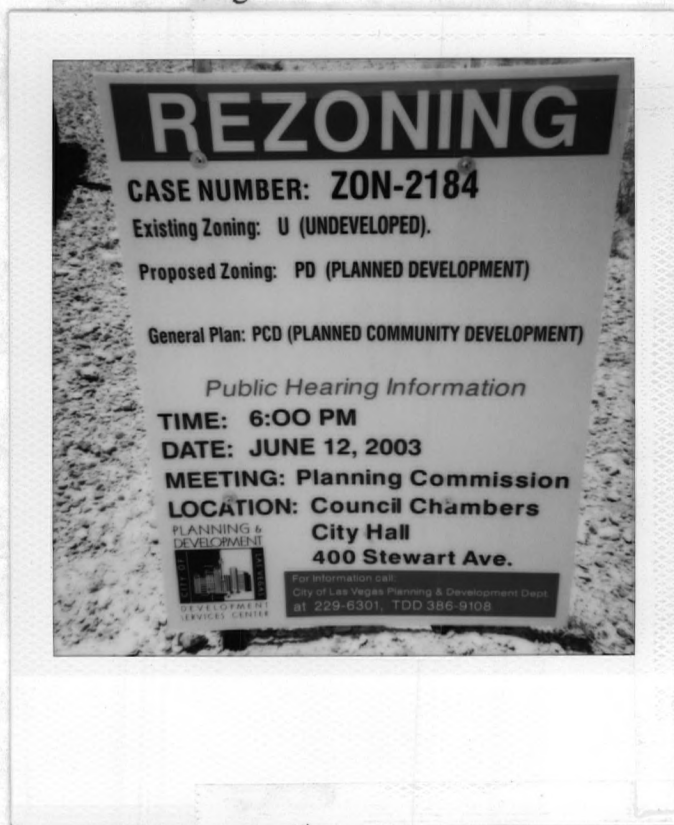
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

CASE NUMBER: ZON - 2184

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Sign 10 of 10

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Signature [Handwritten Signature]

5-31-3

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Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JUNE 12, 2003
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-2184

REQUEST BY CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT FOR A REZONING FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) ZONE ON 704 ACRES ADJACENT TO THE SOUTH SIDE OF GRAND TETON DRIVE, BETWEEN HUALAPAI WAY AND PULI ROAD (APN: MULTIPLE), PROPOSED USE: MASTER PLANNED COMMUNITY, WARD 6 (MACK).

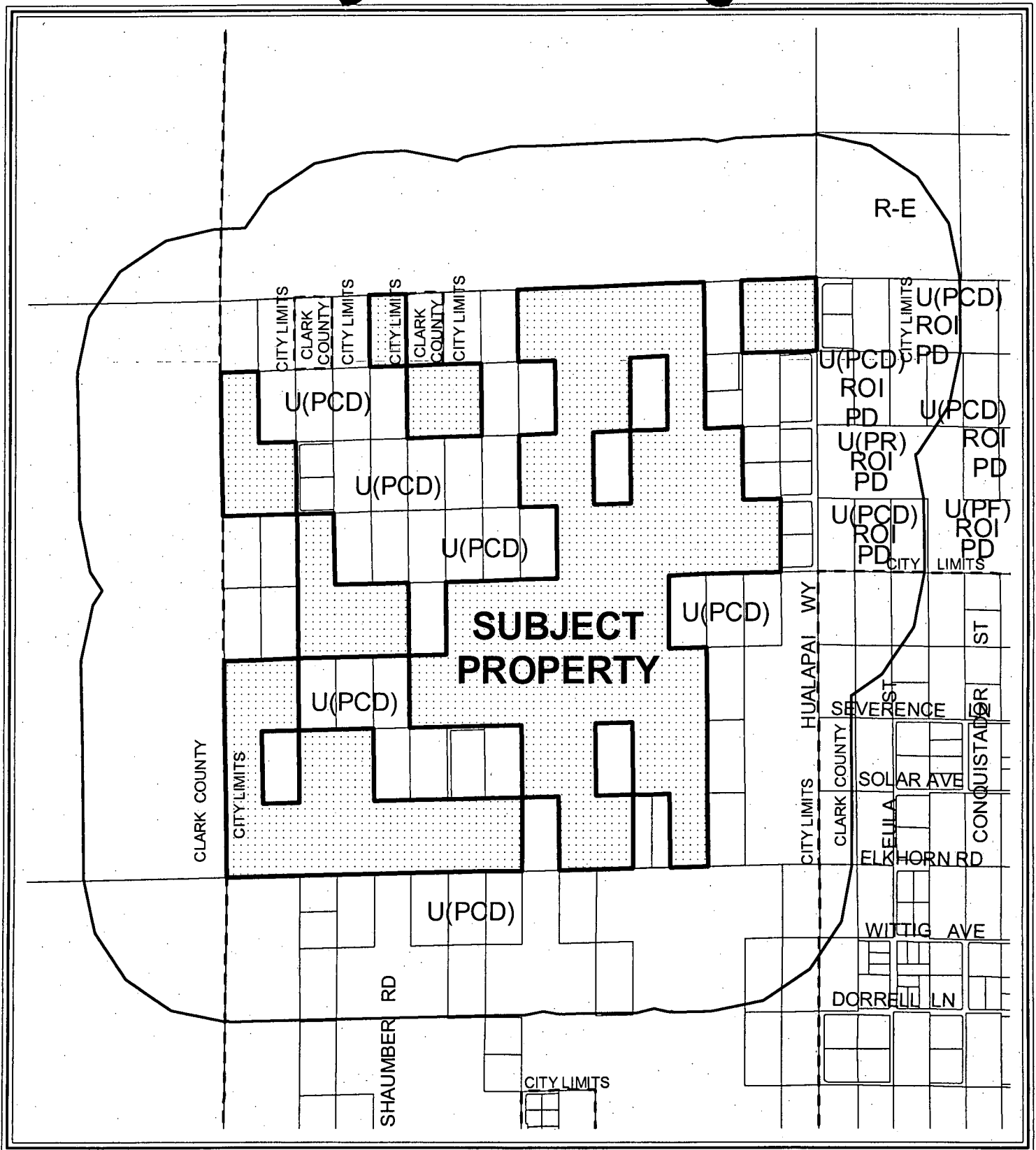
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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.ci.las-vegas.nv.us>.



GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: ZON-2184

0 900 1800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



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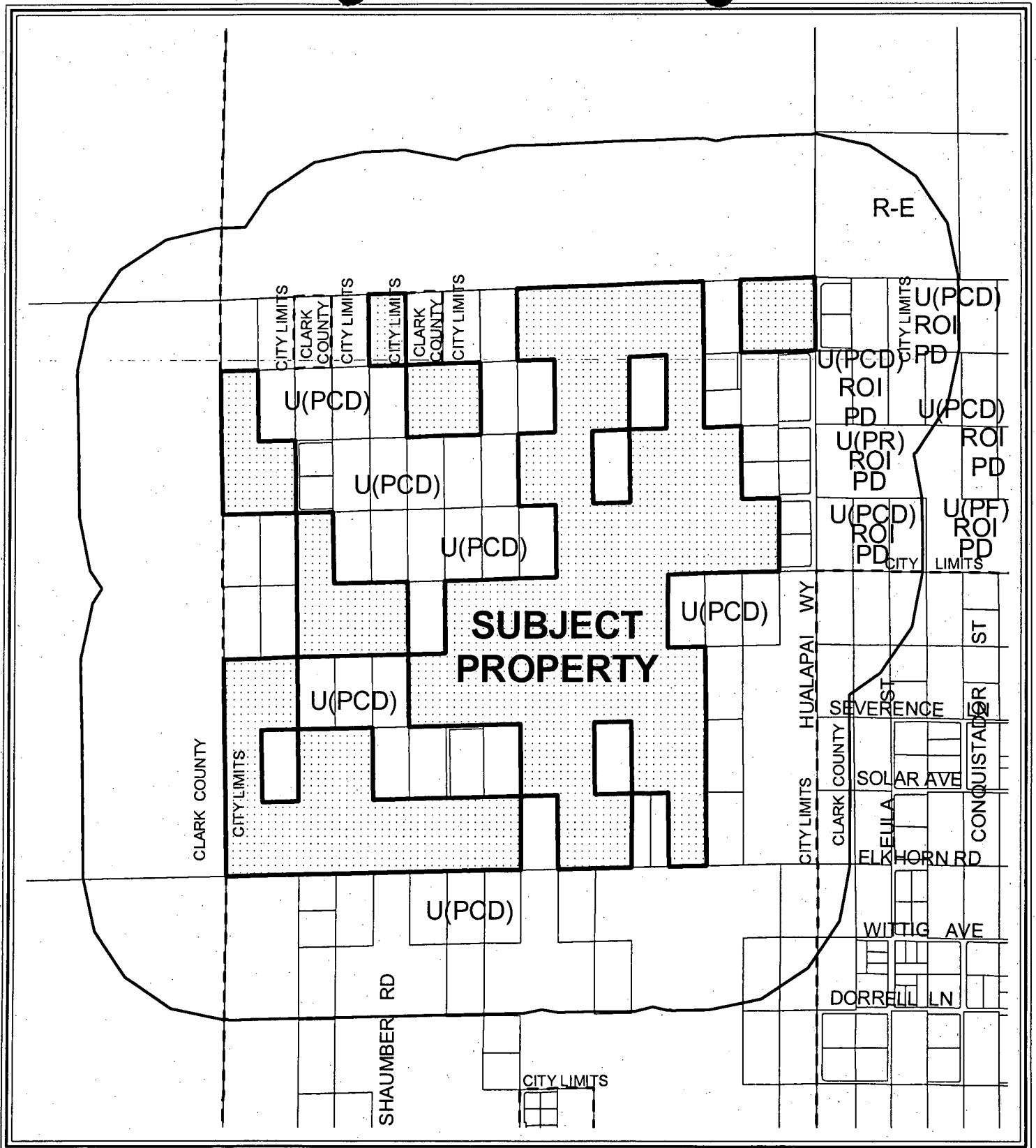
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CASE: **ZON-2184**

0 900 1800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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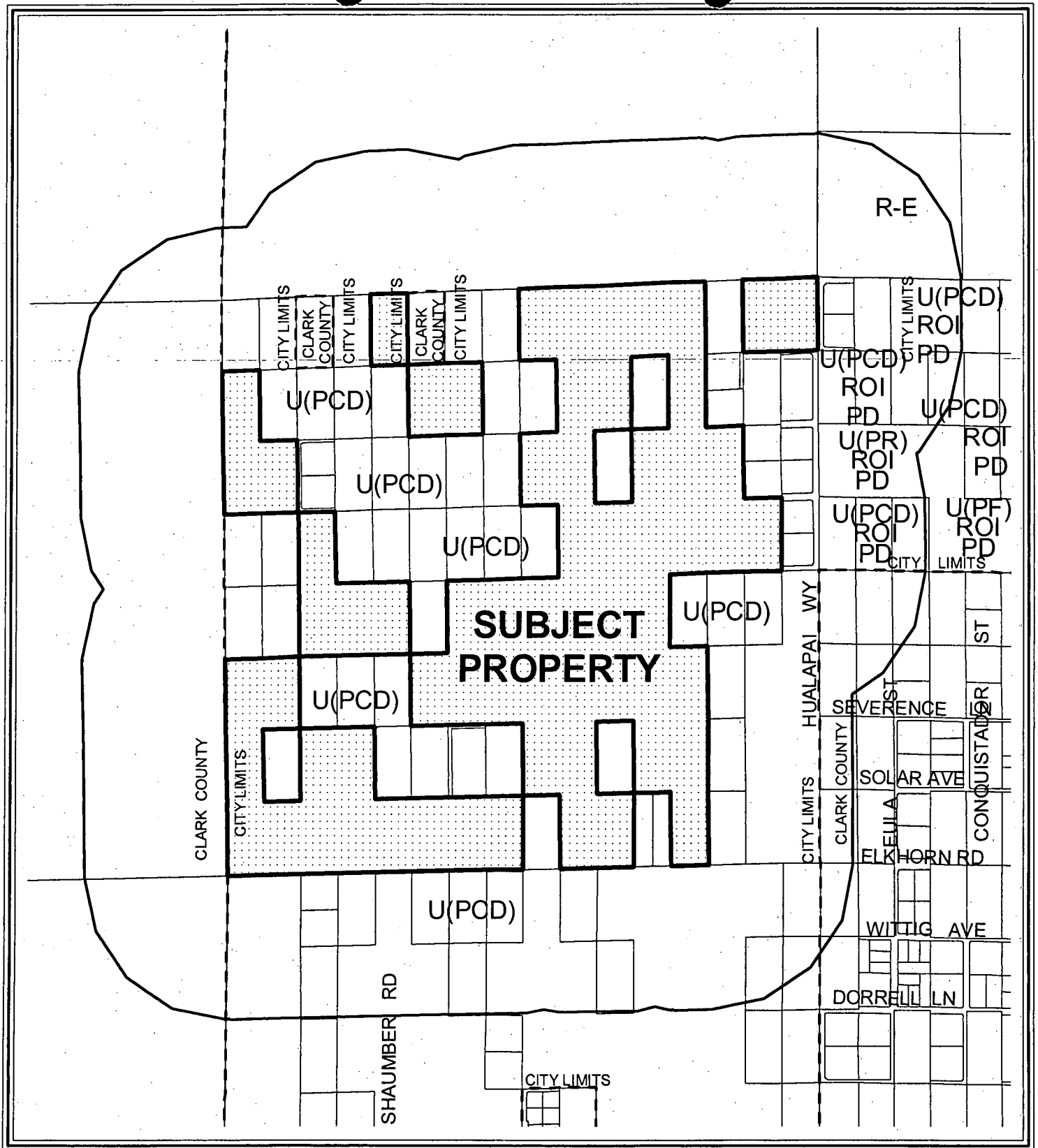
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CASE: **ZON-2184**

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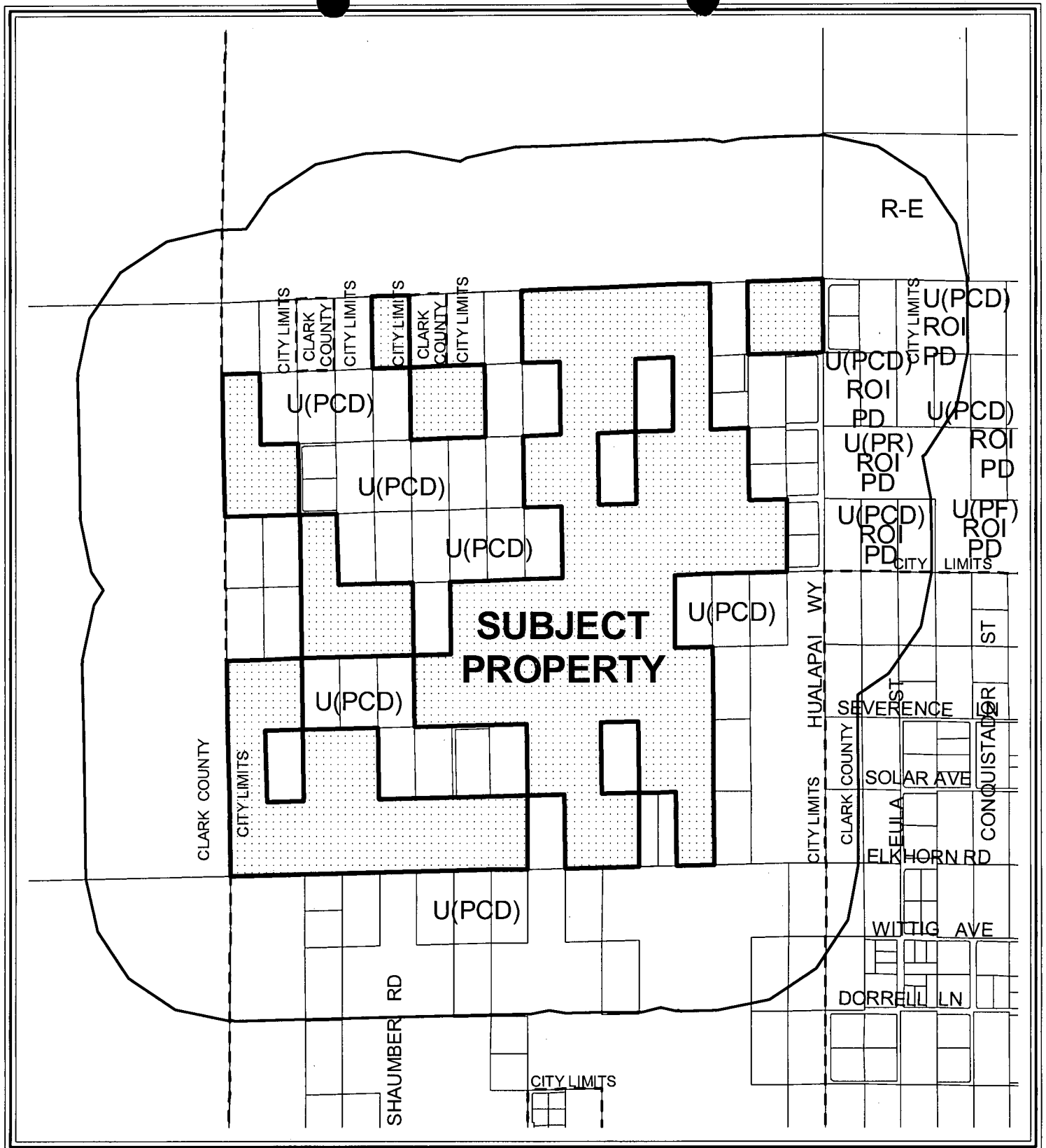
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CASE: **ZON-2184**

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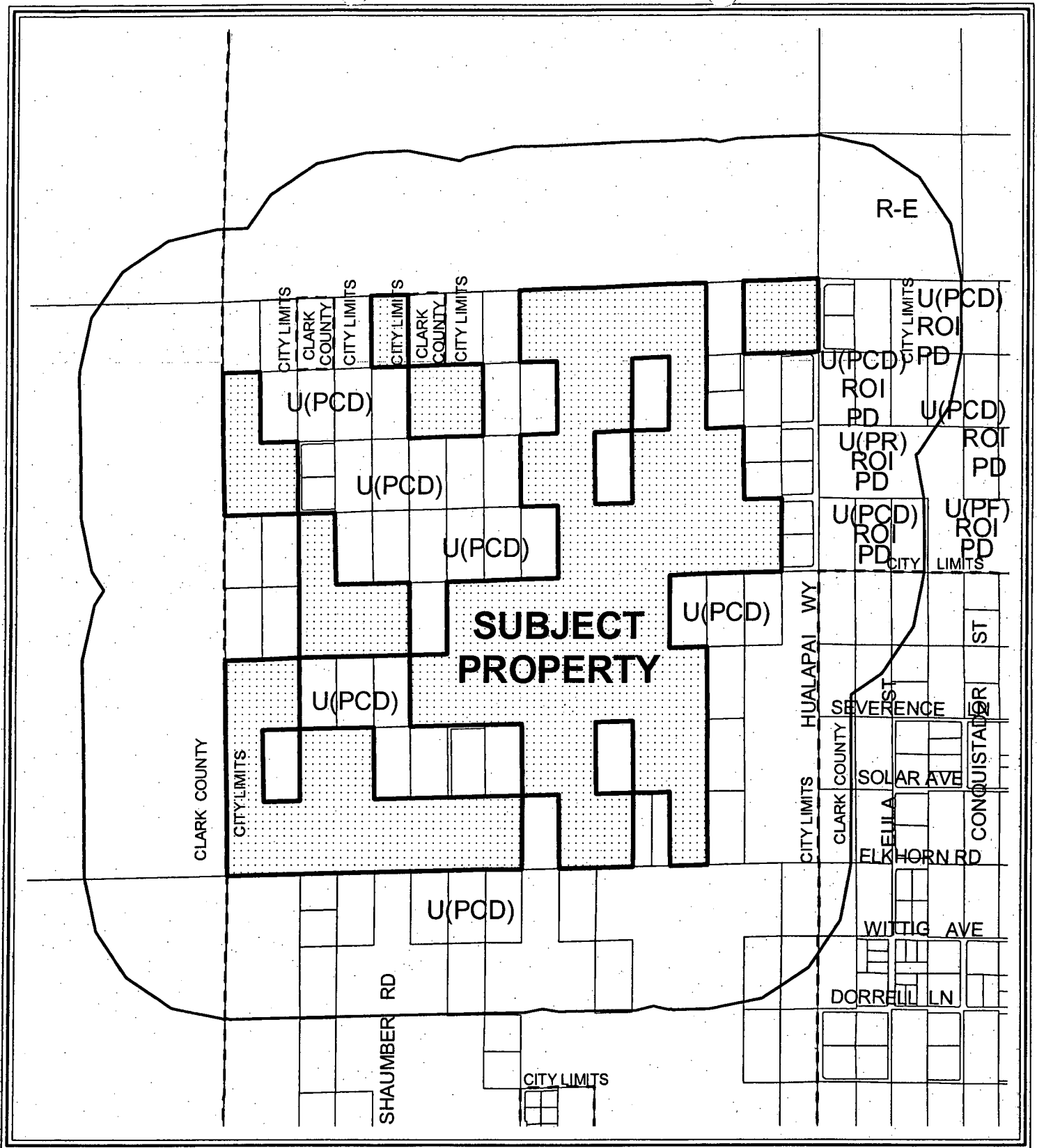
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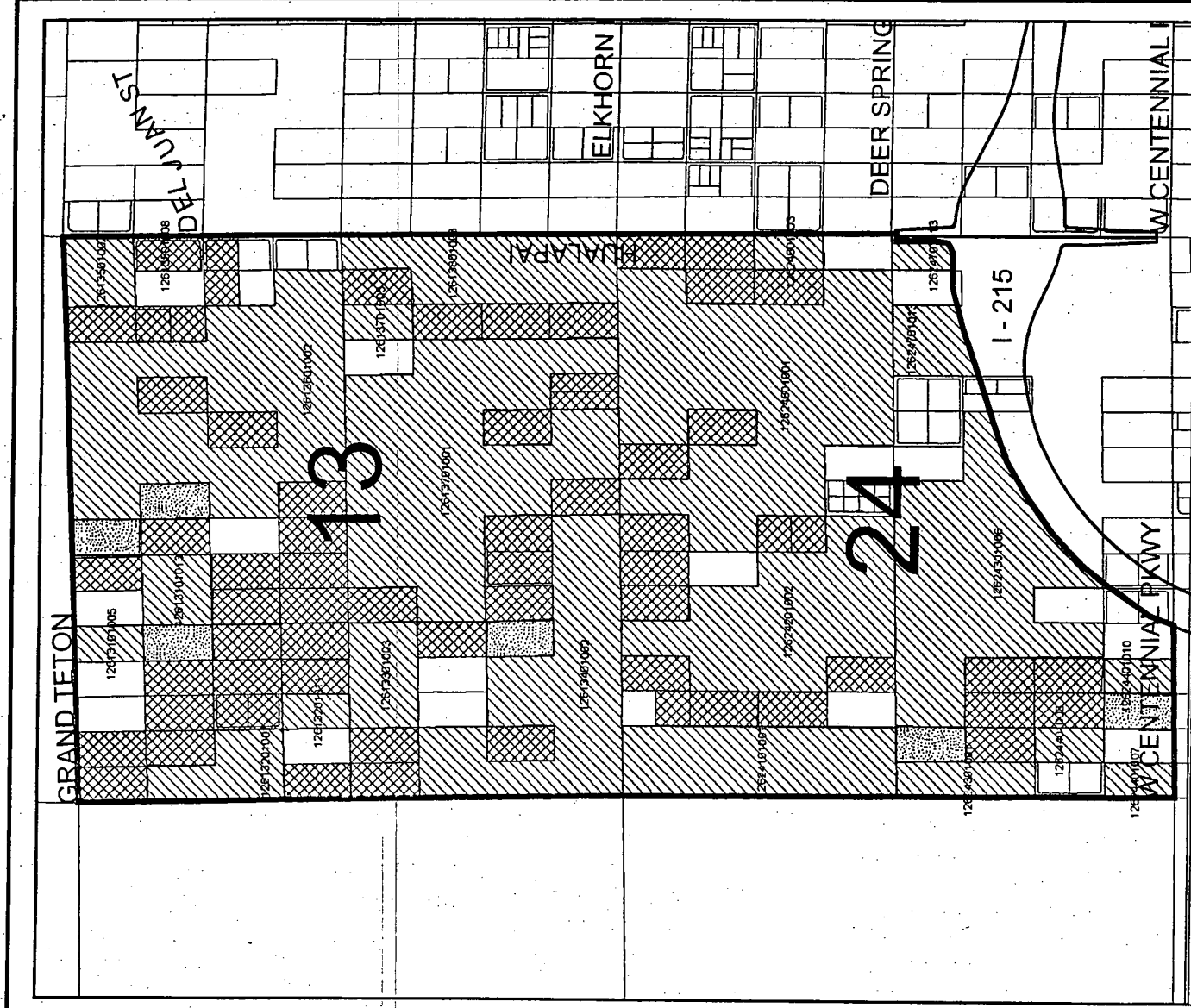
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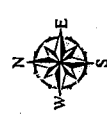
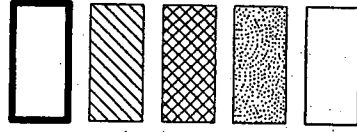
ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





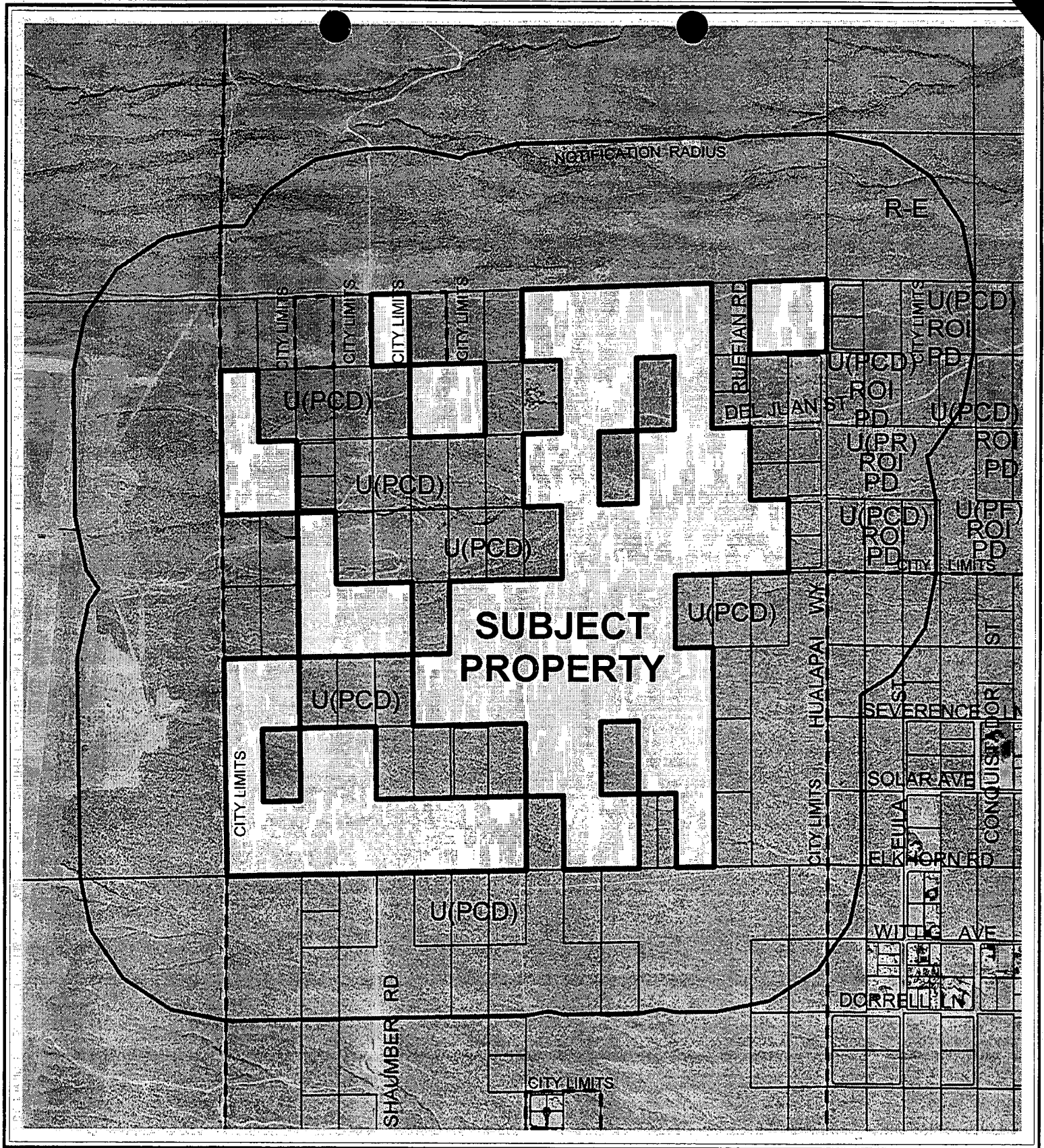
Cliffs Edge Second P-D Zoning Request



ZON-2184
5-22-03 PC

STAFF

April 2, 2003



CASE: ZON-2184

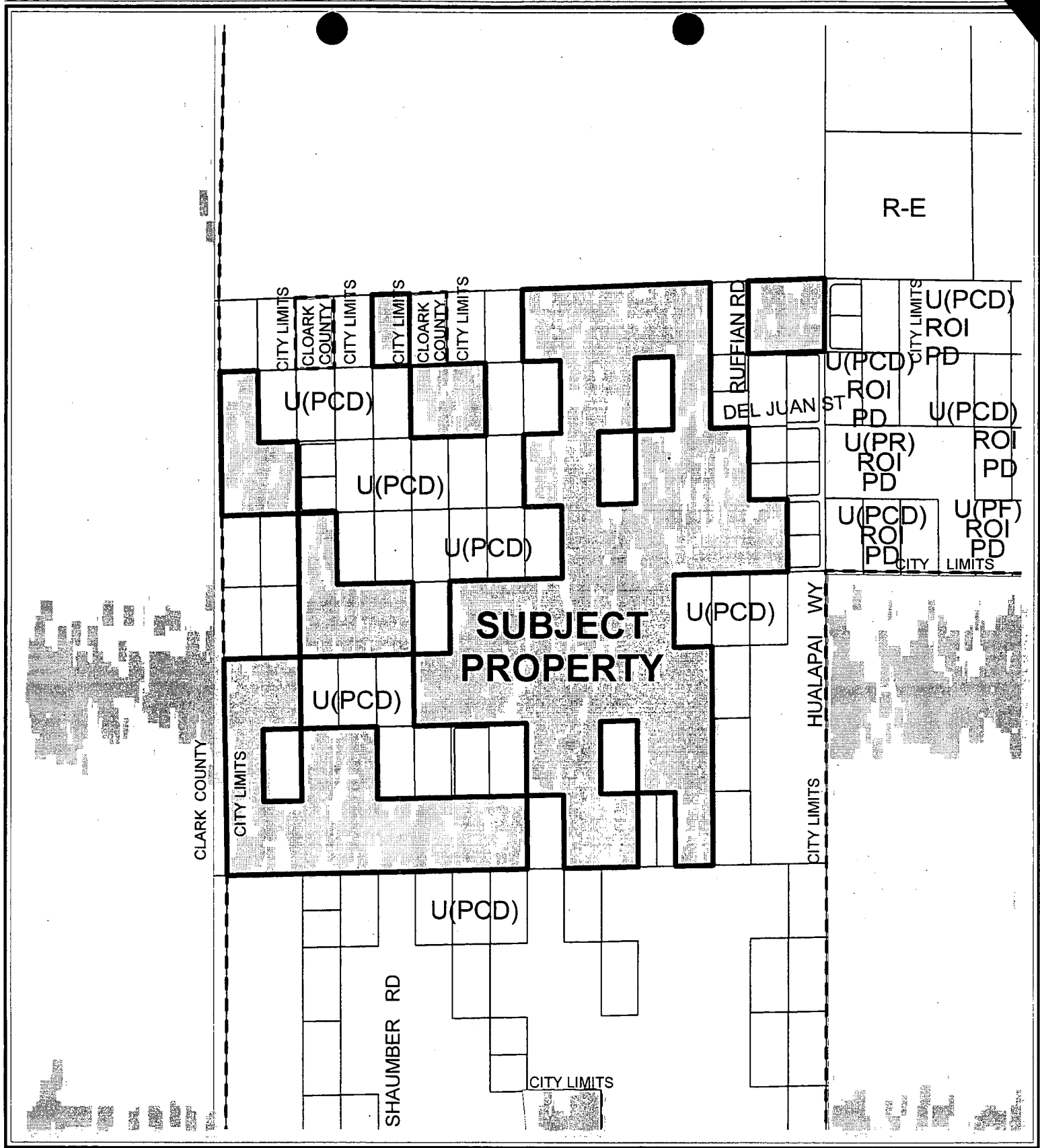
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 900 1800 Feet





CASE: ZON-2184

0 900 1800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



Extraction List



EXTRACTION LIST

Separator Sheet

63 Labels
113 ~~3~~ Parcels

County

Report of All Selected Parcels

Case Number: ZON-2184

Printed On: Fri: April 18, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ACACIA PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12518201001
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 FORT APACHE RD #200 LAS VEGAS NV	12613201016
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101001
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101003
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101002
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101006
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101007
BECKER ERNEST A IV & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12519101001
BOOTH FELICIA CATHERINE REV TR	10127 SPARROW RIDGE AVE LAS VEGAS NV	12518401001
BRAIN SURGERY L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201014
BRAIN SURGERY L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613501005
C22 L P	3075 ROSANNA ST LAS VEGAS NV	12613601008
CORONOPARK L L C	3320 N BUFFALO #207 LAS VEGAS NV	12518201007
DESERT HILLS PROPERTIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613601003
DESERT HILLS PROPERTIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12624501004
DESERT HILLS PROPERTIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613201009
EL DURANGO L L C	3320 N BUFFALO #207 LAS VEGAS NV	12518201006
FAKEHANY JEANNETTE G	17821 E 17TH ST #190 TUSTIN CA	12519101003
FANNIN TRUST	10908 BLACK LEDGE AVE LAS VEGAS NV	12613601004
FOCUS LAND FUND 97 L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613501004
FOUST TRUST	938 TAM O SHANTER DR LAS VEGAS NV	12613401003
GOLDSACK EDWARD THOMAS	CMR 443 BOX 232 APO AE	12613101012
GONZALEZ JESUS R	6200 EUGENE AVE LAS VEGAS NV	12613501003
HAFEN KEITH & DIANA FAM TR ETAL	4965 N DURANGO DR LAS VEGAS NV	12624101008
HICKS MIKE	8910 W WASHBURN LAS VEGAS NV	12518301015
IRONWOOD PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613101008
K R LAND COMPANY L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613701004
K R LAND COMPANY L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201012
KOEHN ROBERT & JANELL	5429 MOUNTAIN VIEW LAS VEGAS NV	12624101003
KOLOB L L C	%K PARKINSON 3320 N BUFFALO DR #203 LAS VEGAS NV	12518101008
KORAS CHARLES	3021 LEAFWOOD LAS VEGAS NV	12613101004
LAND TITLE NV INC TRS	720 S 7TH ST LAS VEGAS NV	12613101006

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Fri: April 18, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
LAWLOR MEGAN F ETAL	6501 OLD OXFORD AVE LAS VEGAS NV	12613601005
LIFSON MEYER & LISA	P O BOX 1942 BEVERLY HILLS CA	12624101002
LOKKEN RODNEY D & JUDY A FAM TR	1783 PANDORA DR LAS VEGAS NV	12613201010
MAREK SHANA V 1992 TRUST	2105 JADELEAF CT LAS VEGAS NV	12613201013
MAYORGA CRISTON M ETAL	5905 CHERRYBLOSSOM CT LAS VEGAS NV	12613701002
MILLENNIUM FOCUS L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613301002
MILLENNIUM FOCUS L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613401004
MILLENNIUM FOCUS L L C	%J RITTER 3320 N BUFFALO #204 LAS VEGAS NV	12613301007
MILLENNIUM FOCUS L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12624101004
MILLENNIUM FOCUS L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613801002
NOGUEIRA TREVOR & LAVINIA FAM TR	1871 S VALADEZ ST LAS VEGAS NV	12518301001
PARK THOMAS E & PATRICIA L	5709 CAMPBELL DR LAS VEGAS NV	12613201008
PATTERSON JOHN W III & MARY W	5065 PARK ST LAS VEGAS NV	12518301013
RAD-FAR LTD	187 COLD SPRING RD SYOSSET NY	12613201006
RAD-FAR LTD	187 COLD SPRING RD SYOSSET NY	12613201007
REDD FAMILY PARTNERSHIP L L L P	2727 APALACHEE PKWY TALLAHASSEE FL	12613301006
REDD FAMILY PARTNERSHIP L L L P	2727 APALACHEE PKWY TALLAHASSEE FL	12613301005
ROSE DARL D & SHIRLEY A	5935 S TORREY PINES LAS VEGAS NV	12613601009
SCALA JANE & DIANE	329 N COUNTRY RD SMITHTOWN NY	12613501007
SCOTCH POND L L C	%UNITED TITLE NV 3980 HOWARD HUGHES PKWY #100 LAS VEGAS NV	12518101004
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE LAS VEGAS NV	12613501008
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE LAS VEGAS NV	12624101005
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE #203 LAS VEGAS NV	12613401001
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE #203 LAS VEGAS NV	12624101006
SILVER STATE HOLDING COMPANY	1900 E SAHARA LAS VEGAS NV	12624101007
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE #203 LAS VEGAS NV	12613801004
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE LAS VEGAS NV	12624501002
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613101002
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613201003
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613101001
SOUTHWEST DESERT EQUITIES L L C	3220 N BUFFALO #294 LAS VEGAS NV	12613101011
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613101007

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Fri: April 18, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613501006
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613201002
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201004
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201005
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML 3320 N BUFFALO #204 LAS VEGAS NV	12613101010
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613101009
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613601001
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #294 LAS VEGAS NV	12613101014
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613301004
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613801007
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613401006
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613801001
SOUTHWEST DESERT EQUITIES L L C	%J RITTER 3320 N BUFFALO DR #204 LAS VEGAS NV	12613801006
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613701005
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613301001
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613401005
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613601007
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613801005
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3320 N BUFFALO DR #204 LAS VEGAS NV	12624501001
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML 3320 N BUFFALO #204 LAS VEGAS NV	12624501003
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #14 LAS VEGAS NV	12613201015
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613501001
STAR LIVING TRUST	2827 S MONTE CRISTO LAS VEGAS NV	12518301003
STAR LIVING TRUST	2827 S MONTE CRISTO LAS VEGAS NV	12518301014
STAR LIVING TRUST	2827 S MONTE CRISTO WY LAS VEGAS NV	12518301002
SUMMIT HOLDINGS L L C	3320 N BUFFALO #204 LAS VEGAS NV	12624501005
TRINKLE ARTHUR H & ANNE G	%B DAVENPORT 520 CHANNING SAN ANTONIO TX	12624101009
USA	WASHINGTON DC	12624201002
USA	WASHINGTON DC	12507401001
USA	WASHINGTON DC	12611000001
USA	WASHINGTON DC	12613501002
USA	WASHINGTON DC	12613201011

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Fri: April 18, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
USA	WASHINGTON DC	12613601002
USA	WASHINGTON DC	12613801003
USA	WASHINGTON DC	12613101005
USA	WASHINGTON DC	12613101013
USA	WASHINGTON DC	12624101001
USA	WASHINGTON DC	12613201001
USA	WASHINGTON DC	12624601001
USA	WASHINGTON DC	12614000001
USA	WASHINGTON DC	12613701003
USA	WASHINGTON DC	12613701001
USA	WASHINGTON DC	12613301003
USA	WASHINGTON DC	12612000001
USA	WASHINGTON DC	12623000001
USA	WASHINGTON DC	12613401002
WHITE ERNEST R LIVING TRUST	828 RIVER GLEN DR MURRAY UT	12613101003
WYNN ALBERT CECIL JR	7372 BERKSHIRE AVE RANCHO CUCAMONGA CA	12613601006
YERRAMSETTI FAMILY L P	P O BOX 371298 LAS VEGAS NV	12518401009

63 Labels

County

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Tue: May 6, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ACACIA PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12518201001
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 FORT APACHE RD #200 LAS VEGAS NV	12613201016
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101001
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101003
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101002
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APACHE RD #200 LAS VEGAS NV	12518101006
BEAZER HOMES HOLDINGS CORP	%P HELFRICH 4670 S FORT APPACHE RD #200 LAS VEGAS NV	12518101007
BECKER ERNEST A IV & K C FAM TR	50 S JONES BLVD #100 LAS VEGAS NV	12519101001
BOOTH FELICIA CATHERINE REV TR	10127 SPARROW RIDGE AVE LAS VEGAS NV	12518401001
BRAIN SURGERY L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201014
BRAIN SURGERY L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613501005
C22 L P	3075 ROSANNA ST LAS VEGAS NV	12613601008
CORONOPARK L L C	3320 N BUFFALO #207 LAS VEGAS NV	12518201007
DESERT HILLS PROPERTIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613601003
DESERT HILLS PROPERTIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12624501004
DESERT HILLS PROPERTIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613201009
EL DURANGO L L C	3320 N BUFFALO #207 LAS VEGAS NV	12518201006
FAKEHANY JEANNETTE G	17821 E 17TH ST #190 TUSTIN CA	12519101003
FANNIN TRUST	10908 BLACK LEDGE AVE LAS VEGAS NV	12613601004
FOCUS LAND FUND 97 L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613501004
FOUST TRUST	938 TAM O SHANTER DR LAS VEGAS NV	12613401003
GOLDSACK EDWARD THOMAS	CMR 443 BOX 232 APO AE	12613101012
GONZALEZ JESUS R	6200 EUGENE AVE LAS VEGAS NV	12613501003
HAFEN KEITH & DIANA FAM TR ETAL	4965 N DURANGO DR LAS VEGAS NV	12624101008
HICKS MIKE	8910 W WASHBURN LAS VEGAS NV	12518301015
IRONWOOD PROPERTIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613101008
K R LAND COMPANY L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613701004
K R LAND COMPANY L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201012
KOEHN ROBERT & JANELL	5429 MOUNTAIN VIEW LAS VEGAS NV	12624101003
KOLOB L L C	%K PARKINSON 3320 N BUFFALO DR #203 LAS VEGAS NV	12518101008
KORAS CHARLES	3021 LEAFWOOD LAS VEGAS NV	12613101004
LAND TITLE NV INC TRS	720 S 7TH ST LAS VEGAS NV	12613101006

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Tue: May 6, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LAWLOR MEGAN F ETAL	6501 OLD OXFORD AVE LAS VEGAS NV	12613601005
LIFSON MEYER & LISA	P O BOX 1942 BEVERLY HILLS CA	12624101002
LOKKEN RODNEY D & JUDY A FAM TR	1783 PANDORA DR LAS VEGAS NV	12613201010
MAREK SHANA V 1992 TRUST	2105 JADELEAF CT LAS VEGAS NV	12613201013
MAYORGA CRISTON M ETAL	5905 CHERRYBLOSSOM CT LAS VEGAS NV	12613701002
MILLENNIUM FOCUS L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613301002
MILLENNIUM FOCUS L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613401004
MILLENNIUM FOCUS L L C	%J RITTER 3320 N BUFFALO #204 LAS VEGAS NV	12613301007
MILLENNIUM FOCUS L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12624101004
MILLENNIUM FOCUS L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613801002
NOGUEIRA TREVOR & LAVINIA FAM TR	1871 S VALADEZ ST LAS VEGAS NV	12518301001
PARK THOMAS E & PATRICIA L	5709 CAMPBELL DR LAS VEGAS NV	12613201008
PATTERSON JOHN W III & MARY W	5065 PARK ST LAS VEGAS NV	12518301013
RAD-FAR LTD	187 COLD SPRING RD SYOSSET NY	12613201006
RAD-FAR LTD	187 COLD SPRING RD SYOSSET NY	12613201007
REDD FAMILY PARTNERSHIP L L L P	2727 APALACHEE PKWY TALLAHASSEE FL	12613301006
REDD FAMILY PARTNERSHIP L L L P	2727 APALACHEE PKWY TALLAHASSEE FL	12613301005
ROSE DARL D & SHIRLEY A	5935 S TORREY PINES LAS VEGAS NV	12613601009
SCALA JANE & DIANE	329 N COUNTRY RD SMITHTOWN NY	12613501007
SCOTCH POND L L C	%UNITED TITLE NV 3980 HOWARD HUGHES PKWY #100 LAS VEGAS NV	12518101004
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE LAS VEGAS NV	12613501008
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE LAS VEGAS NV	12624101005
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE #203 LAS VEGAS NV	12613401001
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE #203 LAS VEGAS NV	12624101006
SILVER STATE HOLDING COMPANY	1900 E SAHARA LAS VEGAS NV	12624101007
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE #203 LAS VEGAS NV	12613801004
SILVER STATE HOLDING COMPANY	1900 E SAHARA AVE LAS VEGAS NV	12624501002
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613101002
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613201003
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613101001
SOUTHWEST DESERT EQUITIES L L C	3220 N BUFFALO #294 LAS VEGAS NV	12613101011
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613101007

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Tue: May 6, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613501006
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613201002
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201004
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613201005
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML 3320 N BUFFALO #204 LAS VEGAS NV	12613101010
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613101009
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613601001
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #294 LAS VEGAS NV	12613101014
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613301004
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613801007
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613401006
SOUTHWEST DESERT EQUITIES L L C	3455 CLIFF SHADOWS PKWY #220 LAS VEGAS NV	12613801001
SOUTHWEST DESERT EQUITIES L L C	%J RITTER 3320 N BUFFALO DR #204 LAS VEGAS NV	12613801006
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO DR #204 LAS VEGAS NV	12613701005
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613301001
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613401005
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613601007
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613801005
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML GROUP 3320 N BUFFALO DR #204 LAS VEGAS NV	12624501001
SOUTHWEST DESERT EQUITIES L L C	%FOCUS COML 3320 N BUFFALO #204 LAS VEGAS NV	12624501003
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #14 LAS VEGAS NV	12613201015
SOUTHWEST DESERT EQUITIES L L C	3320 N BUFFALO #204 LAS VEGAS NV	12613501001
STAR LIVING TRUST	2827 S MONTE CRISTO LAS VEGAS NV	12518301003
STAR LIVING TRUST	2827 S MONTE CRISTO LAS VEGAS NV	12518301014
STAR LIVING TRUST	2827 S MONTE CRISTO WY LAS VEGAS NV	12518301002
SUMMIT HOLDINGS L L C	3320 N BUFFALO #204 LAS VEGAS NV	12624501005
TRINKLE ARTHUR H & ANNE G	%B DAVENPORT 520 CHANNING SAN ANTONIO TX	12624101009
USA	WASHINGTON DC	12624201002
USA	WASHINGTON DC	12507401001
USA	WASHINGTON DC	12611000001
USA	WASHINGTON DC	12613501002
USA	WASHINGTON DC	12613201011

Report of All Selected Parcels**Case Number:** ZON-2184**Printed On:** Tue: May 6, 2003

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
USA	WASHINGTON DC	12613601002
USA	WASHINGTON DC	12613801003
USA	WASHINGTON DC	12613101005
USA	WASHINGTON DC	12613101013
USA	WASHINGTON DC	12624101001
USA	WASHINGTON DC	12613201001
USA	WASHINGTON DC	12624601001
USA	WASHINGTON DC	12614000001
USA	WASHINGTON DC	12613701003
USA	WASHINGTON DC	12613701001
USA	WASHINGTON DC	12613301003
USA	WASHINGTON DC	12612000001
USA	WASHINGTON DC	12623000001
USA	WASHINGTON DC	12613401002
WHITE ERNEST R LIVING TRUST	828 RIVER GLEN DR MURRAY UT	12613101003
WYNN ALBERT CECIL JR	7372 BERKSHIRE AVE RANCHO CUCAMONGA CA	12613601006
YERRAMSETTI FAMILY L P	P O BOX 371298 LAS VEGAS NV	12518401009

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-2184

HAND DELIVERED

COMPREHENSIVE PLANNING	PAM LOGAN	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	PETER JACKSON	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES	STEPHEN HARSIN	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	2 nd FLOOR CITY HALL EXPANSION
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

*** 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**

PRS

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

ZON-2184 - BUREAU OF LAND MANAGEMENT ON BEHALF OF CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack).

PLANNING COMMISSION: **MAY 22, 2003** CITY COUNCIL: **JUNE 18, 2003**

CASE PLANNER: **EDDIE DICHTER** ☒ **PUBLIC HEARING**

Comments Due: APRIL 22, 2003

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@ci.las-vegas.nv.us), 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:

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ZON Application****Report Date** 04/09/2003 09:10 AM**Submitted By**

Page 1

A/P # 2184 **REZONING****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	04/01/2003 15:57	981675	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		Actual Valuation	0.00

Description of Work

ZON-2184 - BUREAU OF LAND MANAGEMENT ON BEHALF OF CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack).

Parent A/P #	1520	Project/Phase Name	CLIFF'S EDGE MP ACCRETION	Phase #	
Project #	2184	Size/Area	704.00 ACRE	Size Description	BLM PURCHASE ADDITIONS
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12613701001

Location SECS 13 & 24, T19S R59E MDB&M - BOUNDED BY CENTENNIAL PY / I-215 FY / HUALAPAI WY / GRAND TETON RD & PULI DR

Owner/Tenant

Contact ID AC1114	Name USA	Organization	
Mailing Address		State/Province DC	
City WASHINGTON		Country	☐ Foreign
ZIP/PC 20260		Evening Phone	
Day Phone		Mobile #	
Fax			

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 Parcels12613101005
12613101013
12613201001
12613201011
12613301003
12613401002
12613501002
12613601002
12613701001

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning to P-D District
Project Address (Location) NWC of Hualapai and I-215
Project Name Cliff's Edge Proposed Use Mixed Use Master Plan
Assessor's Parcel #(s) See attached list Ward # 6
General Plan: existing PCD proposed PCD Zoning: existing RE proposed PD
Commercial Square Footage - Floor Area Ratio -
Gross Acres 704.0 Lots/Units - Density -
Additional Information Review of Cliff's Edge Master Development Plan and Design Guidelines

PROPERTY OWNER Bureau of Land Management Contact -
Address - Phone: - Fax: -
City - State - Zip -

APPLICANT Cliff's Edge, L.L.C. Contact Darrin Badger
Address 3320 N. Buffalo Dr. Ste 204 Phone: 242-4949 Fax: 242-0414
City Las Vegas State NV Zip 89129

REPRESENTATIVE Quadrant Planning Contact Calvin Champlin
Address 3320 N. Buffalo Dr. Ste 205 Phone: 395-3154 Fax: 242-0414
City Las Vegas State NV Zip 89129

FOR DEPARTMENT USE ONLY

Property Owner Signature* SEE ATTACHED BLM LETTER

*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

Case #	<u>ZON-2184</u>
Meeting Date:	<u>22 MAY 2003</u>
Signs Required:	
Map #	<u>F-13, F-24</u>
Total Fee:	<u>\$8528.00</u>
Receipt #	<u>1018004</u>
Date Accepted:	<u>1 APR 2003</u>
Accepted By:	<u>ATOLEY</u>

Justification Letter

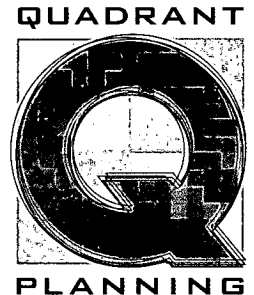


JUSTIFICATION LETTER

Separator Sheet

March 27, 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 REZONING TO P-D REQUEST IN A
PCD DISTRICT ON APPROXIMATELY 704.0 ACRES OF BLM PROPERTY
LOCATED WITHIN THE CLIFF'S EDGE MASTER PLAN IN SECTIONS 13 AND 24
OF TOWNSHIP 19 SOUTH RANGE 59 EAST, M.D.M.**

Dear Gary:

Attached is an application requesting rezoning to P-D for Bureau of Land Management (BLM) property within the Cliff's Edge Master Plan.

There are a total of approximately 1,160 acres within the Cliff's Edge Master Plan area, of which 10 acres are not-a-part (developed residential parcels) of the Cliff's Edge Plan. That leaves 1,150 acres, of which approximately 327.5 acres are owned or controlled by Cliff's Edge L.L.C. and its entities, 118.5 acres are owned by other individuals and the remaining 704.0 acres are owned by the Bureau of Land Management.

As you know, our previous application (ZON-1520) asked the City of Las Vegas to review the Cliff's Edge Master Plan in its entirety (1,150 acres) but to zone only that portion of the Master Plan owned or controlled by Cliff's Edge L.L.C. and its entities.

We are now submitting the present application for rezoning to P-D on the 704.0 acres of property currently owned by the Bureau of Land Management. Since we already submitted the Master Plan for the entire Cliff's Edge area for your review with the previous application, the current application is only for consideration of rezoning to P-D for the BLM property and does not require review of the Cliff's Edge Master Plan and Design Guidelines again.

The Cliff's Edge Master Development Plan and Design Guidelines reflect the objectives set forth in the Planned Development (PD) District adopted by the City of Las Vegas as part of the Centennial Hills Area Plan.

The applicant's intent in submitting this Development Plan and requests for rezoning to P-D is to provide a framework for the orderly, mixed use development of the Plan. The Plan provides this framework by: prescribing land uses; establishing a process of development; and providing criteria necessary for project approval. Furthermore, the Plan's design guidelines will ensure quality, visual continuity, and consistency of design. We are confident that this Plan will produce developments of which we can all be proud.

I appreciate your assistance in this matter. Please let me know if you need anything further.

Sincerely,



CALVIN J. CHAMPLIN
PRESIDENT

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

P 702 395 3154

F 702 242 0414

E info@quadplan.com

www.quadplan.com



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Las Vegas Field Office
4701 North Torrey Pines Drive
Las Vegas, Nevada 89130-2301
<http://www.nv.blm.gov>

JUL 08 2002

In Reply Refer To:
2710 (NVPL)
(NV-056)

Mr. Sean Robertson
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Dear Mr. Robertson:

This is in response to your June 6, 2002, request concerning the Bureau of Land Management's (BLM) position on annexation and a zone change for public lands in Sections 13 and 24, T. 19 S., R. 59 E.

In past correspondence, you have stated your view that the Nevada annexation statute requires an affirmative commitment from affected landowners to commence annexation proceedings. On this basis, we concur in the initiation of annexation proceedings with regard to the specified public lands. If other non-Federal lands are involved in the annexation, the City will secure the approval of a majority of the individual landowners within the proposed annexation area prior to annexation occurring. You indicated the City of Las Vegas (City) and Clark County (County) have entered into an inter-local agreement affecting the subject lands, and we would appreciate receiving a copy of this agreement if it is not already on file.

In your letter, you indicate the City's action is at the request of Cliff's Edge L.L.C. which is preparing a master plan submittal to the City. Please be aware the above-described public lands have been requested to be scheduled for competitive auction in May 2003, and there is no guarantee that Cliff's Edge L.L.C. would be the high bidder in the auction and ultimately purchase these parcels. The BLM is aware of, and has no objection to, the City processing this proposal through the zoning system following annexation. However, the City must ensure that processing this action does not create or imply any competitive advantage to Cliff's Edge L.L.C. (or any other entity) over other prospective bidders nor limit the ability of other entities to bid on the parcels. It is also assumed that the City would provide written notification to landowners/residents in the vicinity of the proposed site. Vicinity is defined as the same distance as stated in the City's notification process for zone changes.

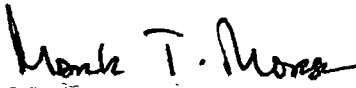
The Federal Land Policy and Management Act of 1976 (FLPMA) directs the BLM to coordinate management activities on the public lands with the land use planning and management activities of local governments. We recognize local governments must take certain actions to provide for orderly growth and development and to provide for public health and safety within their

jurisdictions. Such actions would include zoning, and changes to current zoning that may be necessary as circumstances change. However, this coordination must be to the extent practical consistent with Federal sovereignty, the purposes of FLPMA, and with Federal laws governing the administration of the public lands. In the event the City would attempt to make use or authorize uses contrary to the management needs of the United States while the lands are in Federal ownership, the local law or ordinance would be preempted. As zoning would impose limitations on the management of the public land, we cannot approve such an action. However, please be assured we shall manage the public land in accordance with local laws and ordinances so long as such management would be consistent with Federal laws and regulations.

Even though we do not recognize that public land would be affected by zoning while in Federal ownership and would not limit our ability to manage the public land, that would change if the public land would be conveyed out of Federal ownership. We believe zoning and other local laws and ordinances would become fully applicable at the time of patent, and any prospective patentee should be aware of such laws and ordinances and how they would affect potential future uses of the property.

If you have any questions, please contact Rex Wells in this office at the above address (telephone: 702-515-5033).

Sincerely,


Mark T. Morse
Field Manager

cc: Mr. Ron Gregory, Clark County

SOFI



S O F I

Separator Sheet



Notary Public in and for said County and State

Legal Description



Separator Sheet

BLM OWNED

<u>APN</u>	<u>ACREAGE IN CLIFF'S EDGE PLAN</u>	
126-13-101-005	5.0	
126-13-101-013	10.0	
126-13-201-001	15.0	
126-13-201-011	5.0	
126-13-301-003	15.0	
126-13-401-002	65.0	
126-13-501-002	10.0	
126-13-601-002	95.0	
126-13-701-001	105.0	
126-13-701-003	5.0	
126-13-801-003	35.0	
126-24-101-001	40.0	
126-24-201-002	60.0	
126-24-301-001	10.0	
126-24-301-006	78.0	83.75 acres total parcel
126-24-401-003	5.0	
126-24-401-007	5.0	
126-24-401-010	5.0	
126-24-601-001	115.0	
126-24-601-003	5.0	
126-24-701-013	16.0	25 acres total parcel
TOTAL BLM	704.0	

LEGAL DESCRIPTION
APN 126-13-101-005

W1/2NW1/4NE1/4NW1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-101-013

E1/2SW1/4NE1/4NW1/4;
W1/2SE1/4NE1/4NW1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-201-001

W1/2SW1/4NW1/4NW1/4;
NW1/4SW1/4NW1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-201-011

W1/2SE1/4SW1/4NW1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-301-003

NE1/4NW1/4SW1/4;
W1/2NW1/4NE1/4SW1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-401-002

SW1/4NW1/4SW1/4;
W1/2NW1/4SW1/4SW1/4;
SW1/4SW1/4SW1/4;
E1/2SW1/4SW1/4;
S1/2SE1/4SW1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-501-002

NE1/4NE1/4NE1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-601-002

N1/2NW1/4NE1/4;
W1/2W1/2NE1/4NE1/4;
E1/2SW1/4NW1/4NE1/4;
W1/2SE1/4NW1/4NE1/4;
NW1/4SW1/4NE1/4;
E1/2NE1/4SW1/4NE1/4;
E1/2SW1/4SW1/4NE1/4;
SE1/4SW1/4NE1/4;
W1/2SE1/4NE1/4;
W1/2SE1/4SE1/4NE1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-701-001

E1/2SW1/4NE1/4SW1/4;
E1/2NE1/4SW1/4;
NW1/4SE1/4;
W1/2SW1/4NE1/4SE1/4;
NW1/4SW1/4SE1/4;
E1/2SW1/4SW1/4SE1/4;
W1/2SE1/4SW1/4SE1/4;
E1/2NE1/4SW1/4SE1/4;
W1/2NW1/4SE1/4SE1/4;
W1/2SW1/4SE1/4SE1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-701-003

E1/2NW1/4NE1/4SE1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-13-801-003

E1/2NE1/4NE1/4SE1/4;
SE1/4NE1/4SE1/4;
E1/2SE1/4SE1/4;

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-101-001

W1/2W1/2NW1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-201-002

W1/2NW1/4NE1/4NW1/4;
SW1/4NE1/4NW1/4;
E1/2SE1/4NW1/4NW1/4;
E1/2NE1/4SW1/4NW1/4;
NW1/4SE1/4NW1/4;
W1/2NE1/4SE1/4NW1/4;
S1/2SE1/4NW1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-301-001

W1/2W1/2NW1/4SW1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-301-006

NE1/4NW1/4SW1/4;
NE1/4SW1/4;
W1/2NW1/4NW1/4SE1/4;
SW1/4NW1/4SE1/4;
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N1/2SW1/4SE1/4NW1/4SE1/4;
W1/2NW1/4SE1/4SW1/4;
W1/2NE1/4SE1/4SW1/4;
NE1/4NE1/4SE1/4SW1/4;
N1/2SE1/4NE1/4SE1/4SW1/4;
N1/2NW1/4NW1/4SW1/4SE1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-401-003

E1/2NW1/4SW1/4SW1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-401-007

W1/2SW1/4SW1/4SW1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-401-010

E1/2SE1/4SW1/4SW1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-601-001

E1/2SE1/4NE1/4NW1/4;
SW1/4NW1/4NE1/4;
W1/2NW1/4NW1/4NE1/4;
NE1/4NW1/4NE1/4;
NW1/4NE1/4NE1/4;
W1/2NE1/4NE1/4NE1/4;
E1/2SE1/4NW1/4NE1/4;
SW1/4NE1/4NE1/4;
NW1/4SW1/4NE1/4;
E1/2SW1/4NE1/4;
W1/2SE1/4NE1/4;
W1/2SE1/4SE1/4NE1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-601-003

E1/2NE1/4SE1/4NE1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
APN 126-24-701-013

NW1/4NE1/4SE1/4;
E1/2NE1/4NE1/4SE1/4;
N1/2S1/2NE1/4SE1/4;

OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CLARK COUNTY, NEVADA. **EXCEPTING THEREFROM** THE FOLLOWING
DESCRIBED PARCELS LYING WITHIN SAID SECTION 24:

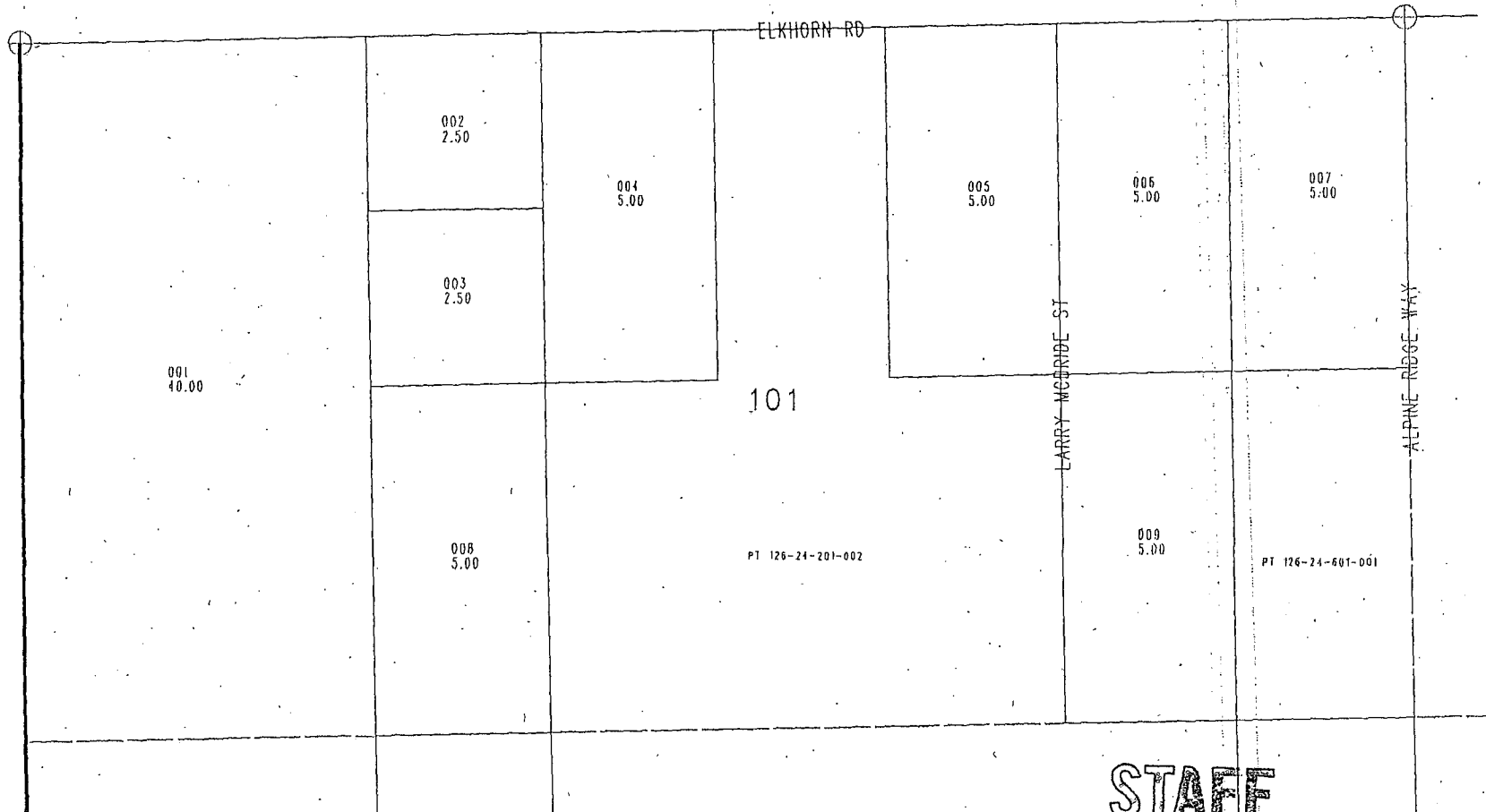
S1/2N1/2SW1/4NE1/4SE1/4;
N1/2SE1/4NE1/4SE1/4;

APN Map



Separator Sheet

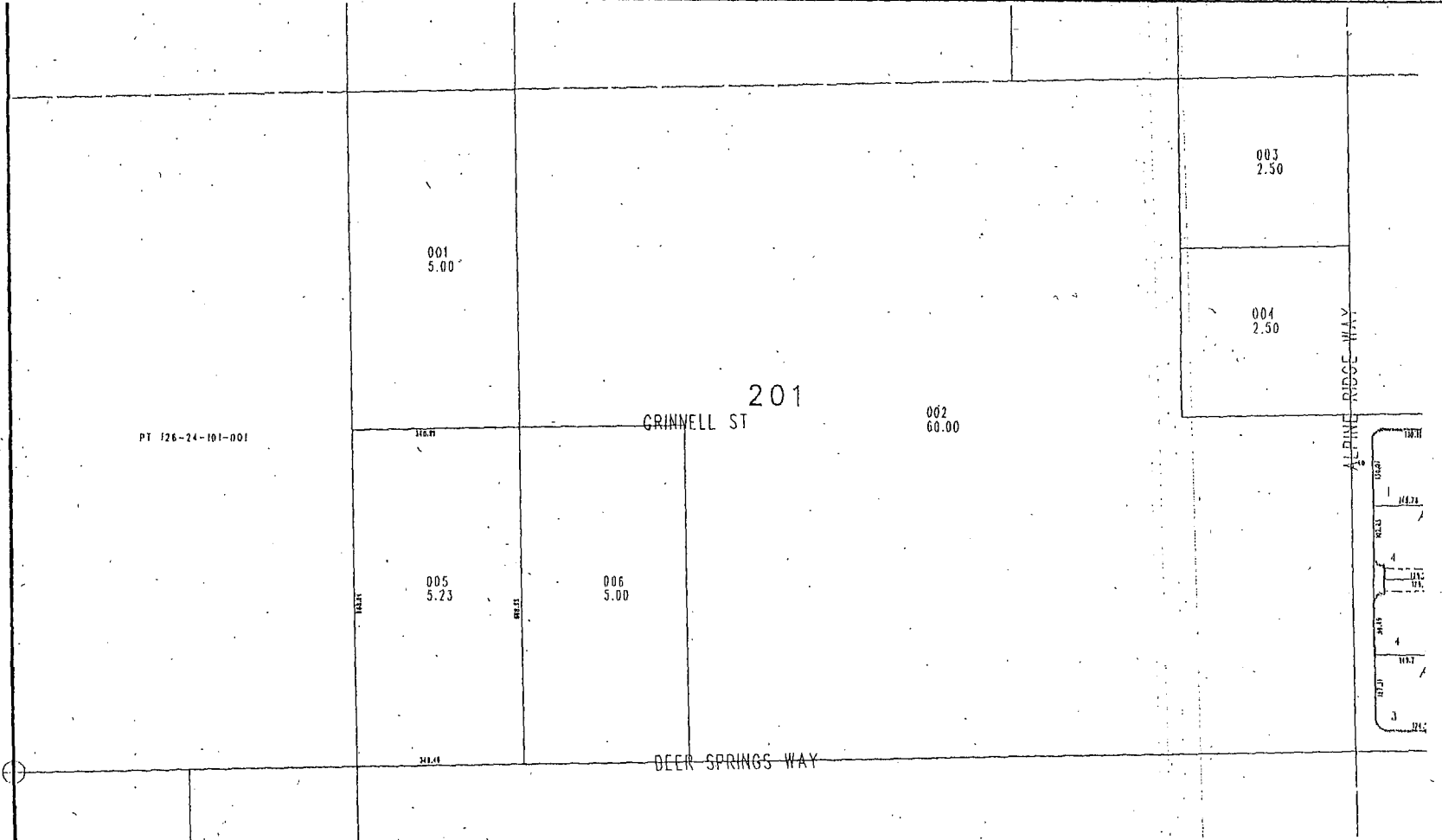
NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.		ASSESSOR'S PARCELS - CLARK CO., NY.		T19S R59E		24		N 2 NW 4		126-24-1	
	Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		M. W. Schofield, Assessor		R59E R59E R59E		R59E R59E R59E		R59E R59E R59E		R59E R59E R59E	
	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.		AVERAGE DA VALUE 55		PARCEL NUMBER 001 ACREAGE 1.00		PARCEL SUB/SEO NUMBER 202		PLAT RECORDING NUMBER 5		BLOCK NUMBER 5	
	MAP LEGEND		ROAD ID NUMBER 001		ROAD ID NUMBER 001		ROAD ID NUMBER 001		ROAD ID NUMBER 001		ROAD ID NUMBER 001	



TAX DIST 125

ZON-2184
5-22-03 PC

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.		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R59E		24		S 2 NW 4		126-24-2	
	AVERAGE DA VALUE 55		PARCEL BOUNDARY		001		PARCEL NUMBER		R58E R59E R60E		R58E R59E R60E	
	Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		SUBD BOUNDARY		1.00		ACREAGE		98 99 100		98 99 100	
	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.		ROAD EASEMENT		202		PARCEL SUB/SEQ NUMBER		127 126 125		127 126 125	
		PW/LD BOUNDARY		PG 75-45		PLAT RECORDING NUMBER		136 137 138		136 137 138		
		NON-PARCEL LOT LINE		5		BLOCK NUMBER						
		WATCH LINE		5		LOT NUMBER						
		ROAD ID NUMBER		GL5		GOV. LOT NUMBER						
								Scale: 1"=200'		Rev: 07/07/97		



TAX DIST 125

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.	MAP LEGEND	AVERAGE OA VALUE 55	ASSESSOR'S PARCELS - CLARK CO., NV.		T19S R59E	24	N 2 SW 4	126-24-3
	M. W. Schofield, Assessor								
	——— ——— ——— ——— ——— ——— ——— PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PW/LD BOUNDARY NON-PARCEL LOT LINE WATCH LINE / LEADER LINE ROAD ID NUMBER 001 1.00 202 PD 23-45 5 5 001								

PARCEL NUMBER

ACREAGE

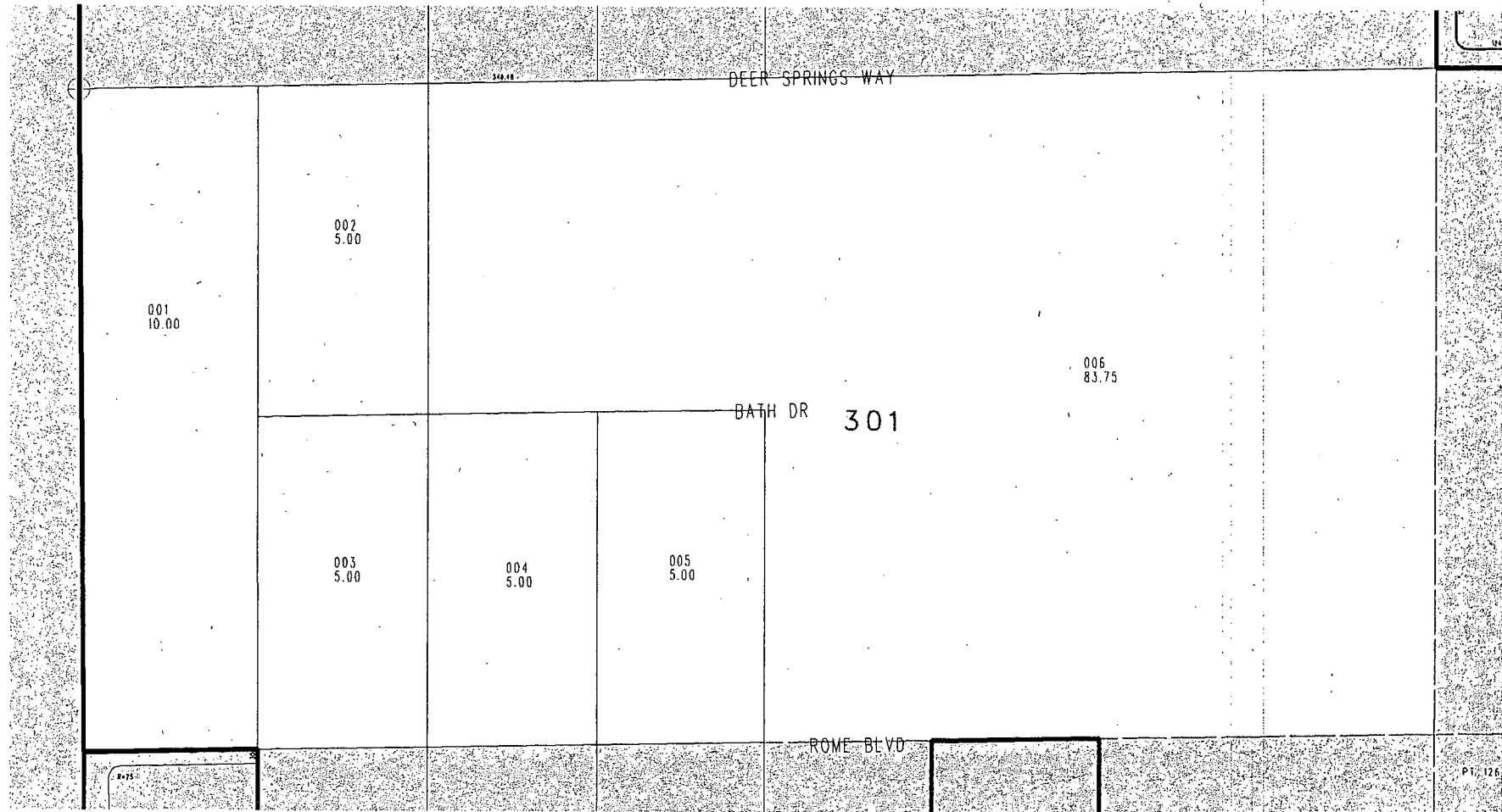
PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

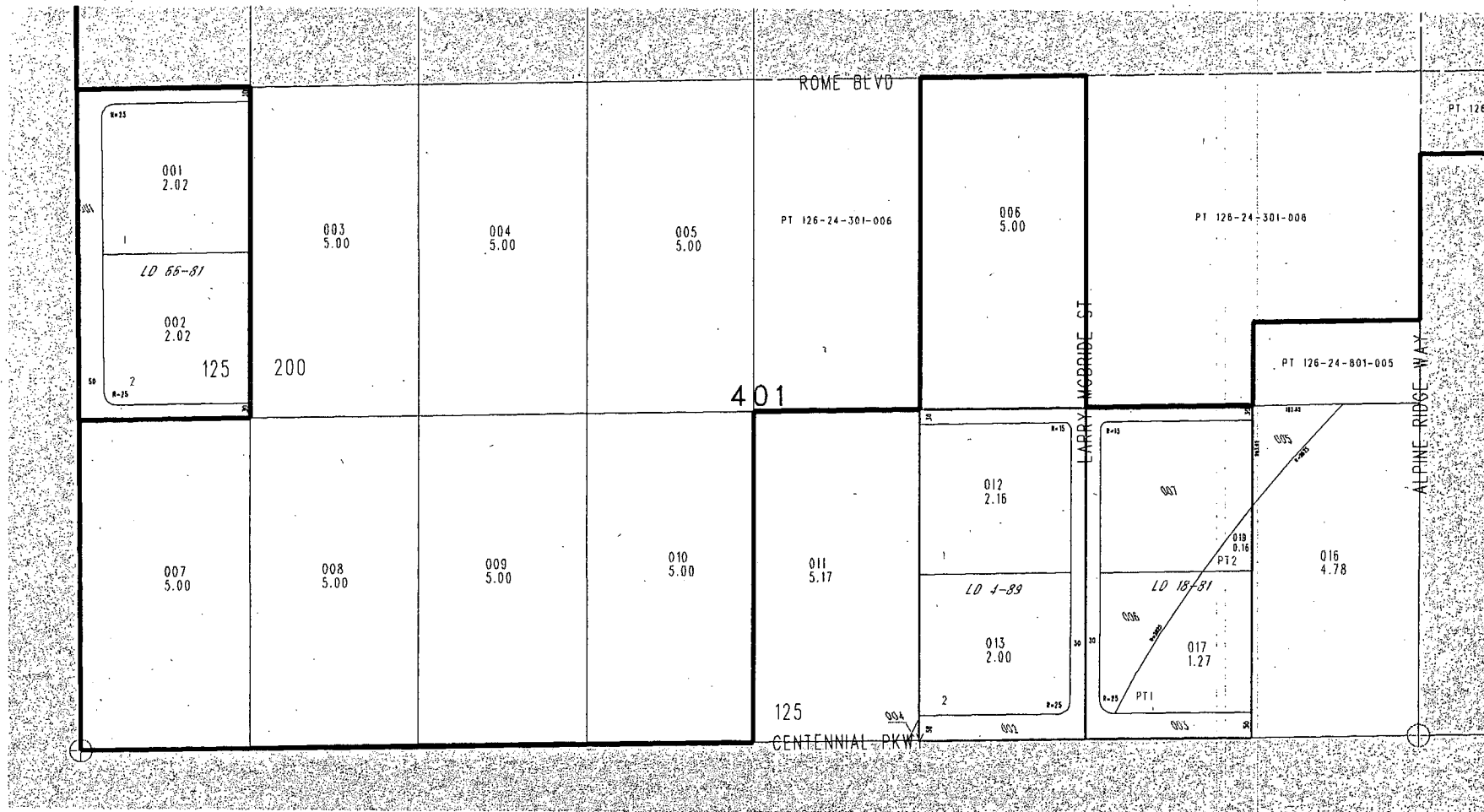
BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

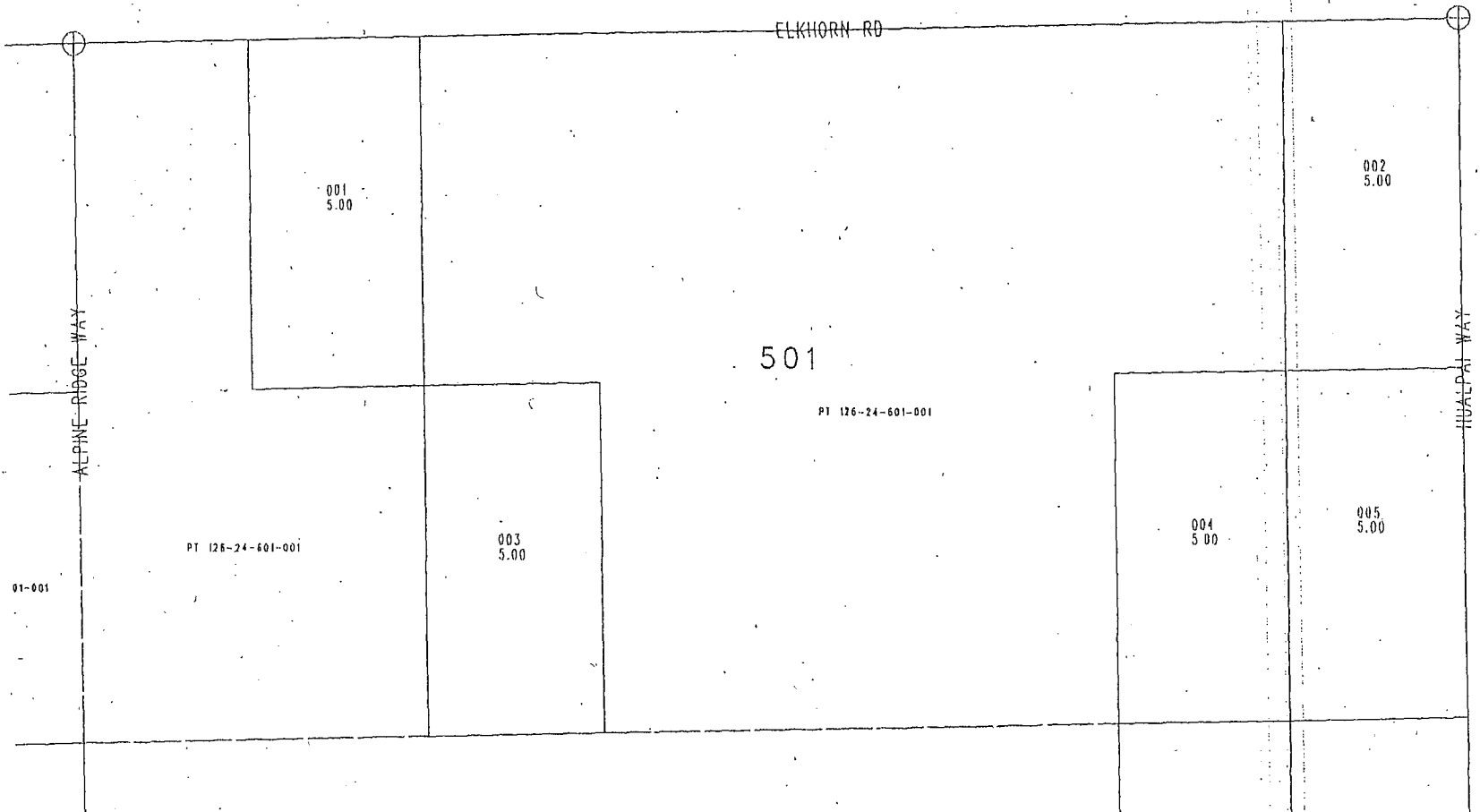


NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		AVERAGE QA VALUE 55		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R59E		24		S 2 SW 4		126-24-4			
	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.		MAP LEGEND		PARCEL BOUNDARY 001 SUBD BOUNDARY 202 ROAD EASEMENT PD 25-45 PW/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER 001		PARCEL NUMBER ACREAGE PARCEL SUB/SEO NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER		R59E R59E R60E T19S 98 99 100 T20S 127 126 125 136 137 138		6 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36		8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1			
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1/4" ORIGINAL															
	0 50 100 200 400 600 800															



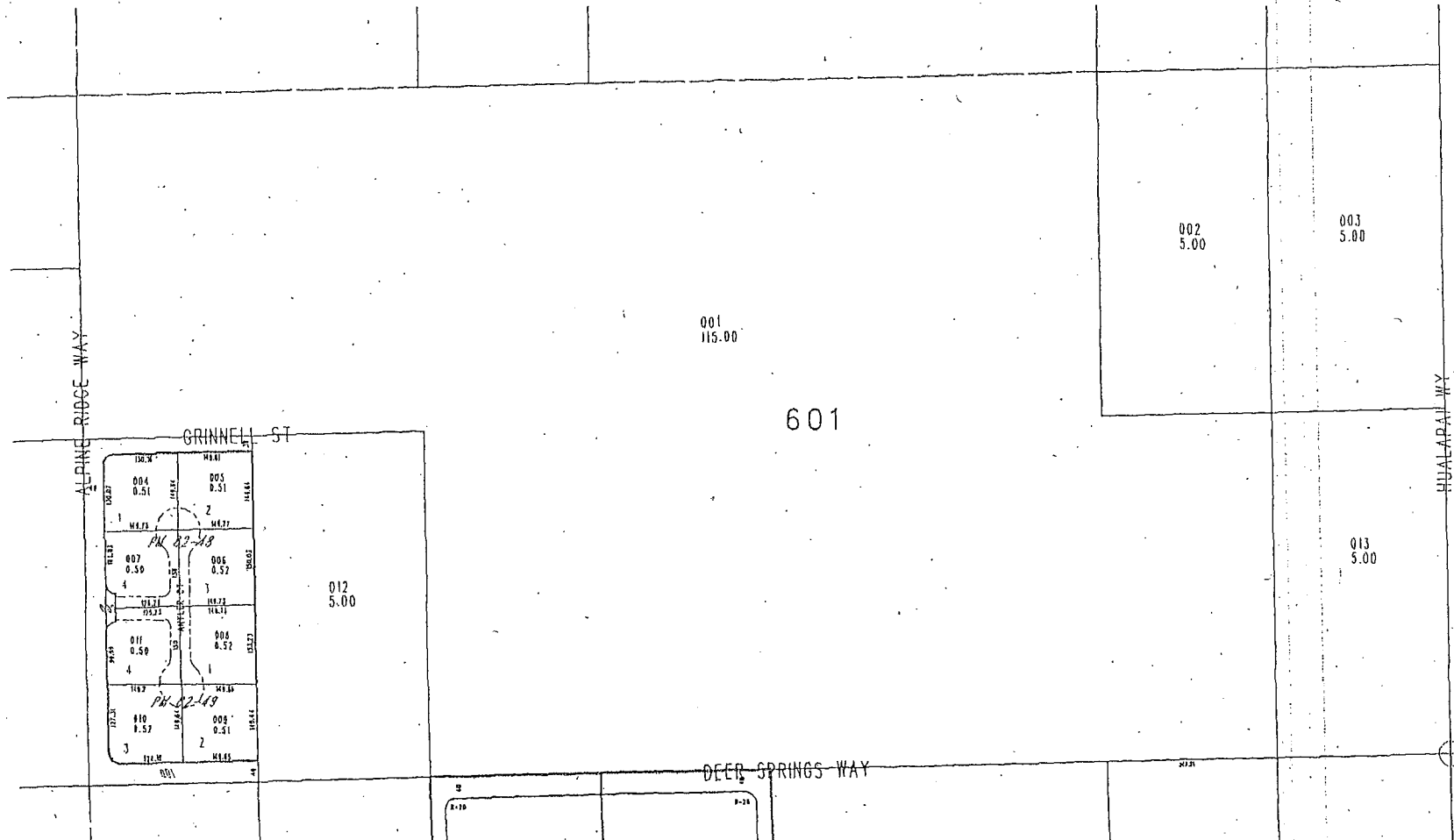
TAX DIST 125,200

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.		AVERAGE DA VALUE 55		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R59E		24		N 2 NE 4		126-24-5																																														
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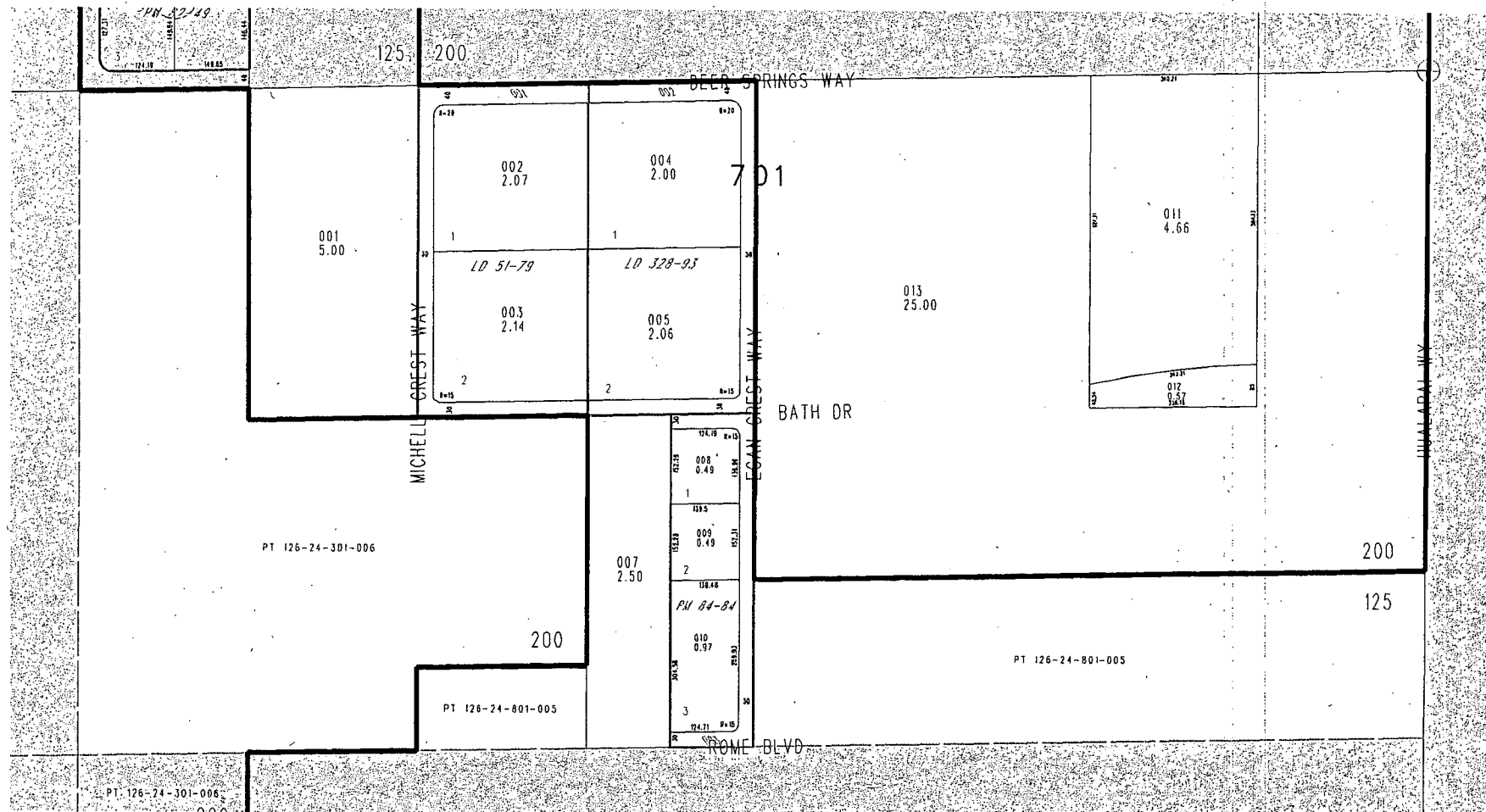
TAX DIST 125

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.		AVERAGE QA VALUE 55		ASSESSOR'S PARCELS - CLARK CO., NV. W. W. Schofield, Assessor		T19S R59E		24		S. 2 NE 4		126-24-6																																													
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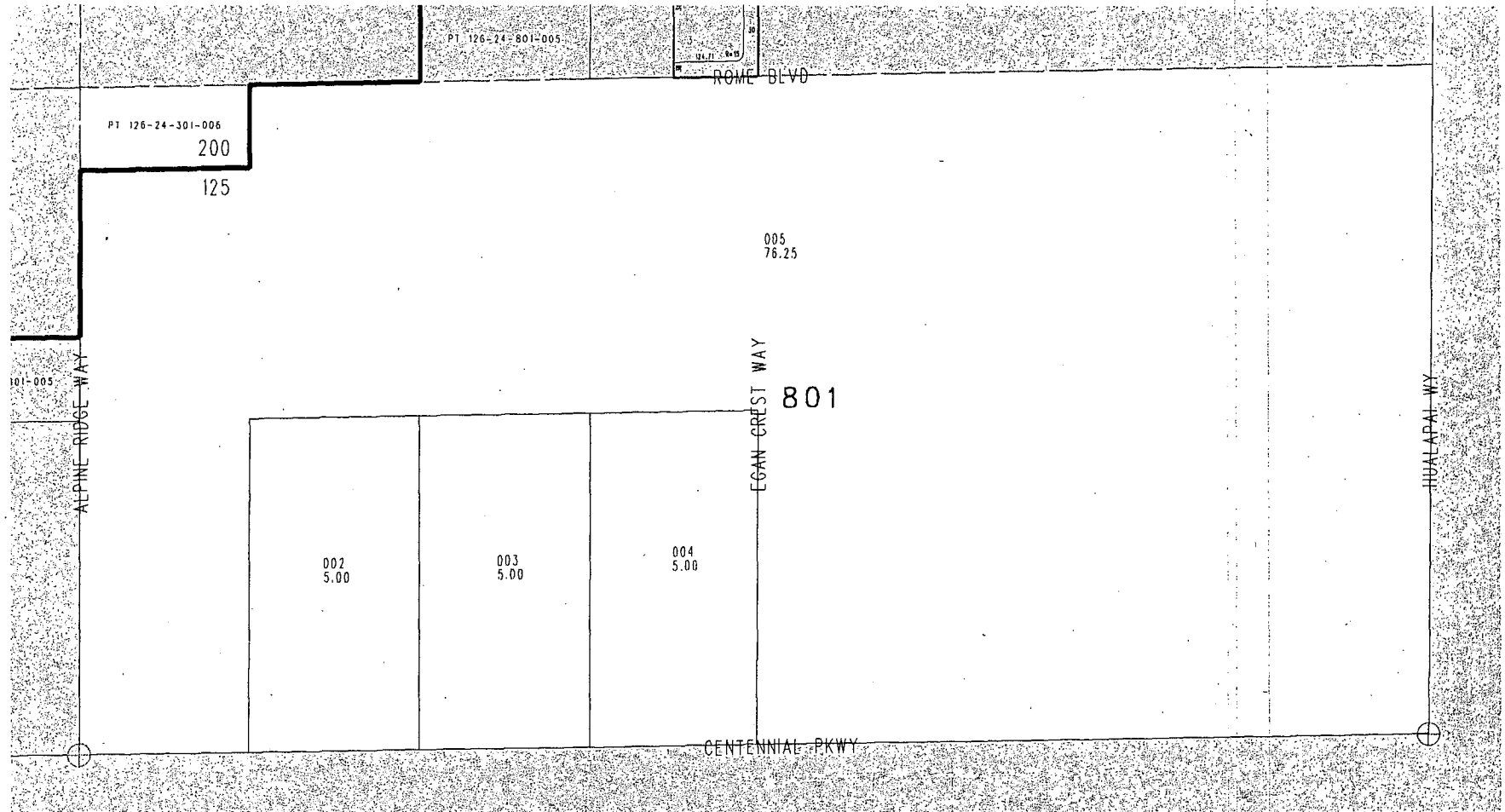


TAX DIST 125

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			PARCEL BOUNDARY 001 1.00 SUBD BOUNDARY 202 ROAD EASEMENT PO 25-45 PW/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER GLS	PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER	<table border="1" style="font-size: 8px;"> <tr><th colspan="3">R58E</th><th colspan="3">R59E</th><th colspan="3">R60E</th></tr> <tr><td>98</td><td>99</td><td>100</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>127</td><td>126</td><td>125</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>136</td><td>137</td><td>138</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>	R58E			R59E			R60E			98	99	100							127	126	125							136	137	138							<table border="1" style="font-size: 8px;"> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	<table border="1" style="font-size: 8px;"> <tr><td>6</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>	6	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	
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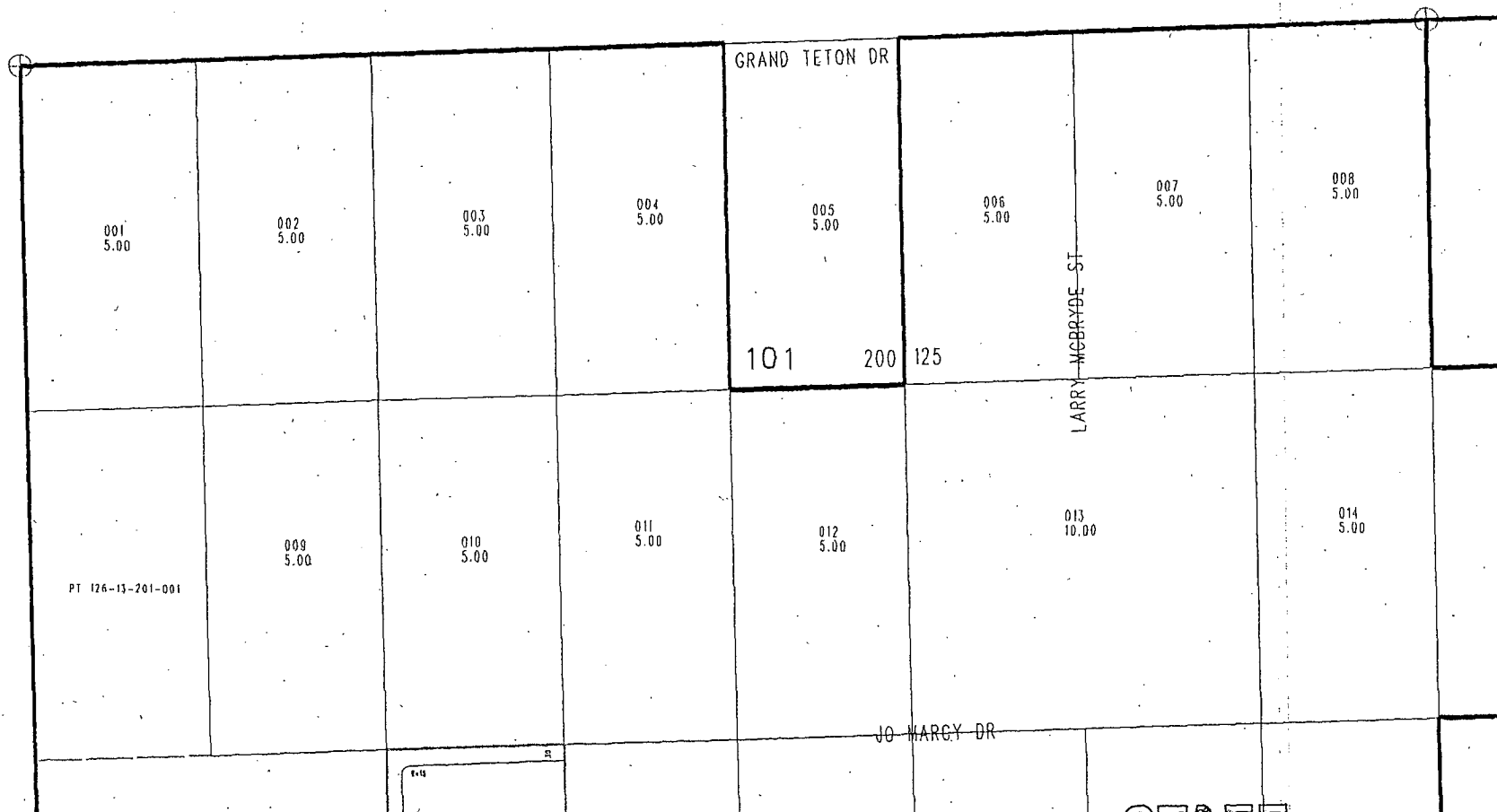


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	This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		MAP LEGEND		PARCEL BOUNDARY 001 1.00		R58E R59E R60E		8 5 4 3 2 1		8 4 8 4			
			SUBD BOUNDARY 202		PARCEL NUMBER ACREAGE		98 99 100		7 8 9 10 11 12		5 1 5 1			
			ROAD EASEMENT 21-45		PARCEL SUB/SEQ NUMBER		127 126 125		13 14 15 16 17 18		6 2 6 2			
		PW/LD BOUNDARY 5		PLAT RECORDING NUMBER		136 137 138		19 20 21 22 23 24		7 3 7 3				
		NON-PARCEL LOT LINE 5		BLOCK NUMBER				25 26 27 28 29 30		8 4 8 4				
		WATCH LINE / LEADER LINE 5		LOT NUMBER				31 32 33 34 35 36		5 1 5 1				
		ROAD ID NUMBER 001		GOV. LOT NUMBER GLS										
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TAX DIST 125,200

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		001 100 202 PM 25-45	PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER	<table border="1"> <tr> <th>RSBE</th> <th>RSDE</th> <th>R6DE</th> </tr> <tr> <td>98</td> <td>99</td> <td>100</td> </tr> <tr> <td>127</td> <td>126</td> <td>125</td> </tr> <tr> <td>136</td> <td>137</td> <td>138</td> </tr> </table>	RSBE	RSDE	R6DE	98	99	100	127	126	125	136	137	138	<table border="1"> <tr> <td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td> </tr> <tr> <td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td> </tr> <tr> <td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td> </tr> <tr> <td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td> </tr> <tr> <td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td> </tr> <tr> <td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td> </tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
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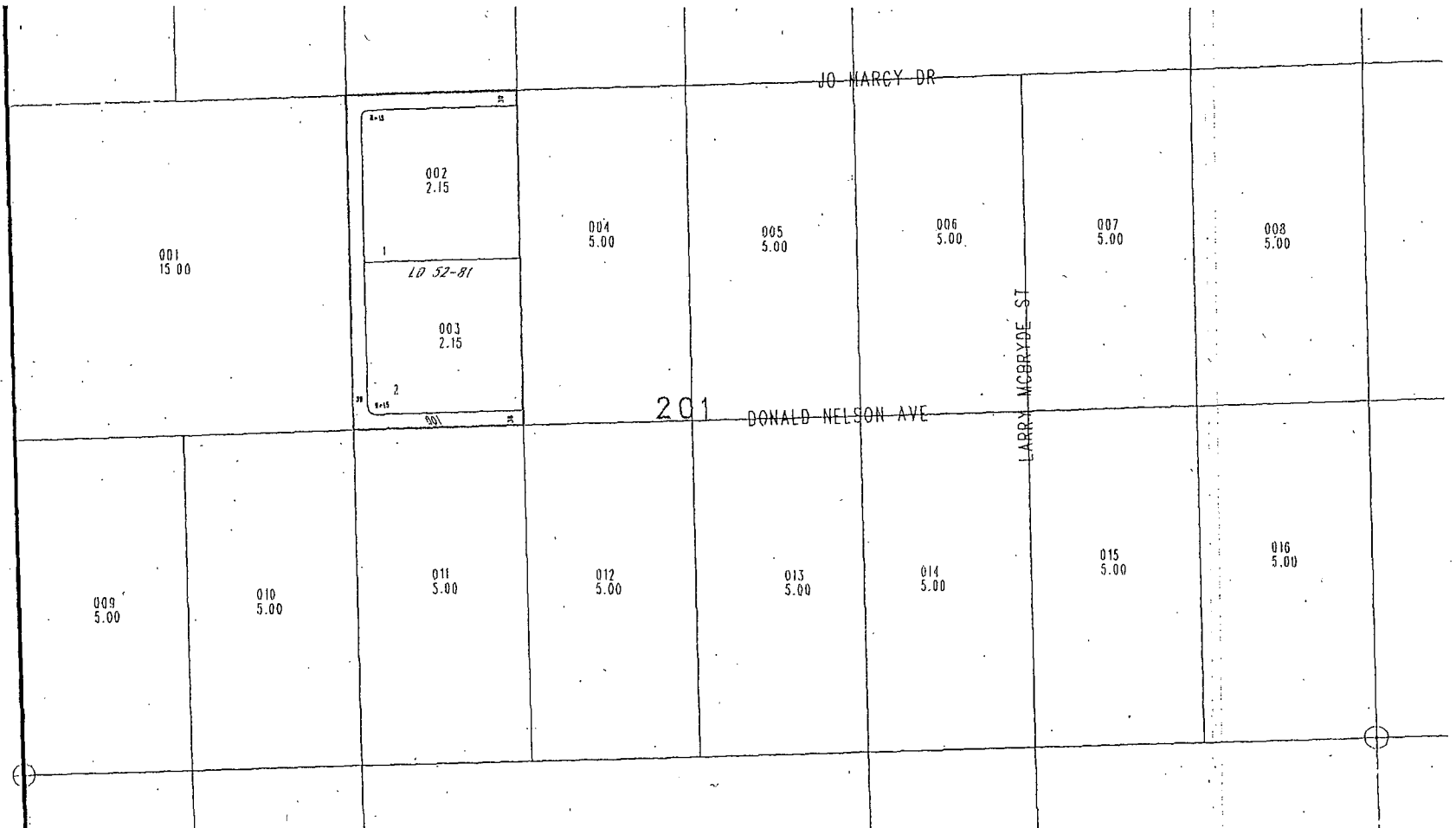


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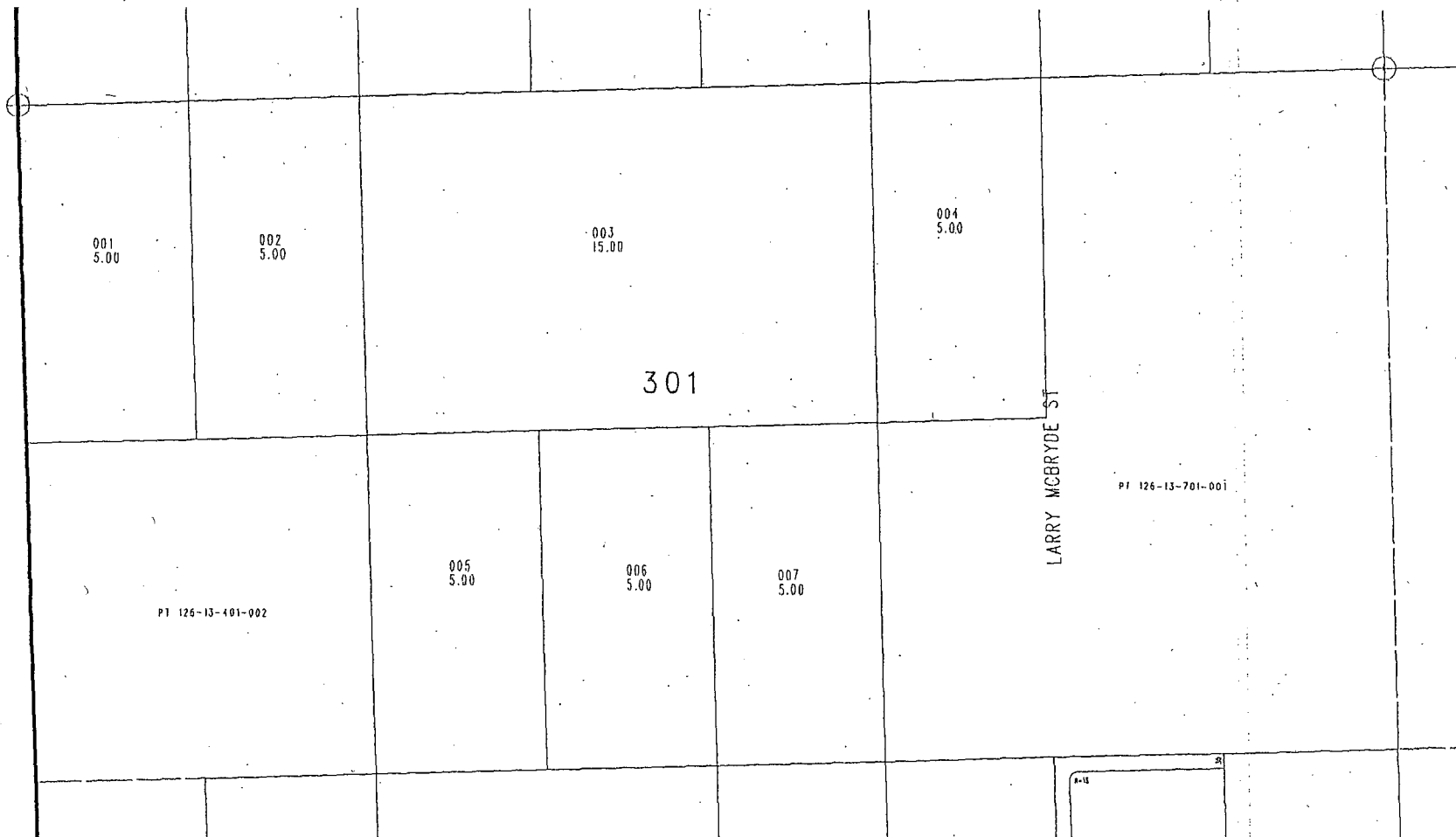
ZON-2184
5-22-03 PC

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	AVERAGE 04 VALUE 55		PARCEL NUMBER 001 1.00		R59E R59E R59E		R59E R59E R59E		R59E R59E R59E		R59E R59E R59E	
	MAP LEGEND		202 PARCEL SUB/SEO NUMBER		99 10 100		127 126 125		124 123 122		121 120 119	
	ROAD EASEMENT PW/LD BOUNDARY NON-PARCEL LOT LINE WATCH LINE / LEADER LINE ROAD ID NUMBER		5 5 5 5 GL5		127 126 125 124 123 122 121 120 119		127 126 125 124 123 122 121 120 119		127 126 125 124 123 122 121 120 119		127 126 125 124 123 122 121 120 119	
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TAX DIST 125

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		PARCEL NUMBER ACREAGE 202	PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER 5	<table border="1"> <tr> <th>R59E</th> <th>R59E</th> <th>R60E</th> </tr> <tr> <td>98</td> <td>99</td> <td>100</td> </tr> <tr> <td>127</td> <td>126</td> <td>125</td> </tr> <tr> <td>136</td> <td>137</td> <td>138</td> </tr> </table>	R59E	R59E	R60E	98	99	100	127	126	125	136	137	138	<table border="1"> <tr> <td>8</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>25</td> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	8	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	<table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	
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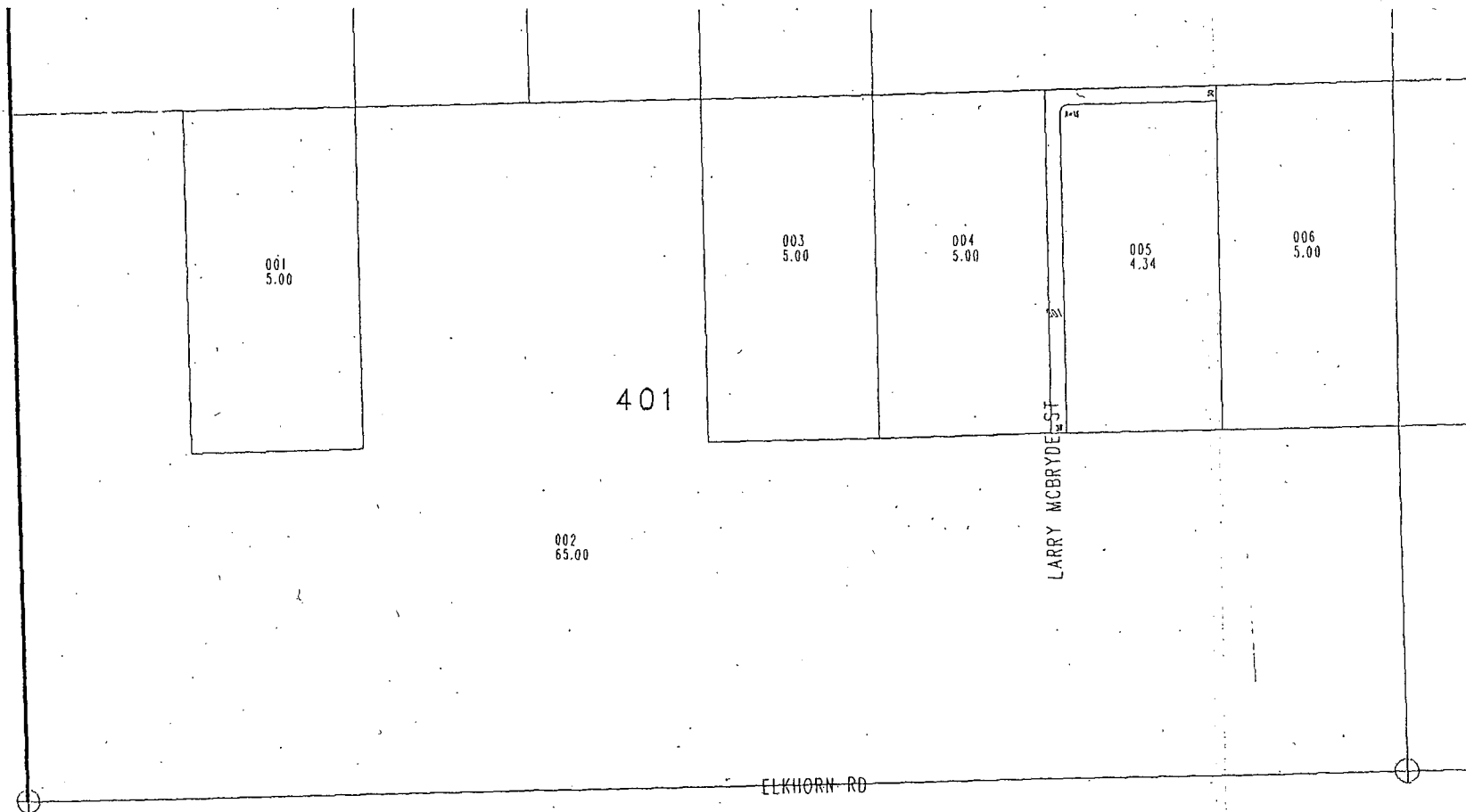
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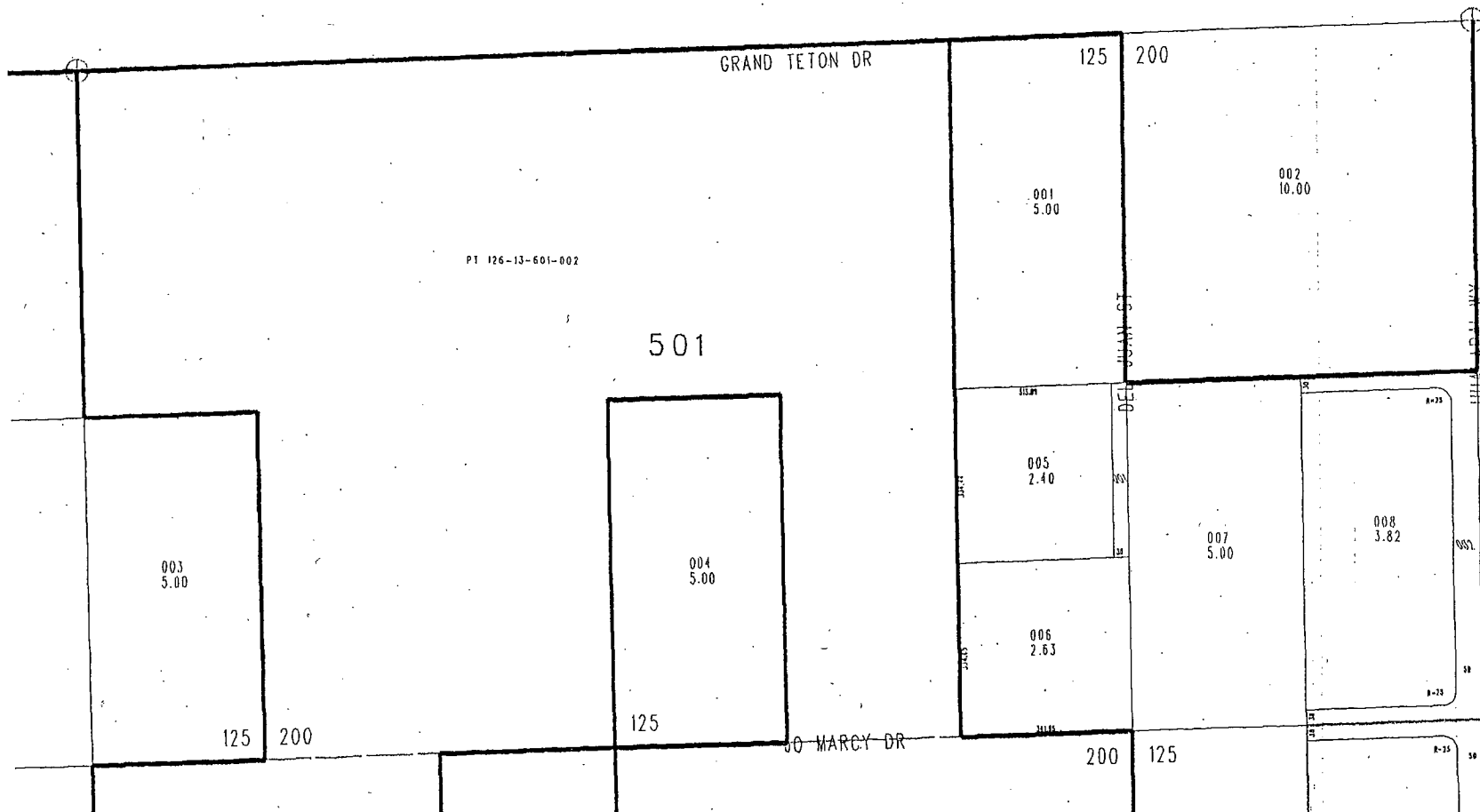
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T19S R59E			13			S 2 SW 4			126-13-4																																																																				
<table border="1"> <tr><td>R59E</td><td>R59E</td><td>R60E</td></tr> <tr><td>88</td><td>89</td><td>100</td></tr> </table>			R59E	R59E	R60E	88	89	100	<table border="1"> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td><td>13</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>29</td><td>28</td><td>27</td><td>26</td><td>25</td><td>24</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>			6	5	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	29	28	27	26	25	24	31	32	33	34	35	36	<table border="1"> <tr><td>8</td><td>1</td><td>8</td><td>1</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>			8	1	8	1	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1			
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Scale: 1"=200'			Rev: 07/07/97																																																																										

MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PW/LD BOUNDARY NON-PARCEL LOT LINE MATCH LINE ROAD ID NUMBER	001 1.00 202 PG 25-45 5 5 GLS	PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER
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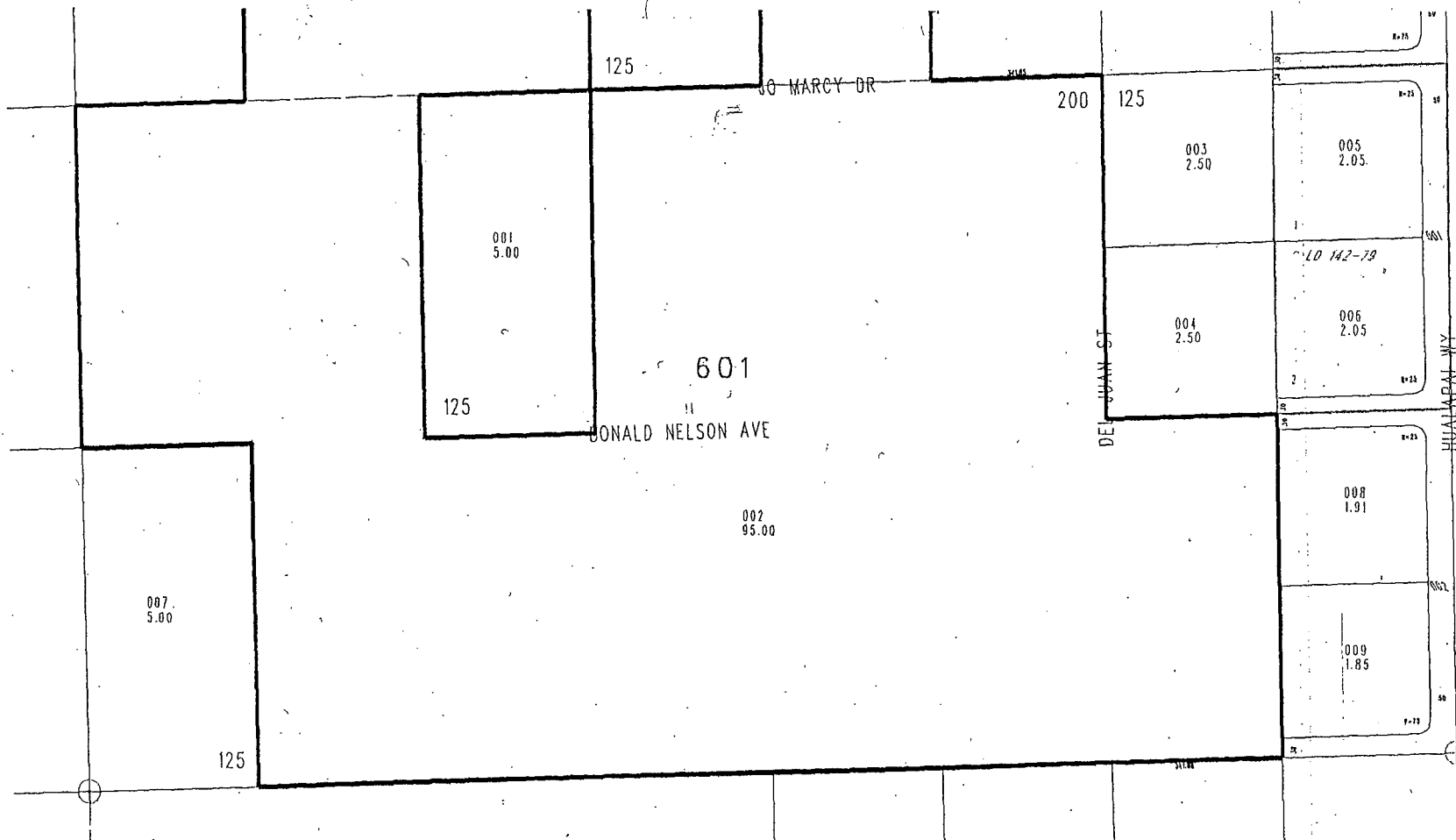


NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		AVERAGE OA VALUE 55 MAP LEGEND --- PARCEL BOUNDARY 001 --- SUBD BOUNDARY 1.00 --- ROAD EASEMENT 20.2 --- PM/LO BOUNDARY PM 21-45 --- NON-PARCEL LOT LINE 5 --- MATCH LINE / LEADER LINE 5 001 ROAD ID NUMBER CL5	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R59E		13		N 2 NE 4		126-13-5	
	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.			PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER		R58E R59E R60E 118S 98 99 100 119S 127 126 125 120S 136 137 138		1 3 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36		3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26			
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL			Scale: 1"=200'		Rev: 02/26/02							
	0 50 100 200 400 600 800												



TAX DIST 125,200

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 1:1217 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT - - - PW/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - WATCH LINE / LEADER LINE --- ROAD ID NUMBER	AVERAGE QA VALUE 55		ASSESSOR'S PARCELS - CLARK CO., NV. M.-W. Schofield, Assessor		T19S R59E	13	S 2 NE 4	126-13-6	
		001 1.00	PARCEL NUMBER ACREAGE	68 99 100	127 126 125	136 137 138	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	
		202 21-25	PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER	5 5	BLOCK NUMBER LOT NUMBER	5 5	GOV. LOT NUMBER	Scale: 1"=200'	Rev: 02/26/02	
		001 ROAD ID NUMBER	GLS							



TAX DIST 125,200

NOTES

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MAP LEGEND

—	PARCEL BOUNDARY	001	1.00
- - -	SUBD BOUNDARY	202	
- - -	ROAD EASEMENT	PR 25-45	
- - -	PW/LD BOUNDARY	5	
- - -	NON-PARCEL LOT LINE	5	
- - -	WATCH LINE	5	
001	ROAD ID NUMBER	6LS	

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T19S R59E		
R59E	R59E	R60E
T19S	98	99
T20S	127	126
	136	137

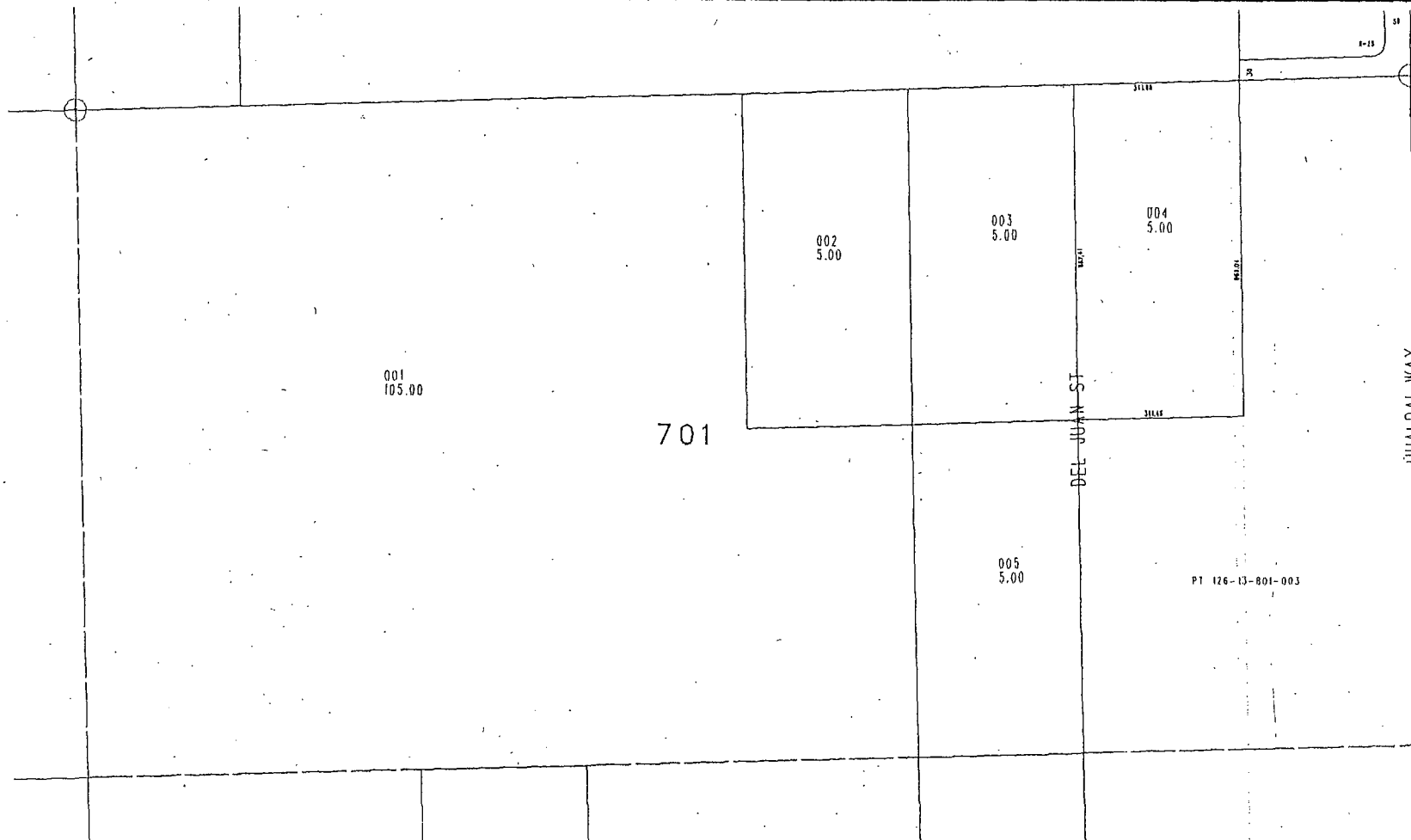
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

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

Scale: 1"=200' Rev: 07/07/97

126-13-7





TAX DIST 125

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.		ASSESSOR'S PARCELS - CLARK CO., NY. M. W. Schofield, Assessor		T19S R59E		13		S 2 SE 4		126-13-8	
	Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		AVERAGE OF VALUE 55		R59E R59E R60E		T19S T19S T20S		R59E R59E R60E		T19S T19S T20S	
	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.		MAP LEGEND		PARCEL BOUNDARY 001 1.00		PARCEL NUMBER		ACREAGE		T19S T19S T20S	
			SUBD BOUNDARY 202		PARCEL SUB/SEO NUMBER		PLAT RECORDING NUMBER		BLOCK NUMBER		LOT NUMBER	
		ROAD EASEMENT		PN/LD BOUNDARY 5		LOT NUMBER		GOV. LOT NUMBER				
		NON-PARCEL LOT LINE		MATCH LINE								
		ROAD ID NUMBER		GLS								

