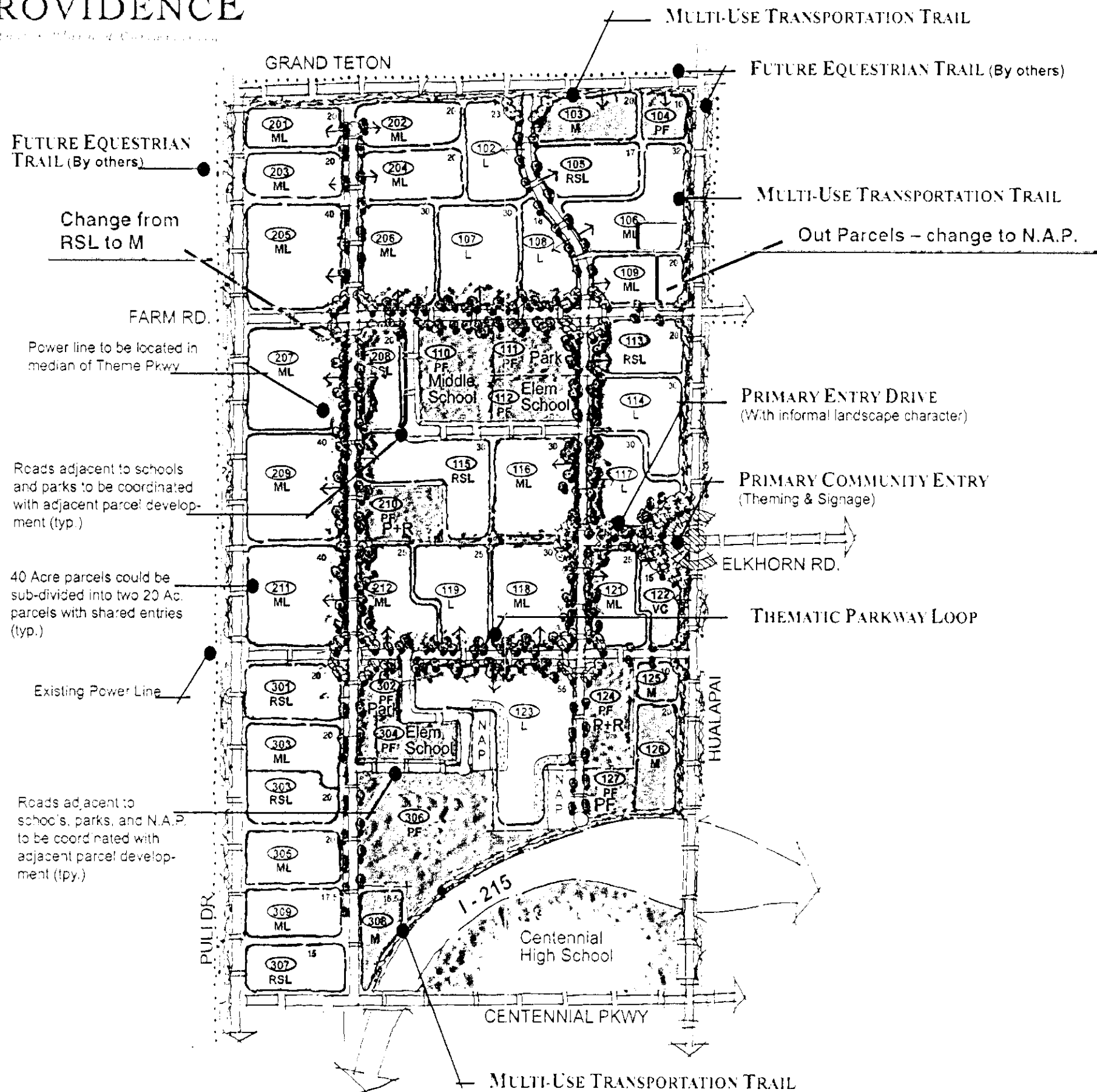




PROVIDENCE

Master Plan of Community



LEGEND

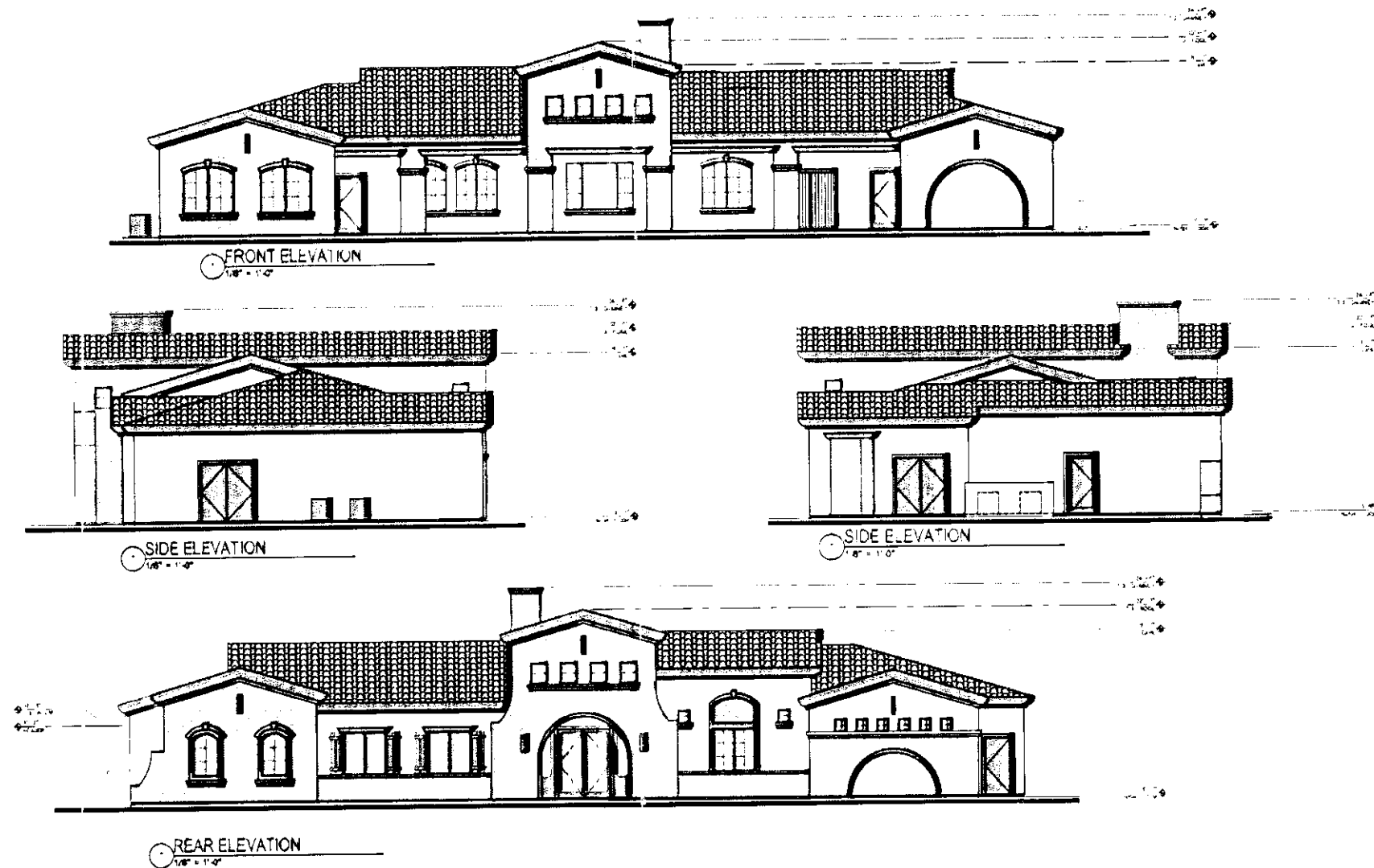
- L** Low Density Residential (Up to 5.5 Du/Ac)
- ML** Med. Low Density Residential (Up to 8 Du/Ac)
- RSL** Residential Small Lot (Up to 15 Du/Ac)
- M** Medium Residential (Up to 25 Du/Ac) Change to up to 12 Du/Ac
- VC** Village Commercial
- PF** Public Facilities
- 20,000 Square Foot minimum lots** (Homes on first tier of lots adjacent to N.A.P. parcels are limited to single stories and shall be a minimum of 2,800 square feet in size.)

SUMMARY

	DENSITY	ACRES	UNITS
(L) Low Density Res.	5.5	204	1,122
(ML) Med. Low Density	8	479.5	3,836
(RSL) Res. Small Lot	12	122	1,464
(M) Med. Density Res.	25	86.5	2,162.5
(B) Buffer	2	7	14
(VC) Village Commercial	—	15	220
(PF) Middle School	—	30	—
(PF) Elementary School	—	30	—
(PF) Park	—	30	—
(PF) P + R	—	40	—
(PF) PF	—	80	—
N.A.P.	—	(20)	—
TOTAL		+/- 1,124	+/- 8,818.5

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Providence Multi Family

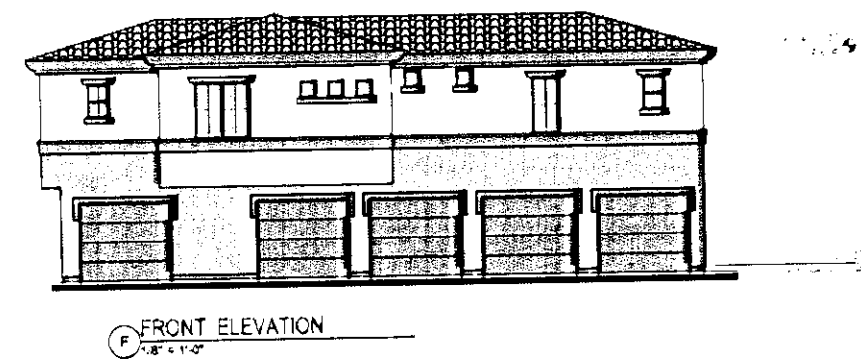
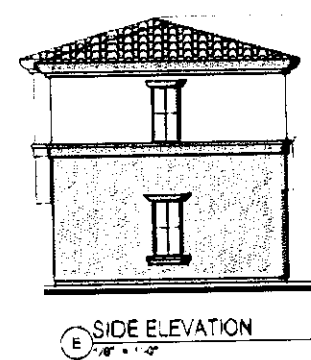
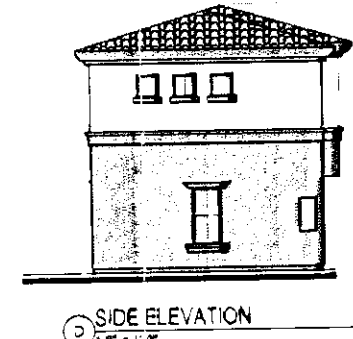
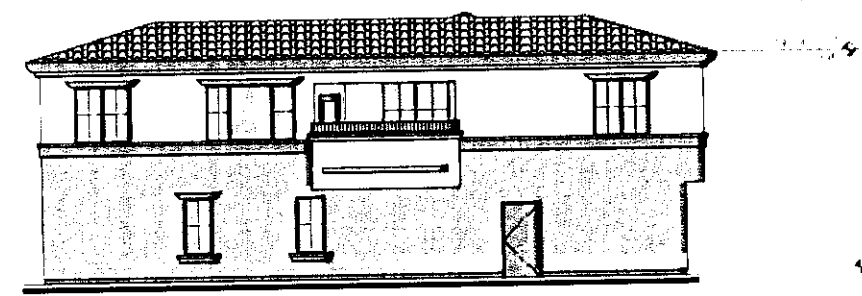
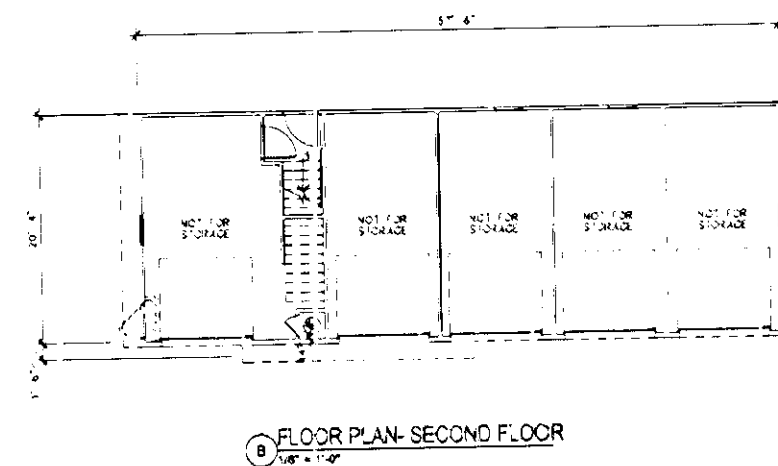
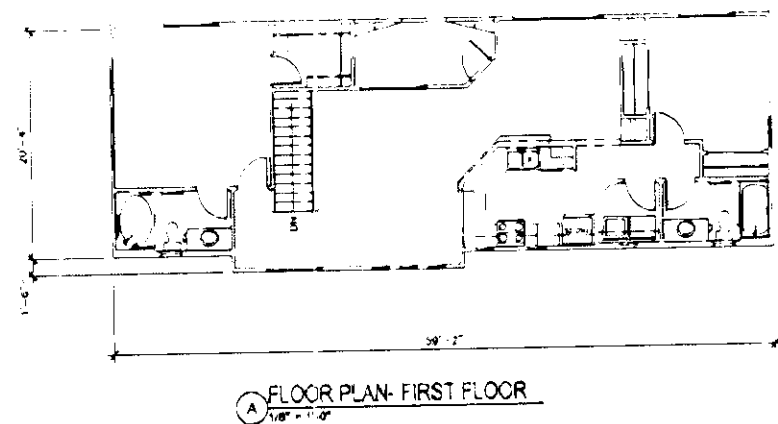
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MOD-40409
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Recreation Building Elevation : Sheet Title
 10-090 Project Number
 12-21-2010 Date





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Providence Mulit Family
Las Vegas, NV

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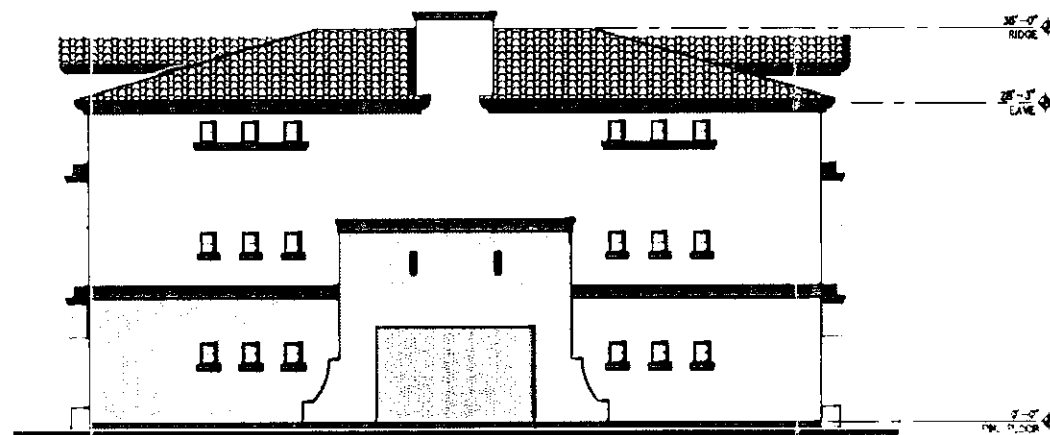
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Elevation Building Type 4 : Sheet Title
10-090 Project Number
12-21-2010 Date





A FRONT & REAR ELEVATION
1'-8" = 1'-0"



B SIDE ELEVATION
1'-8" = 1'-0"

SCANNED

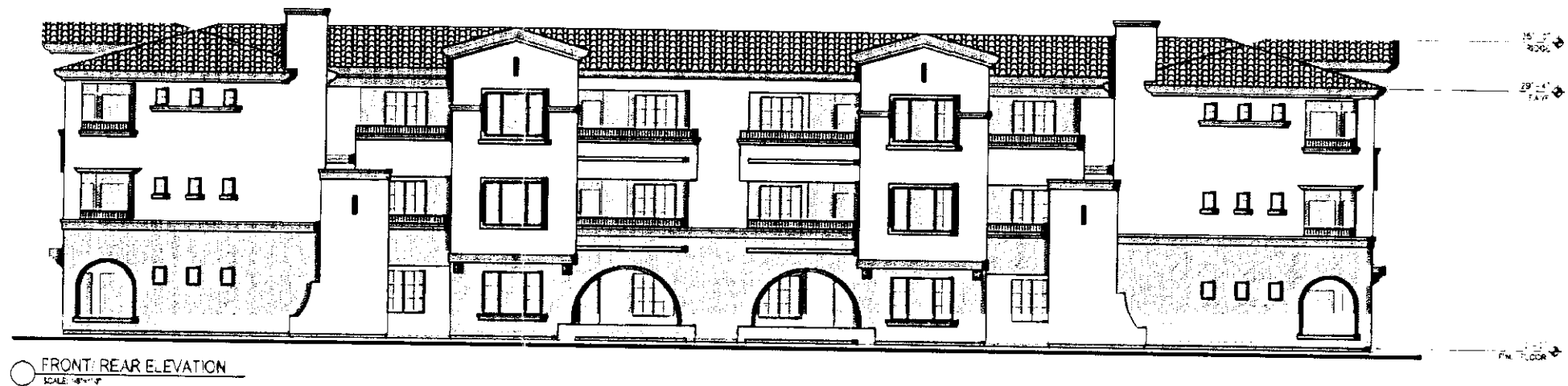
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SDR-40408
REVISED

Elevation Building Type 3 Sheet Title
10-090 Project Number
12-21-2010 Date

Providence Multi Family
Las Vegas, NV





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Providence Multi Family

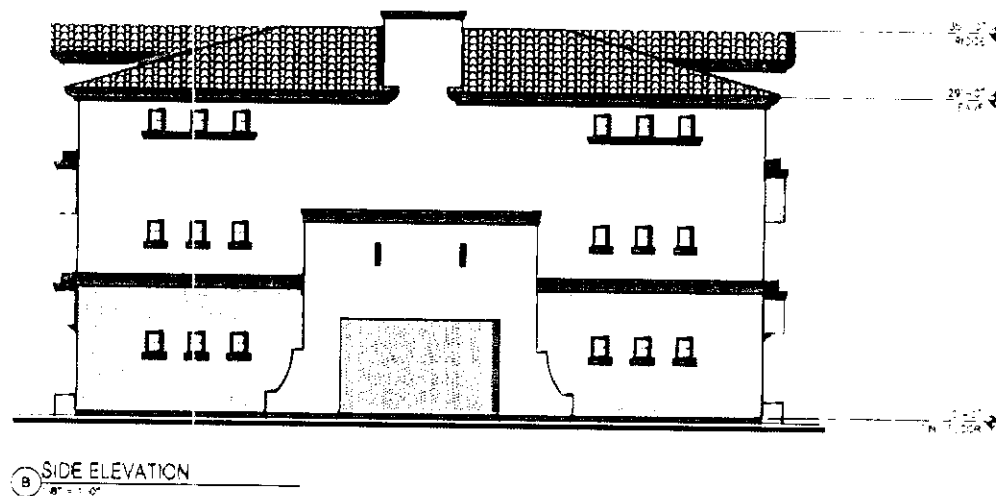
Las Vegas, NV

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MOD-40409
SDR-40408
REVISED

Elevation Building Type 2 Sheet Title
10-090 Project Number
12-21-2010 Date





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Providence Multi Family

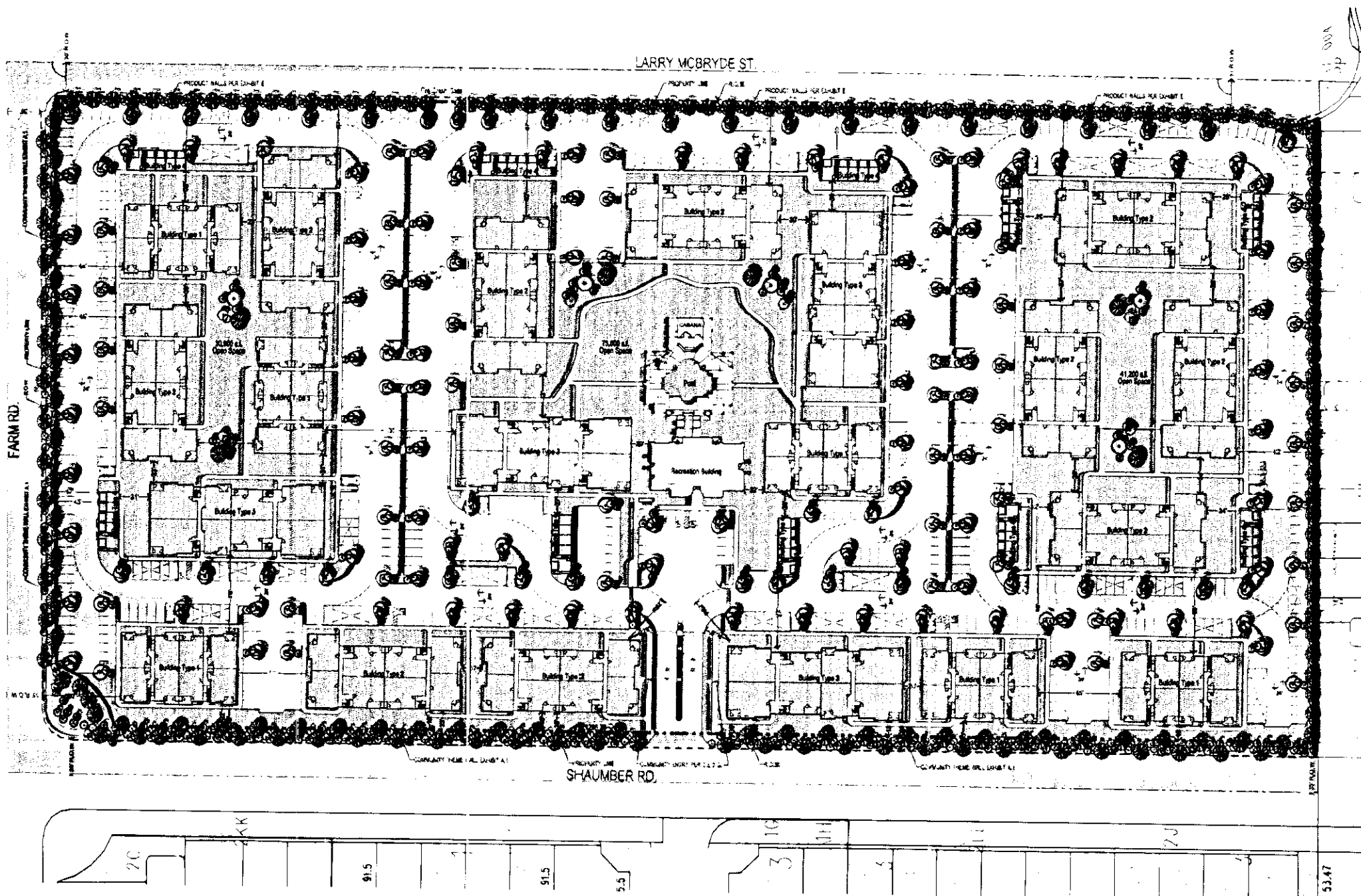
Las Vegas, NV

DEC 23 2010

MOD-40409
SDR-40408
REVISED

Elevation Building Type 1 : Sheet Title
10-090 Project Number
12-21-2010 Date





Providence Multi-Family

1598 Larry McBryde St., Las Vegas, NV 89116
 Current Drawing: P-0
 Date: 12-21-2010

Total Development

Area: 100,000 sq. ft. (2.25 acres)
 Lot Area: 100,000 sq. ft.
 Building Area: 100,000 sq. ft.

Building Details

Building	Area (sq. ft.)	Units	Notes
Building 1	10,000	20	4-2 story
Building 2	10,000	20	4-2 story
Building 3	10,000	20	4-2 story
Building 4	10,000	20	4-2 story
Building 5	10,000	20	4-2 story
Building 6	10,000	20	4-2 story
Building 7	10,000	20	4-2 story
Building 8	10,000	20	4-2 story
Building 9	10,000	20	4-2 story
Building 10	10,000	20	4-2 story
Building 11	10,000	20	4-2 story
Building 12	10,000	20	4-2 story
Building 13	10,000	20	4-2 story
Building 14	10,000	20	4-2 story
Building 15	10,000	20	4-2 story
Building 16	10,000	20	4-2 story
Building 17	10,000	20	4-2 story
Building 18	10,000	20	4-2 story
Building 19	10,000	20	4-2 story
Building 20	10,000	20	4-2 story

Setbacks

Building	Front (ft.)	Side (ft.)	Back (ft.)
Building 1	10	10	10
Building 2	10	10	10
Building 3	10	10	10
Building 4	10	10	10
Building 5	10	10	10
Building 6	10	10	10
Building 7	10	10	10
Building 8	10	10	10
Building 9	10	10	10
Building 10	10	10	10
Building 11	10	10	10
Building 12	10	10	10
Building 13	10	10	10
Building 14	10	10	10
Building 15	10	10	10
Building 16	10	10	10
Building 17	10	10	10
Building 18	10	10	10
Building 19	10	10	10
Building 20	10	10	10

Building Area Summary

Building	Area (sq. ft.)	Units	Notes
Building 1	10,000	20	4-2 story
Building 2	10,000	20	4-2 story
Building 3	10,000	20	4-2 story
Building 4	10,000	20	4-2 story
Building 5	10,000	20	4-2 story
Building 6	10,000	20	4-2 story
Building 7	10,000	20	4-2 story
Building 8	10,000	20	4-2 story
Building 9	10,000	20	4-2 story
Building 10	10,000	20	4-2 story
Building 11	10,000	20	4-2 story
Building 12	10,000	20	4-2 story
Building 13	10,000	20	4-2 story
Building 14	10,000	20	4-2 story
Building 15	10,000	20	4-2 story
Building 16	10,000	20	4-2 story
Building 17	10,000	20	4-2 story
Building 18	10,000	20	4-2 story
Building 19	10,000	20	4-2 story
Building 20	10,000	20	4-2 story

Footprint Summary

Building	Area (sq. ft.)	Units	Notes
Building 1	10,000	20	4-2 story
Building 2	10,000	20	4-2 story
Building 3	10,000	20	4-2 story
Building 4	10,000	20	4-2 story
Building 5	10,000	20	4-2 story
Building 6	10,000	20	4-2 story
Building 7	10,000	20	4-2 story
Building 8	10,000	20	4-2 story
Building 9	10,000	20	4-2 story
Building 10	10,000	20	4-2 story
Building 11	10,000	20	4-2 story
Building 12	10,000	20	4-2 story
Building 13	10,000	20	4-2 story
Building 14	10,000	20	4-2 story
Building 15	10,000	20	4-2 story
Building 16	10,000	20	4-2 story
Building 17	10,000	20	4-2 story
Building 18	10,000	20	4-2 story
Building 19	10,000	20	4-2 story
Building 20	10,000	20	4-2 story

Open Space

Open Space: 10,000 sq. ft. (2.25 acres)

Project Development Summary

A - Principal Buildings and Accessory Structures Adjacent to Street R.O.W. (See also set back table)

Setbacks	Required	Provided
Single Story Structures	10	10
Two Story Structures	10	10
Three Story Structures	10	10
Four Story Structures	10	N/A

B - Principal Buildings and Accessory Structures adjacent to parks, open space, or paved PL

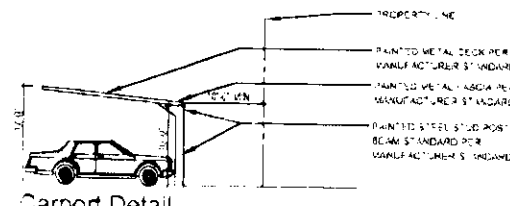
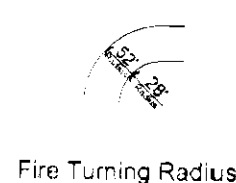
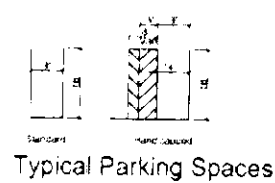
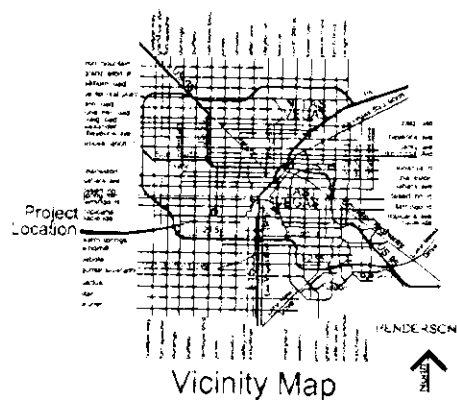
Setbacks	Required	Provided
Single Story Structures	10	N/A
Two Story Structures	10	N/A
Three Story Structures	10	N/A
Four Story Structures	10	N/A

C - Principal Buildings and Accessory Structure from all other property lines

Setbacks	Required	Provided
Single Story Structures	10	10
Two Story Structures	10	10
Three Story Structures	10	10
Four Story Structures	10	N/A

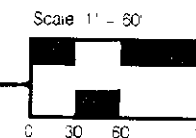
Height

Permitted: 50' 0"
 Proposed: 3 story maximum up to 35' 0"



Providence Multi Family

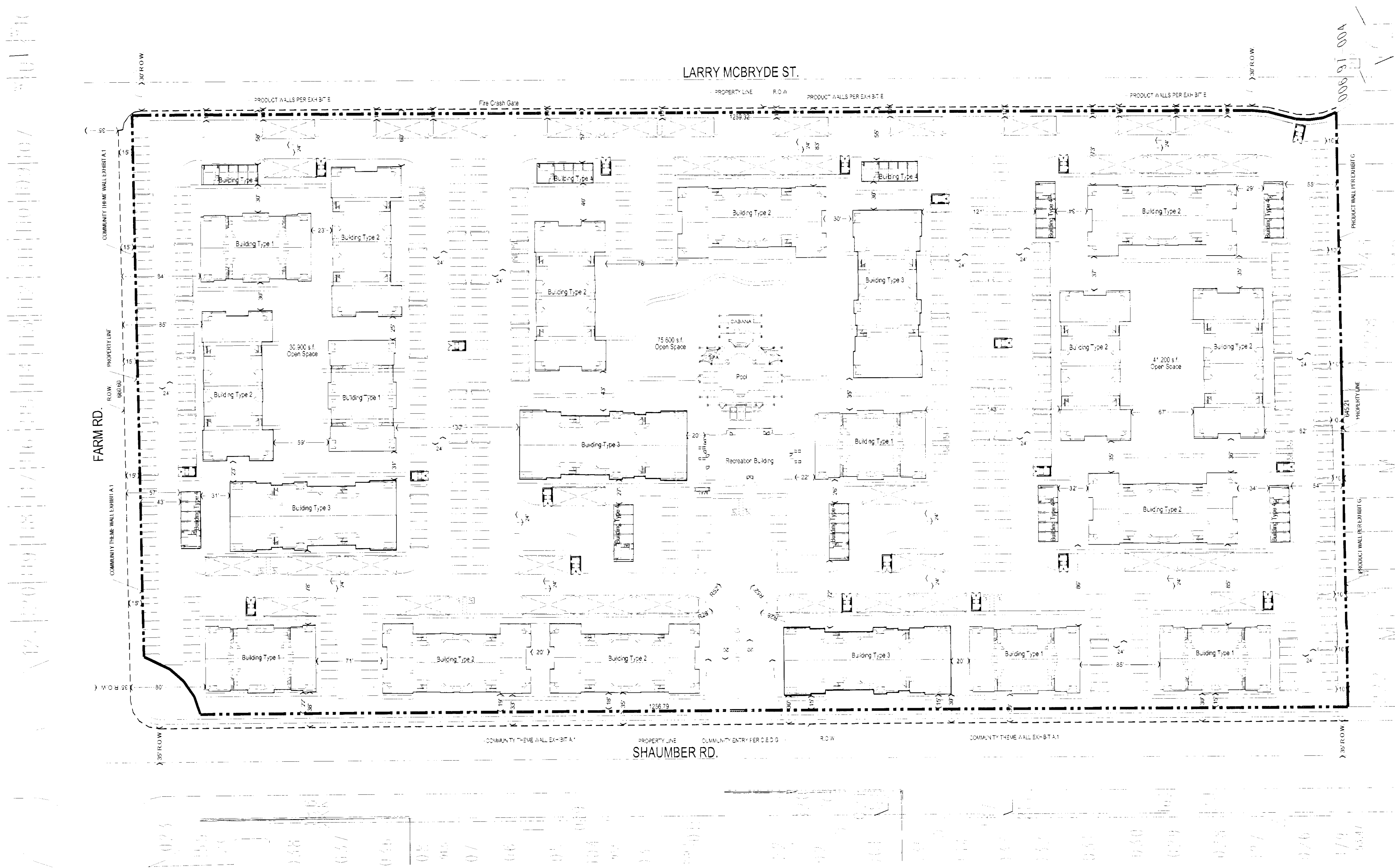
Las Vegas, NV



MOD-40409
SDR-40408
REVISED

Conceptual Site Plan Sheet Title
 10-090 Project Number
 12-21-2010 Date

DEC 23 2010



Providence Multi-Family

7598 Larry McBryde St., Las Vegas, NV 89116
Current Zoning: P-D
APN #: 128-13-310-002

Total Development

Area (approximate, to be verified)
Gross Area: 924,289 s.f. 21.22 acres
Net Area: 791,921 s.f. 18.18 acres

Density: 23.09 du/acres gross
FAR: 0.67

Parking Requirements:

Residential:				
Building 1 (24- 1 Bedroom units)				
# of Bldg Type:	6			
1 Bedroom	144	units	1.25 per unit	180
Building 2 (24- 2 Bedroom units)				
# of Bldg Type:	10			
2 Bedroom	240	units	1.75 per unit	420
Building 3 (12- 3 Bedroom units, 6- 2 Bedroom units, 8- 1 Bedroom units)				
# of Bldg Type:	4			
1 Bedroom	24	units	1.25 per unit	30
2 Bedroom	24	units	1.75 per unit	42
3 Bedroom	48	units	2.0 per unit	96
Building 4 (1- 2 Bedroom unit, 3- Garage units)				
# of Bldg Type:	10			
2 Bedroom	10	units	1.75 per unit	18
Guest	490	1 per 5 units		98
Total Required:				884 Spaces

Total Provided: 14 H.C. Stalls 407 Uncovered Surface Spaces
50 Garage Spaces
444 Canopy Covered Spaces
901 Total

Unit Matrix	#	%
Total 1 Bdrm	168	34%
Total 2 Bdrm	274	56%
Total 3 Bdrm	48	10%
Total Units	490	

Building Area (in square feet)				
	Gross Area	Liveable Area	Quantity	Total Area
Building Type 1	24,150	12,235	6	144,900
Building 2	30,945	11,207	10	309,450
Building 3	35,925	13,101	4	143,700
Building 4	2,484	13,101	10	24,840
Total:			30	622,690

Footprint (in square feet)			
Building Type	Area	Quantity	Total Area
Building 1	8,050	6	48,300
Building 2	10,315	10	103,150
Building 3	11,975	4	47,900
Building 4	1,232	10	12,320
Club House	5,000	1	5,000
Total:		30	216,670

Open Space
Required: 100s f. per unit 49,000 s.f. 1.12 acres
Provided: 147,700 s.f. 3.39 acres

Property Development Standards
A Principal Buildings and Accessory Structures adjacent to street R.O.W. line at parcel perimeter

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	55'
Three Story Structures	25'	30'
Four Story Structures	40'	N/A

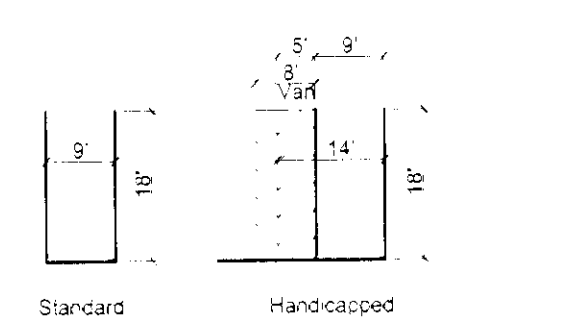
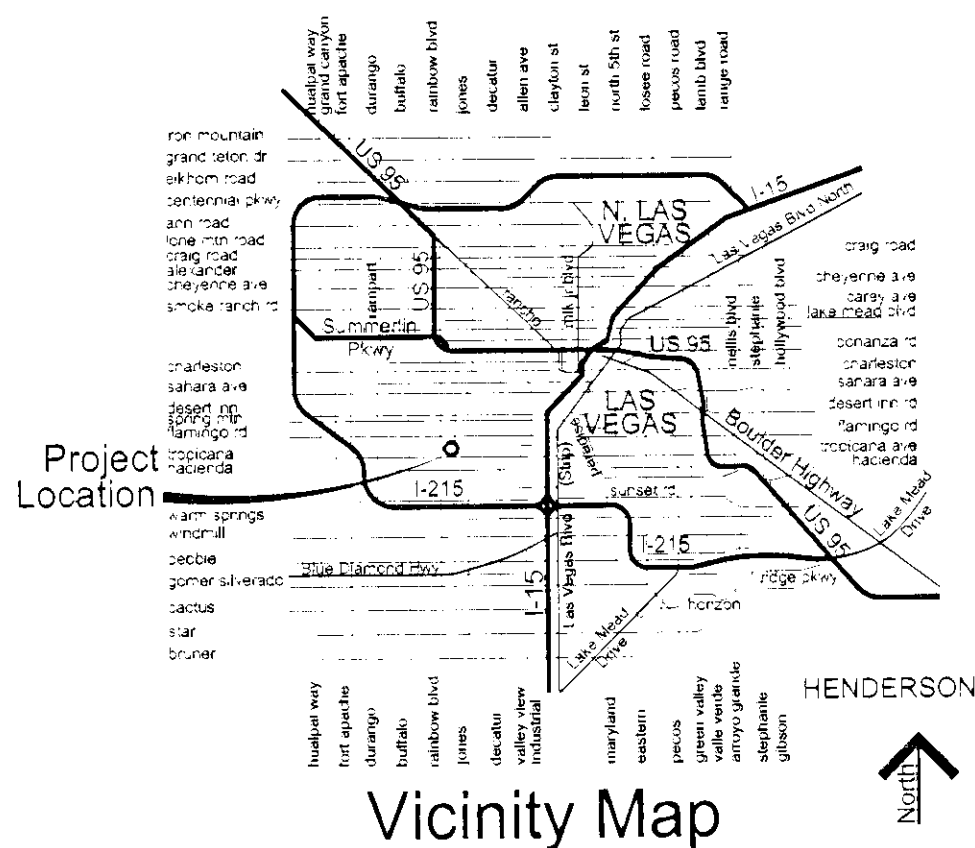
B - Principal Buildings and Accessory Structures adjacent to parks, open space, or paseo PL

Setbacks	Required	Provided
Single Story Structures	10'	N/A
Two Story Structures	10'	N/A
Three Story Structures	10'	N/A
Four Story Structures	10'	N/A

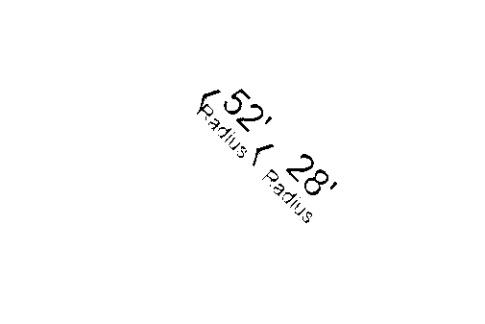
C - Principal Buildings and Accessory Structure from all other property lines

Setbacks	Required	Provided
Single Story Structures	10'	10'
Two Story Structures	20'	54'
Three Story Structures	30'	82'
Four Story Structures	40'	N/A

Height
Permitted: 50' 0"
Proposed: 3 story maximum up to 35' 0"



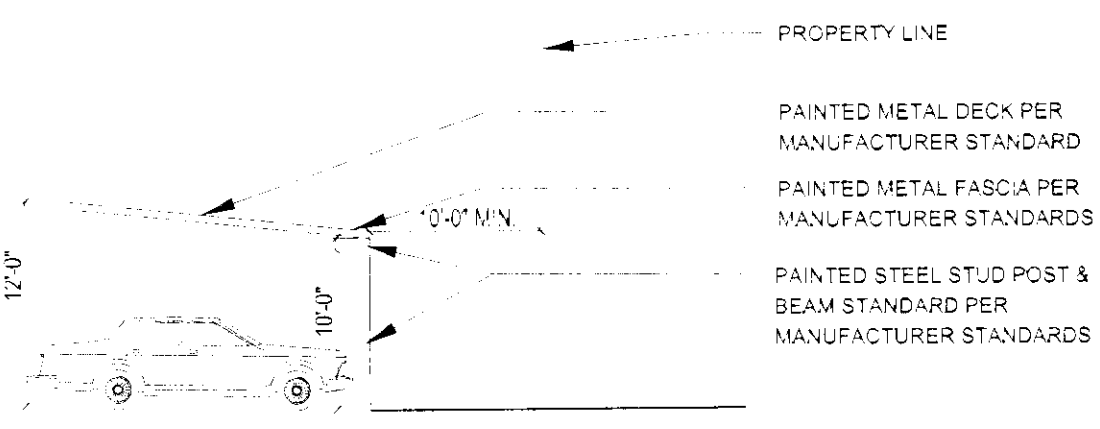
Typical Parking Spaces



Fire Turning Radius



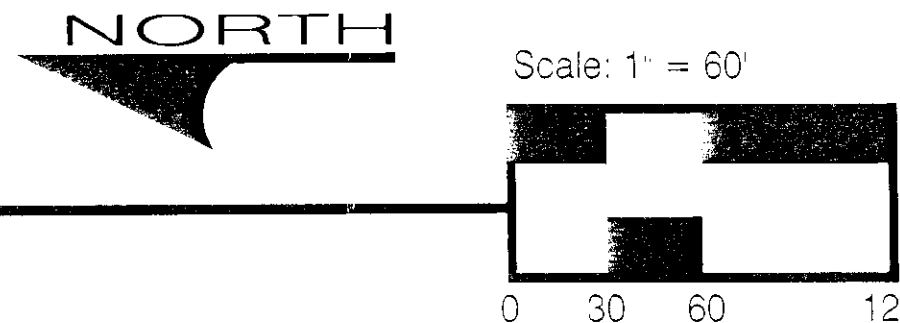
Note: See L.S. Plan For Wall Details



Carport Detail

Providence Multi Family

Las Vegas, NV



Conceptual Site Plan : Sheet Title
10-090 : Project Number
12-21-2010 : Date

MOD-40409
SDR-40408
REVISED

CLIFF'S EDGE

MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

CITY OF LAS VEGAS

Last Revised by MOD-XXXXX on

Prepared by



KTGY GROUP, INC.
Architecture Planning

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CLIFF'S EDGE

MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

CITY OF LAS VEGAS

Last Revised by: MOD-XXXXX
Revisions Marked by Asterisk

Previous Revisions:

Minor Modification on August 5, 2009
MOD-22969 on September 19, 2007
MOD -19114 on April 4, 2007
MOD-10809 on March 13, 2006
MOD-10531 on February 13, 2006
MOD-9174 on November 16, 2005
MOD-6279 on August 3, 2005
MOD-4237 on July 9, 2004
MOD-3955 on May 5, 2004
MOD-3189 on February 27, 2004

Prepared by



Quadrant Planning
August 5, 2009

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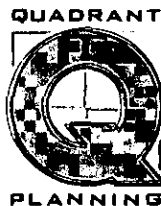
CLIFF'S EDGE

MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES CITY OF LAS VEGAS

Last Revised by: MOD-XXXXX
Revisions Marked by Asterisk

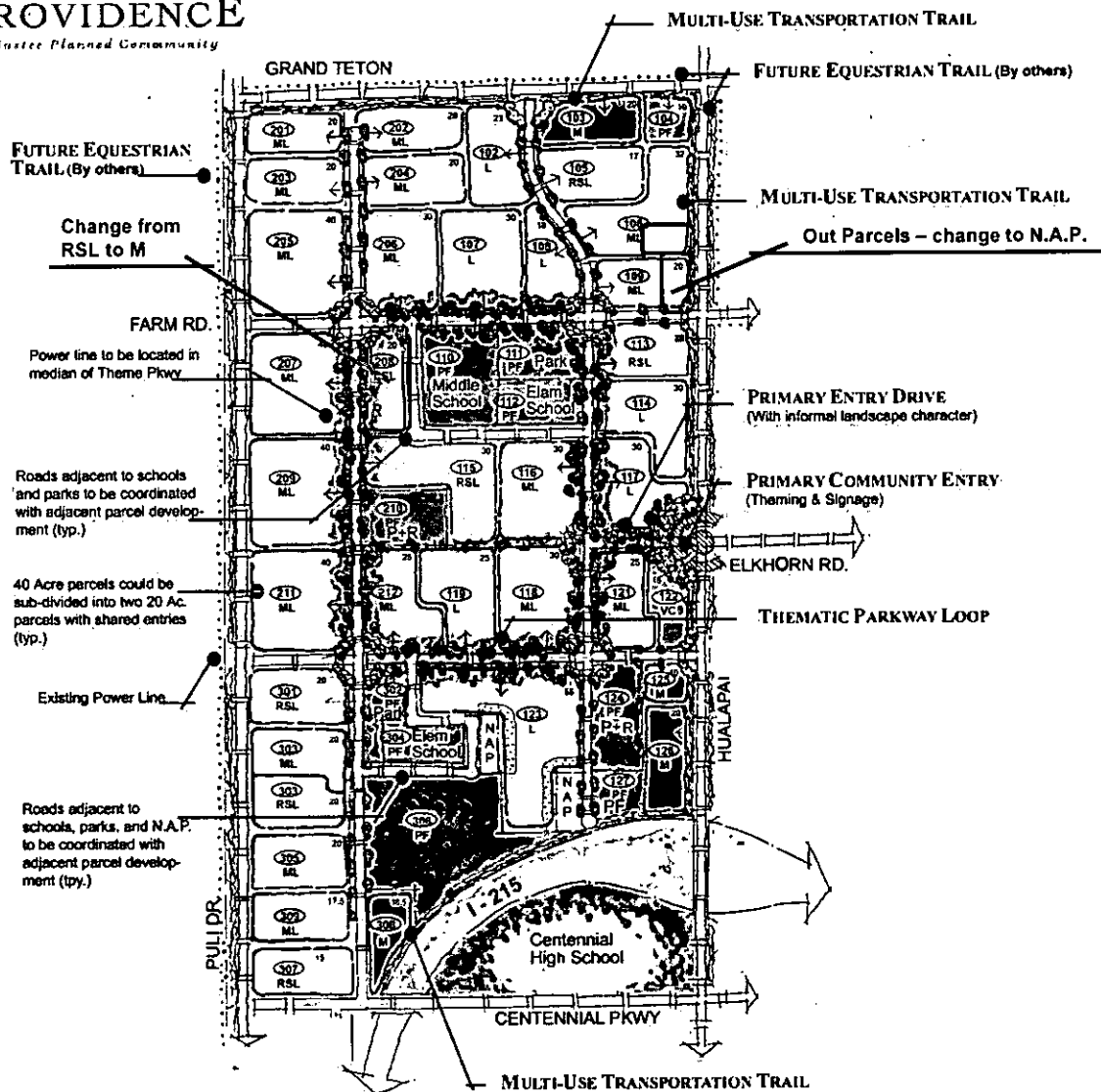
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Prepared by



Quadrant Planning
August 5, 2009

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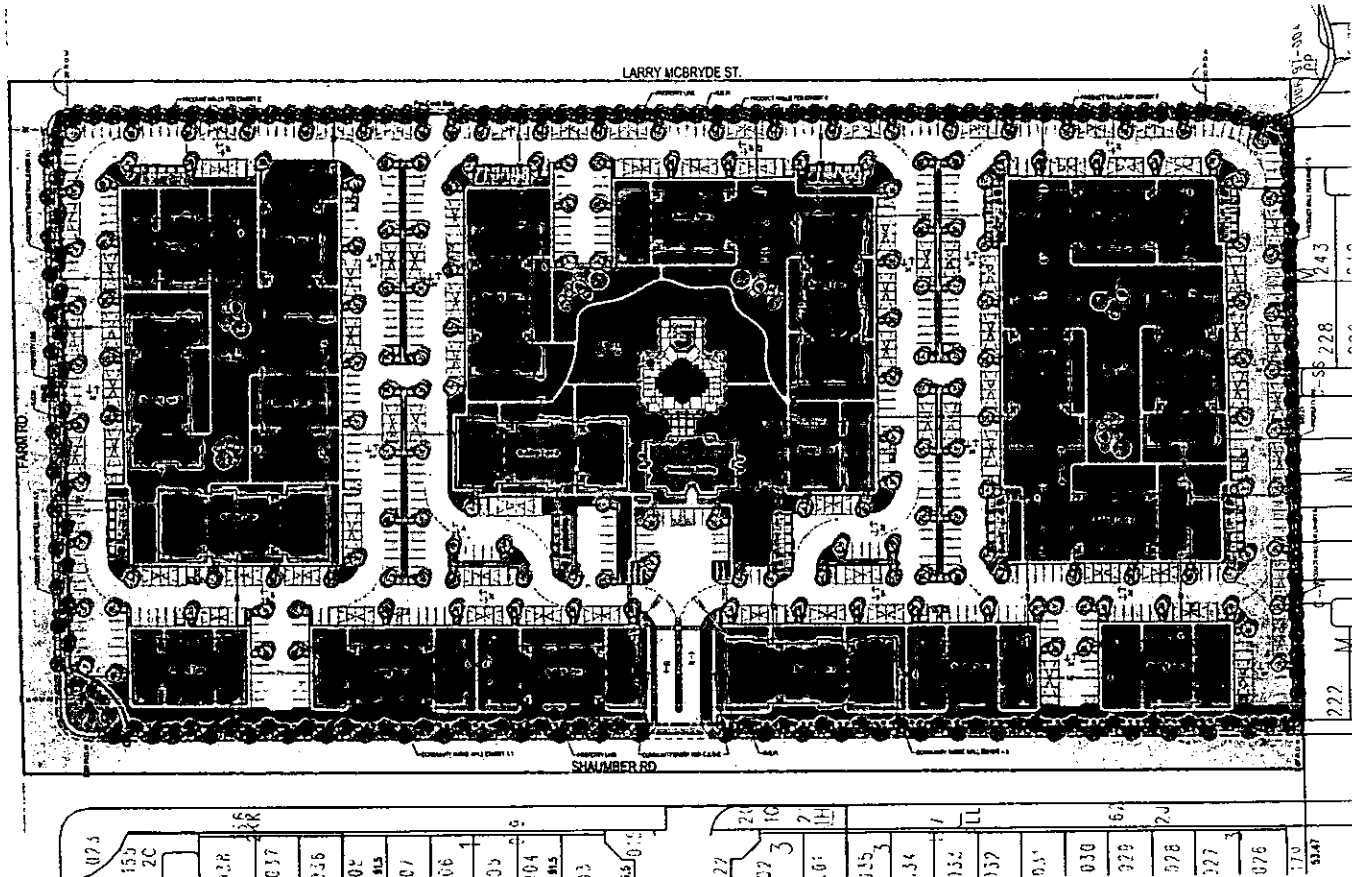
LEGEND

L	Low Density Residential (Up to 5.5 Du/Ac)
ML	Med. Low Density Residential (Up to 8 Du/Ac)
RSL	Residential Small Lot (Up to 15 Du/Ac)
M	Medium Residential (Up to 25 Du/Ac)
VC	Village Commercial
PF	Public Facilities
	20,000 Square Foot minimum lots (Homes on first tier of lots adjacent to N.A.P. parcels are limited to single stories and shall be a minimum of 2,800 square feet in size.)

SUMMARY

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(L) Low Density Res.	5.5	204	1,122
(ML) Med. Low Density	8	479.5	3,836
(RSL) Res. Small Lot	12	122	1,464
(M) Med. Density Res.	25	86.5	2,162.5
(B) Buffer	2	7	14
(VC) Village Commercial	—	15	220
(PF) Middle School	—	30	—
(PF) Elementary School	—	30	—
(PF) Park	—	30	—
(PF) P + R	—	40	—
(PF) PF	—	80	—
N.A.P.	—	(20)	—
TOTAL		+/- 1,124	+/- 8,818.5

121 120 119 118 117 116 115 114 113 112 111 110 109 107



Providence Multi-Family

7501 Larry McBryde St., Las Vegas, NV 89119
 Current Zoning: R-20
 APN #: 130-13219-002

Total Development

Area (approximate) to be developed: 21.22 acres
 Gross Area: 924,288 sq. ft.
 Net Area: 791,821 sq. ft.

Density: 22.08 units/acre gross
 FAR: 0.87

Package Breakdown

Residential
 Building 1 (1A-1 Bedroom units)
 # of Units: 6
 1 Bedroom: 144 units, 1.25 per unit, 289
 Building 2 (1A-2 Bedroom units)
 # of Units: 12
 2 Bedroom: 288 units, 1.75 per unit, 430
 Building 3 (1B-3 Bedroom units, 1B-2 Bedroom units, 1B-1 Bedroom units)
 # of Units: 4
 1 Bedroom: 36 units, 1.25 per unit, 36
 2 Bedroom: 36 units, 1.75 per unit, 62
 3 Bedroom: 48 units, 2.0 per unit, 88
 Building 4 (1C-2 Bedroom units, 5 Garage units)
 # of Units: 10
 2 Bedroom: 10 units, 1.75 per unit, 18
 5 Garage: 40 units, 1.0 per unit, 40
 Total Proposed: 54 N.E. Units, 427 sq. ft. of Office Space, 80 Garage Spaces, 444 Carport Spaces, 161 Total

Unit Mix

	#	%
Total 1 Bedroom	180	34%
Total 2 Bedroom	219	56%
Total 3 Bedroom	48	10%
Total Units	447	

Building Area per square foot

Building Type	Area	Quantity	Total Area
Building 1	21,543	6	129,258
Building 2	53,543	11	588,973
Building 3	11,815	4	47,260
Building 4	1,332	10	13,320
Building 5	2,464	13	32,032
Total		54	610,843

Footprint per square foot

Building Type	Area	Quantity	Total Area
Building 1	4,885	6	29,310
Building 2	10,213	11	112,343
Building 3	11,815	4	47,260
Building 4	1,332	10	13,320
Building 5	2,464	13	32,032
Total		54	234,265

Open Space

Required: 48.82 sq. ft. per unit, 1.13 acres
 Provided: 147,700 sq. ft., 3.35 acres

Proposed Development Standards

A. Principal Buildings and Accessory Structures adjacent to streets, must be set back at least 10 feet from the street.

Setbacks

Setbacks	Required	Provided
Single Story Structures	10	10
Two Story Structures	20	20
Three Story Structures	25	25
Four Story Structures	30	30

B. Principal Buildings and Accessory Structures adjacent to parking, must be set back at least 10 feet.

Setbacks

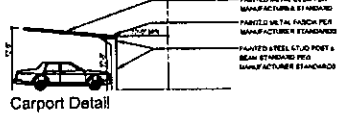
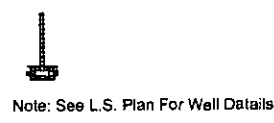
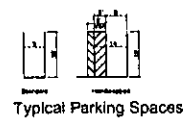
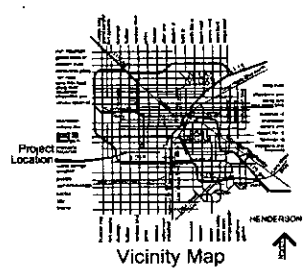
Setbacks	Required	Provided
Single Story Structures	10	10
Two Story Structures	15	15
Three Story Structures	15	15
Four Story Structures	15	15

C. Principal Buildings and Accessory Structures from all other setbacks

Setbacks

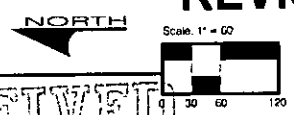
Setbacks	Required	Provided
Single Story Structures	10	10
Two Story Structures	20	20
Three Story Structures	25	25
Four Story Structures	30	30

Height: 35.0' (Maximum)
 Proposed: 35.0' (Maximum)



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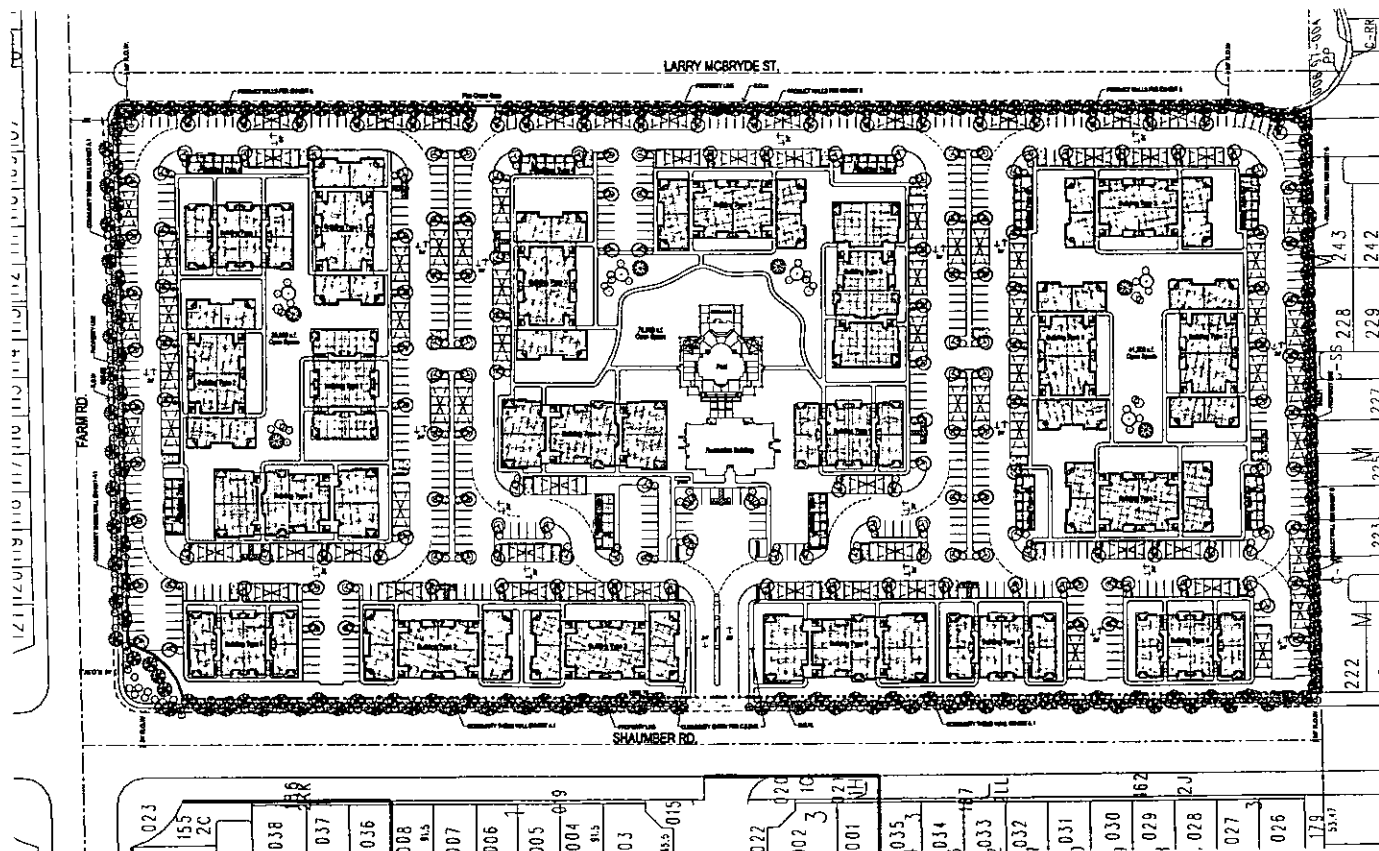
Conceptual Site Plan Sheet Title
 10-000 Project Number
 12-21-2010 Date



Providence Multi Family

Las Vegas, NV

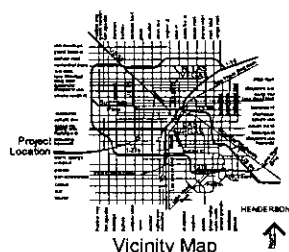
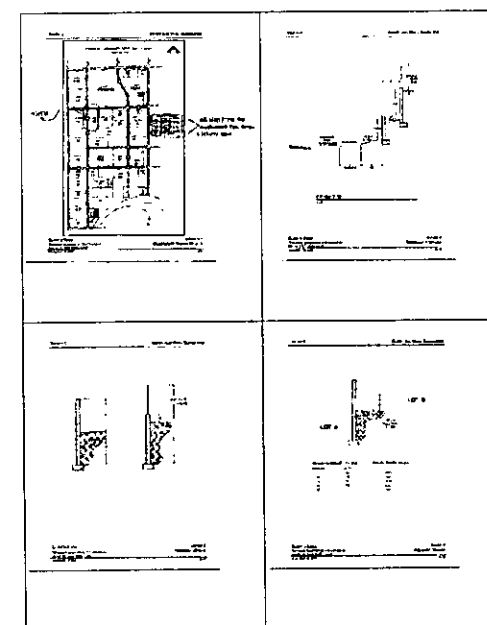
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 DEC 23 2010



Plant List

SYM.	QTY.	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	8	24" Dia.	N/A	TEXAS MOUNTAIN LAUREL	BOHANNONIA SECURIDIFOLIA
	150	24" Dia.	N/A	HOLLY OAK	QUERCUS ILICIFOLIA
	153	24" Dia.	20' On Center	MONREL PINE	PINUS ELABORATA
	8	24" Dia.	Varies See Schedule	PURPLE LEAF PLUM	PRUNUS CERASIFERA
	847	1'-6" Dia.	N/A	Ornamental Shrub	Ornamental Shrub
		N/A	N/A	Tree	Tree

* Landscaping to be installed by the contractor. Landscaping to be installed by the contractor. Landscaping to be installed by the contractor.



Note: All Walls to be Constructed Per Section 6/Cliffs Edge Master Plan - Entry and Wall Guidelines

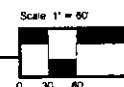
Providence Multi Family

Las Vegas, NV

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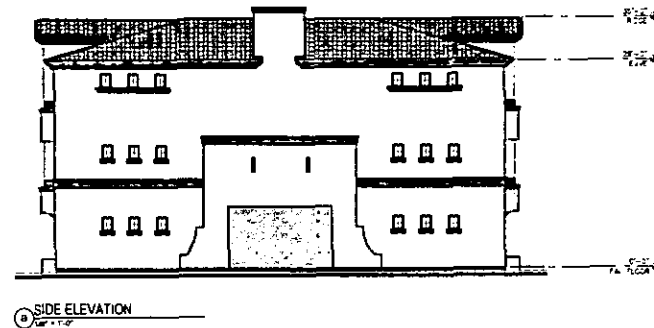
MOD-40409
SDR-40408
REVISED

NORTH



MOSE architecture studio

Conceptual Landscaping Plan Sheet Title
10-000 Project Number
12-21-2010 Date



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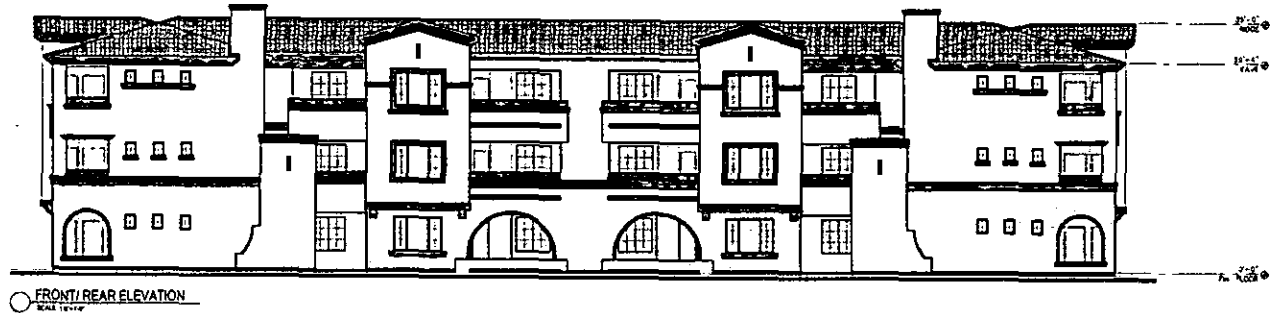
Elevation Building Type 1 : Sheet Title
10-090 : Project Number
12-21-2010 : Date

Providence Multi Family

Las Vegas, NV

MOD-40409
SDR-40408
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○ FRONT/REAR ELEVATION
SCALE: 1/8"=1'-0"



○ SIDE ELEVATION
SCALE: 1/8"=1'-0"

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Elevation Building Type 2 : Street T&A
10-000 : Project Number
12-21-2010 : Date

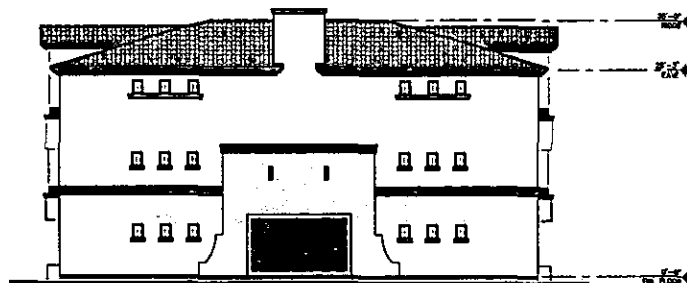
Providence Multi Family
Las Vegas, NV

MOD-40409
SDR-40408
REVISED





① FRONT & REAR ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION
1/4" = 1'-0"

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DEC 23 2010

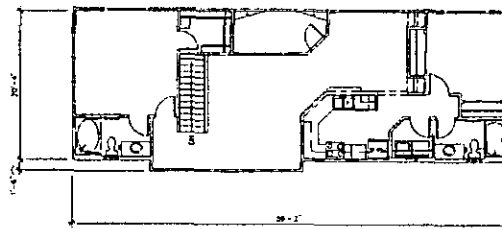
Elevation Building Type 3 Sheet Title
10-090 Project Number
12-21-2010 Date

Providence Multi Family

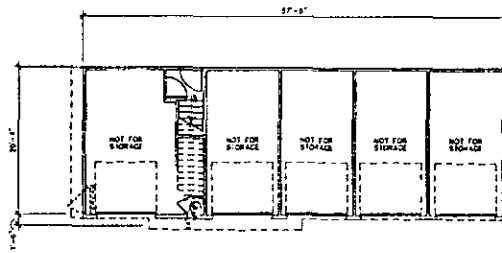
Las Vegas, NV

MOD-40409
SDR-40408
REVISED

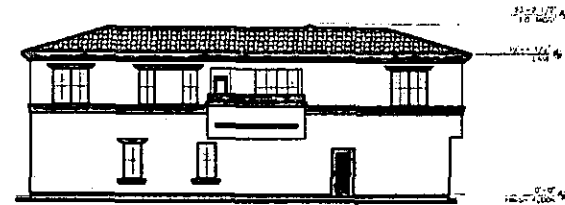




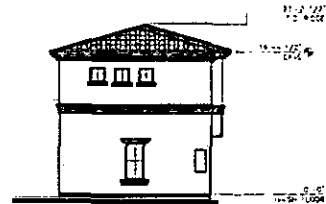
A FLOOR PLAN- FIRST FLOOR
1/4" = 1'-0"



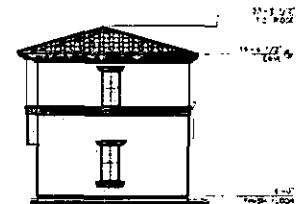
B FLOOR PLAN- SECOND FLOOR
1/4" = 1'-0"



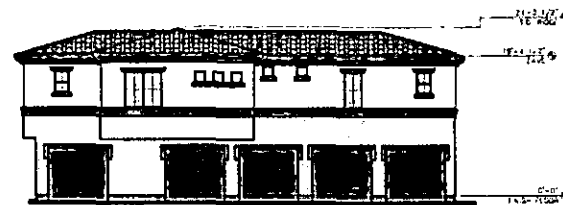
C REAR ELEVATION
1/4" = 1'-0"



D SIDE ELEVATION
1/4" = 1'-0"



E SIDE ELEVATION
1/4" = 1'-0"



F FRONT ELEVATION
1/4" = 1'-0"

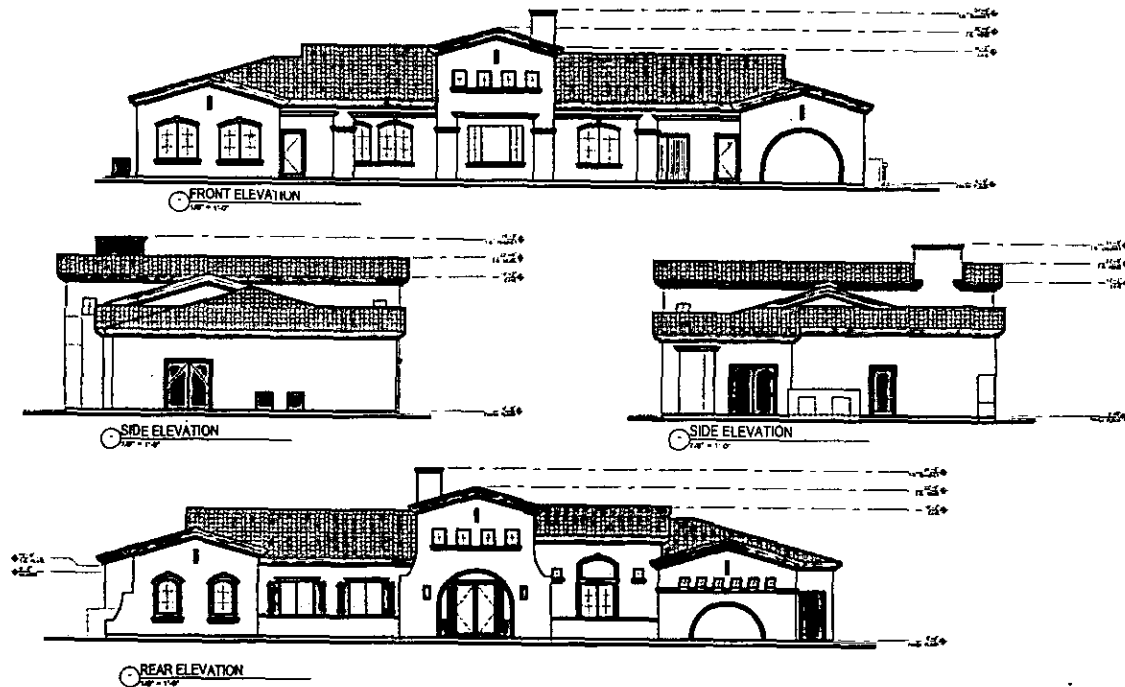
RECEIVED
DEC 23 2010

Elevation Building Type 4 : Sheet Title
10-000 : Project Number
12-21-2010 : Date

Providence Mult Family
Las Vegas, NV

MOD-40409
SDR-40408
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Recreation Building Elevation : Sheet T.1a
10-090 : Project Number
12-21-2010 : Date

Providence Multi Family

Las Vegas, NV

MOD-40409
SDR-40408
REVISED



Telephone Protest/ Approval Log

Meeting Date: 01.25.11 PC

Case Number: MOD-40409

Date: 01.18.11
Name: Scott Monteil
Address: 7436 Clifton Gardens St
Las Vegas Nv 89166
Phone: 818-439-9213
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Carman Burney

From: Michael Green [swmmer02@hotmail.com]
Sent: Tuesday, January 18, 2011 11:19 AM
To: Carman Burney
Subject: Cliff's Edge MOD 40409 - CLV Planning Commission 1/25/10

Importance: High

Dear Carman,

Please consider this email a written dispute regarding the proposed modification 40409 in Cliff's Edge. As a life-long resident of Clark County, I was extremely proud to become a homeowner in the Providence community. I truly believe that there is no place in the valley like it - Providence offers a unique community environment that in my opinion is lacking in Las Vegas. In addition, a major decision point in purchasing my home was the fact that I was investing in a Master Plan, with a long-term vision that I could count on.

It's no doubt that Las Vegas is one of the hardest hit cities in the country from this recession. It's unfathomable what communities are currently going through - families are suffering emotionally and financially. The worse part of this economy is the trickle down affect that is being passed on to the public. In this case, developers are trying to make ends meet by compromising the integrity of our community. It is very clear that Corporate America still exists, and still has one definitive bottom line. It's time for decision makers to do the right thing for the community, and what is right for the Providence community is to maintain it's uniqueness and character. Switching from single family residential will have a detrimental effect on our community and I urge the Commission to side with community residents and not big business. Everyone is suffering in today's market, including the residents of our community. Why should the developers get special treatment?

In addition, I want the record to indicate that I received no written communication from any entity regarding this proposed modification. Had I not stopped my car on the side of the busy road to read the random sign, I would have never called to find out what was going on. In addition, I had to be transferred three times to get in touch with someone who could tell me what was really going on.

Sincerely,

Michael Green, P.E.
7023 Tidelands Park Court
Las Vegas, Nevada 89166

Carman Burney

From: Chrystal L. Jacobs
Sent: Friday, January 07, 2011 7:35 AM
To: Carman Burney
Cc: Angie Horn
Subject: FW: Internet Submission - SDR-40408 Related to MOD 40409

-----Original Message-----

From: mikeyjim@msn.com [<mailto:mikeyjim@msn.com>]
Sent: Friday, January 07, 2011 6:09 AM
To: Planning Internet Email
Subject: Internet Submission - SDR-40408 Related to MOD 40409

Citizen Name: Michael Martin

Email: mikeyjim@msn.com

IP Address: 70.180.230.76

Comments: I want my email on record that I am not happy about this. This will cause so many problems if its allowed. Traffic, crime. My home value will drop even more and this is not what we bought when we bought here.

SDR-40408 -RELATED TO MOD-40409 - APPLICANT/OWNER: THE AHLERS FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 490-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES.

Michael Martin
10728 Cape Shore Ave
Las Vegas, NV 89166

Date: 1/7/2011 6:08:44 AM

**PRE-APPLICATION
CONFERENCE NOTES**

CITY OF LAS VEGAS



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**Project Name: Providence Multi-Family Dev't and Development Plan
Land Use Modification**

APN(s):	126-13-310-002,126-13-612-001 thru 072	Pre-app Date:	11/30/10
Location:	SEC Farm Rd/Shamburger Rd.	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	6 - Ross	Acres:	18.18 (MF only)
		Time:	3:00 p.m.

Applicant Info:	Same as owner		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	Quadrant Planning 3455 Cliff Shadows Pkwy, Suite 220 Las Vegas, NV 89129		
	Phone: (702)-395-3154	Fax: (702)-242-0414	Email:
Ownership Info:	AHLERS FAMILY TRUST AHLERS HERMAN OR DONNA TRS 9731 ORIENT EXPRESS CT LAS VEGAS NV 89145-8702		Last Change of Ownership Date: 03/22/10
	Phone: (702)-	Fax: (702)-	Email:

Existing Use:	Undeveloped	
Proposed Use:	Multi-family Residential (490-unit apartment development)	
General Plan:	Existing:	PCD (Planned Community Development)
	Proposed:	No change proposed
Zoning:	Existing:	PD (Planned Development)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Cliff's Edge Master Plan Special Land Use Designation (per plan, if applicable): RSL (Residential Small Lot), proposed amendr to M (Medium Density Residential)	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Chris Dingell	Quadrant Planning	242-4949	242-0414	
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie Mirkhah	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in your justification letter. Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Request is for Major Modification of the Master Development Plan to change the land use designation on Pod 208 (APN 126-13-310-002) from RSL to M and to remove 10 gross acres from the Master Development Plan (APNs 126-13-612-001 thru 072, plus private streets) currently in Pods 106 and 109. The RSL (Residential Small Lot) category is proposed to be amended from 15 du/ac to 12 du/ac.
2. The 10 acres proposed to be removed from the plan are not zoned PD and are not included in the Cliff's Edge SID, Providence Master HOA or Cliff's Edge Development Agreement. The 10 acres have been subdivided and improved, although some lots remain undeveloped. Property appears on the land use map and acreage and units count toward overall density.
3. The density in the RSL category is proposed to be reduced in order to more closely match what has been approved/developed for the existing RSL pods in Providence (all of which are less than 12 du/ac). Pod 208 is the only RSL-designated property that currently does not have entitlements, and the request is to change the designation to M to accommodate a proposed multi-family development.
4. Sec 2.2 Table 1 will be modified to adjust density, acreage within each land use category and total number of units. The overall gross residential density will remain below the 8.0 du/ac required for property within a PCD (Planned Community Development) General Plan designation.
5. Other sections of the Master Development Plan and Design Guidelines will be modified to reflect the proposed changes.
6. Cliff's Edge Development Agreement classifies development within the M (Medium Density Residential) category as "Nonresidential Development." Per Section 4.11 of the Agreement, the Master Developer shall submit a report documenting the extent of conformance of a nonresidential project to the Design Guidelines along with the submittal of a Site Development Plan Review for the development. The City is also obligated to review such projects for conformance with applicable codes.
7. A Neighborhood meeting is required for the change in land use designation.
8. Multi-family development proposed is max. 35' tall, 3 stories, 18.18 net, 21.22 gross acres, 490 units (23.09 units per net/gross acre)—adjacent streets have already been dedicated. Determined by P&D that gross density as calculated meets intent of Cliff's Edge Master Development Plan for Medium Density Residential land use category.
9. Compliance with CE Design Guidelines to be reviewed by DRC and action letter to be submitted with development package. Setbacks do not match those for Medium Density Residential.
10. 10-acre site rezoned from U (PCD) to R-PD7 09/15/04 (ZON-4368); SDR-4370 approved 09/15/04 for 73-lot single-family residential development; final subdivision map recorded 08/04/06. New entitlements approved 10/15/08 for a 70-lot single-family residential development (SDR-29026) with an open space variance (VAR-29028) to expunge previous approvals. These entitlements expired 10/15/10. A Tentative Map (TMP-31945) was approved for a 70-lot subdivision, but expired with SDR. An amended final map (FMP-34440) was submitted 05/07/09 but mylars were never submitted.
11. Proposed multi-family site was approved for a 114-lot single-family residential development (TMP-9607) on 02/09/06. Map approval expired 02/09/08. No current entitlements on the site.
12. Address of 7598 Larry McBryde Street is reserved for a fire hydrant. A new master site address will be assigned at the time of building permits, if approved.
13. Title 19 Residential adjacency standards apply on the north, south and west sides; the proposal appears to comply.
14. Sprinklering of all buildings is required.
15. Driveway location is OK. A secondary access with crash gate will be required.
16. Development will be gated; turning radius is too narrow as proposed.
17. Half street improvements on Larry McBryde will be required.
18. A technical drainage study will be required.
19. North arrow, scale need to be corrected.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST** be received by Planning staff no later than **2:00 PM** of the Submittal Deadline Date, no exceptions**

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT			
Item Required									
YES	NO								
		APPLICATION PACKET							
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Fees				
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			Application	Notification	Recordation	Sub-Total	
☐	☒	Development Impact Notice and Assessment (DINA)			MOD	\$ 500.00	\$ 500.00	\$ 0.00	\$ 1000.00
☐	☒	Project of Regional Significance (PRS)			SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Detailed justification letter				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$		
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☒	☐	Copy of Business License(s)	Subtotal:				\$ 2030.00		
☒	☐	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$500.00 \$ 50		\$500.00 \$ 50		
☒	☐	Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements	Grand Total All Fees:				\$2530.00		
REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
SITE PLAN									
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				7		
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:				1		
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
☒	☐	All adjacent existing land uses and street names labeled	NOTES: Include approval letter from Providence DRC						
☒	☐	All points of ingress and egress shown							
☒	☐	ADA accessibility requirements shown/labeled							
☒	☐	Parking standard(s) utilized:							
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
☒	☐	All free-standing sign locations shown and heights and sizes noted							
LANDSCAPE PLAN									
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application as applicable):				1		
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:						
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):						
☒	☐	All required parking lot fingers/islands shown	NOTES:						
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover							
BUILDING ELEVATIONS									
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):						
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:						
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application)						
☒	☐	8" x 10" photo of original color and material board	NOTES:						
☒	☐	All wall sign locations shown and sizes noted							
FLOOR PLANS									
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):						
☒	☐	North arrow and scale	Rolled Plans:						
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application)						
☒	☐	Use of all rooms noted/labeled	NOTES:						
☒	☐	Maximum Occupancy (per I.B.C.)							
☒	☐	Seating Capacity (where applicable)							

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)						
Item Required <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>		YES	NO					
YES	NO							
LOCATION MAP (For GPA, MOD and ZON applications)					GPA/MOD	ZON		
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):		7	0		
			Rolled Plans:		1	0		
☒	☐	Label existing general plan designations or zoning districts, whichever is applicable, for the subject site and all surrounding areas within 1,000 feet	Reduced Copy (8-1/2"x11" B/W; 1 per application):		1	0		
☒	☐	Provide a legend of land use designations or zoning districts, whichever is applicable; indicate what changes are proposed for the subject site	NOTES: ***NOT A SITE PLAN***					
☒	☐	Show <i>all</i> surrounding sites within a 1,000-foot radius of subject site						
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.								
Owner / Applicant / Representative: APN(s): Location: Ward: Planner's Signature: Planner:		Application Type(s): Application Purpose: Pre-App. Meeting Date: Submittal Deadline: Earliest PC / CC Meeting Dates:		Major Modification Site Development Plan Review MOD—Modify the Cliff's Edge MDP; SDR—for a 490-unit MF apartment development on Pod 208 11/30/10 12/09/10 - no later than 2:00 pm 01/25/11 PC - 02/16/11 CC (Cycle 1)				
AHLERS FAMILY TRUST Quadrant Planning 126-13-310-002, 126-13-612-001 thru 072 SEC Farm Rd/Shamber Rd 6 - Ross Steve Swanton, Senior Planner - 229-4714								
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.								

RECEIVED
 PLANNING & DEVELOPMENT
 12/10/10



March 9, 2011

The Ahlers Family Trust
9731 Orient Express Court
Las Vegas, Nevada 89145

**RE: ABEYANCE - MOD-40409 - MAJOR MODIFICATION
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Your request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 8, 2011.

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on March 9, 2011.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Dingell
Cliff's Edge, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Mark Fiorentino
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



ATTORNEYS AT LAW

KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO

MARK H. FIORENTINO
mfiorentino@kcrcvlaw.com
702.693.4261

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.762.7008
Fax: 702.766.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

February 4, 2011

Via Fax
702-385-7268

Mr. Doug Rankin
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
731 S. Fourth Street
Las Vegas, NV 89101

Re: SDR-40408 and MOD-40409

Dear Mr. Rankin:

Our office represents the applicant in the above-referenced matters. We hereby request that the applications be withdrawn without prejudice.

While we believe that the project is appropriate under the Providence Master Development Plan, we intend to present a different development plan when market conditions improve.

Thank you for your consideration. Please contact me if you have any questions or need anything further.

Sincerely,

KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Mark H. Fiorentino

MHF/sfm

cc: Michelle Thackston
Fax: 702-382-8558

Steve Gebeke
Fax: 702-385-7268

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FEB - 7 2011



February 24, 2011

The Ahlers Family Trust
9731 Orient Express Court
Las Vegas, Nevada 89145

**RE: ABEYANCE - MOD-40409 - MAJOR MODIFICATION
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 8, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 2, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Dingell
Cliff's Edge, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Mark Fiorentino
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Development Notification

PC Meeting: March 8, 2011

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

MOD-40409

Antelope HOA

Auburn and Bradford at Providence HOA

Brighton at Providence HOA

Chestnut Hill at Providence HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Highgate at Providence HOA

Kensington at Providence HOA

Madison Colony at Providence HOA

Providence Master Association

Somerset at Providence HOA

Turtle Rock HOA

Windimere at Providence HOA

2

Report of All Selected Parcels

Case Number: MOD-40409

Printed On: Thu: December 23, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
H O F FINANCIAL I L L C	%HOUSING CAPITAL CO %D HATCH 3200 BRISTOL ST #800 COSTA MESA CA	12624410002
PARDEE HOMES OF NEVADA	650 WHITE DR STE 100 LAS VEGAS NV	12624410002



January 26, 2011

The Ahlers Family Trust
9731 Orient Express Court
Las Vegas, Nevada 89145

**RE: MOD-40409 - MAJOR MODIFICATION RELATED TO SDR-40408
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Your request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the applicant with an opportunity to address the concerns raised at the neighborhood meeting.

This item is scheduled to be heard again at the **March 8, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Dingell
Cliff's Edge, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Mark Fiorentino
Kaempher Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

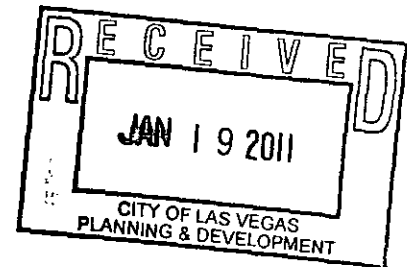
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

**KAEMPFER
CROWELL****KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

MARK H. FIORENTINO
mfiorentino@kcnvlaw.com
702.693.4261LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7161RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 19, 2011

Via Fax
702-385-7268Mr. Doug Rankin
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
731 S. Fourth Street
Las Vegas, NV 89101**Re: SDR-40408 and MOD-40409**

Dear Mr. Rankin:

Our office represents the applicant in the above-referenced matters. Please disregard our letter of January 11, 2011. We hereby request that the applications be held until the March 8, 2011 Planning Commission meeting. The applicant needs additional time to address concerns raised at the neighborhood meeting and to work with staff on any proposed changes.

Thank you for your assistance. Please let me know if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINOA handwritten signature in cursive script that reads "Mark H. Fiorentino".
Mark H. Fiorentino

MHF/sfm

cc: Michelle Thackston
Fax: 702-382-8558Steve Gebeke
Fax: 702-385-7268

**KAE MPFER
CROWELL**

ATTORNEYS AT LAW

**KAE MPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**MARK H. FIORENTINO
mfiorentino@krcrlaw.com
702.693.4281LAS VEGAS OFFICE
8945 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.792.7101RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.8800
Fax: 775.852.0267CARSON CITY OFFICE
810 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8800
Fax: 775.882.0267

January 11, 2011

Via Fax
702-385-7268Mr. Doug Rankin
PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
731 S. Fourth Street
Las Vegas, NV 89101Re: **SDR-40408 and MOD-40409**

Dear Mr. Rankin:

Our office represents the applicant in the above-referenced matters. We hereby request that the applications be held until the February 8, 2011 Planning Commission meeting. The applicant needs additional time to address concerns raised at the neighborhood meeting.

Thank you for your assistance. Please let me know if you have any questions or need anything further.

Sincerely,

KAE MPFER CROWELL RENSHAW
GRONAUER & FIORENTINO
Mark H. Fiorentino

MHF/sfm

cc: Michelle Thackston
Fax: 702-382-8558

RECEIVED

JAN 12 2011



January 13, 2011

The Ahlers Family Trust
9731 Orient Express Court
Las Vegas, Nevada 89145

**RE: MOD-40409 - MAJOR MODIFICATION RELATED TO SDR-40408
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, January 19, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Chris Dingell
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Mr. Mark Fiorentino
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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

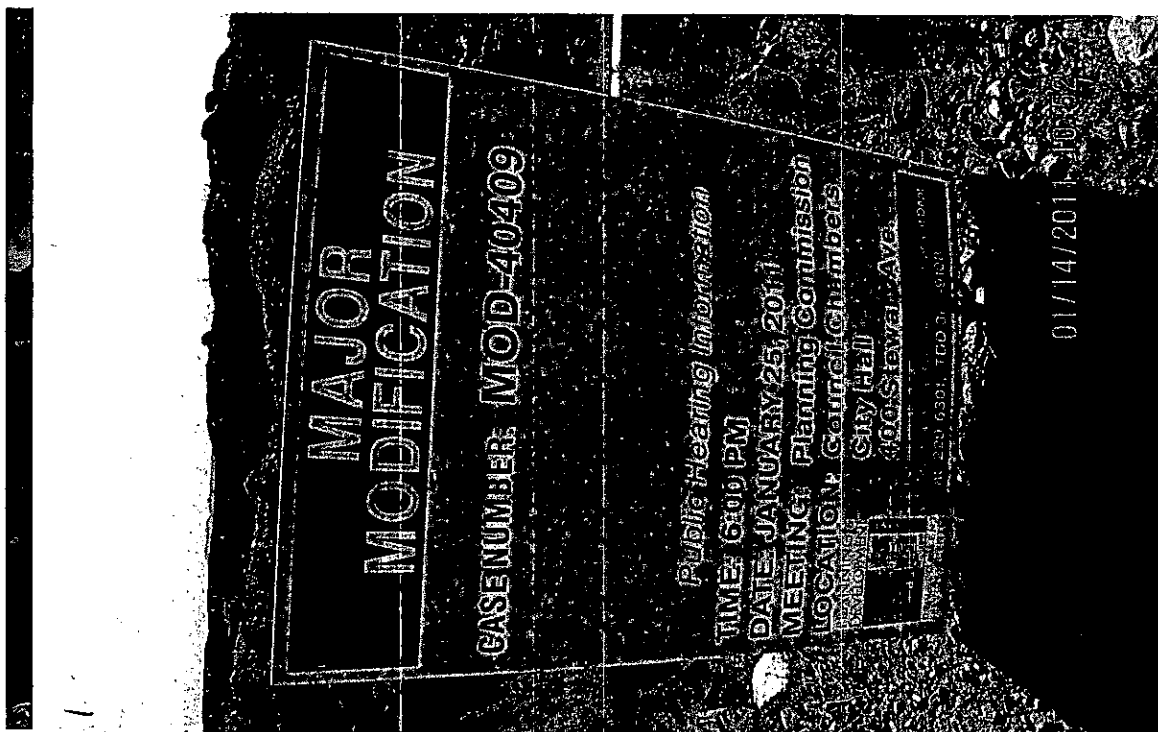


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

1 of 8

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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]
Signature

1-14-11
Date

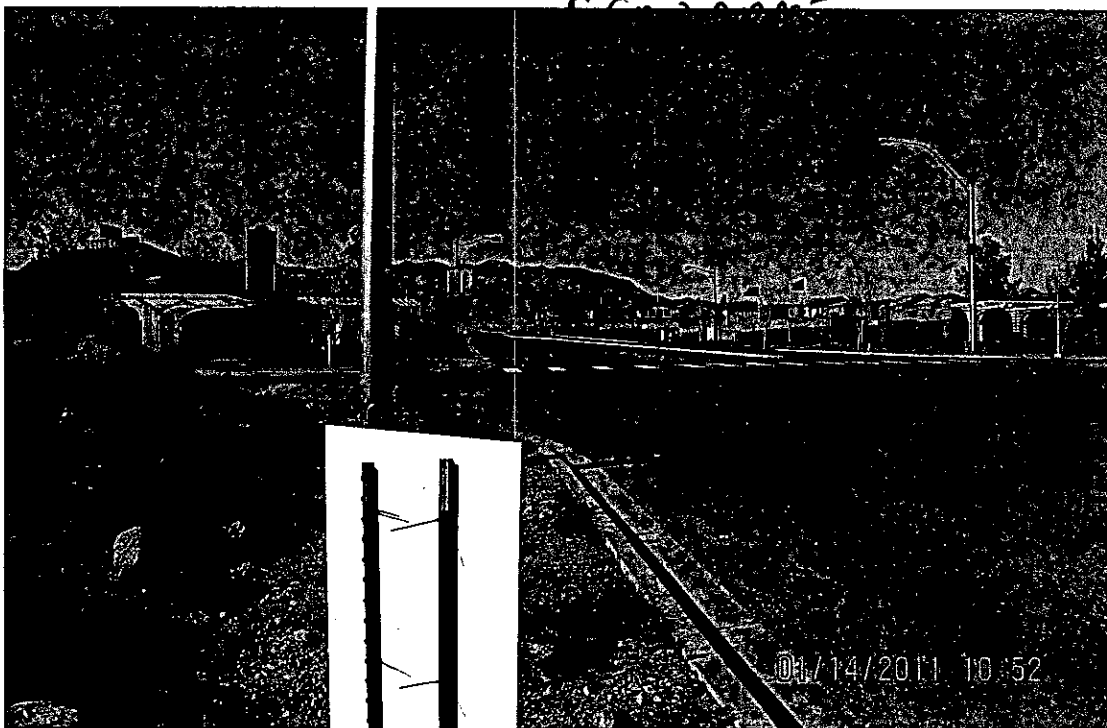
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CASE

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Signature

1-14-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

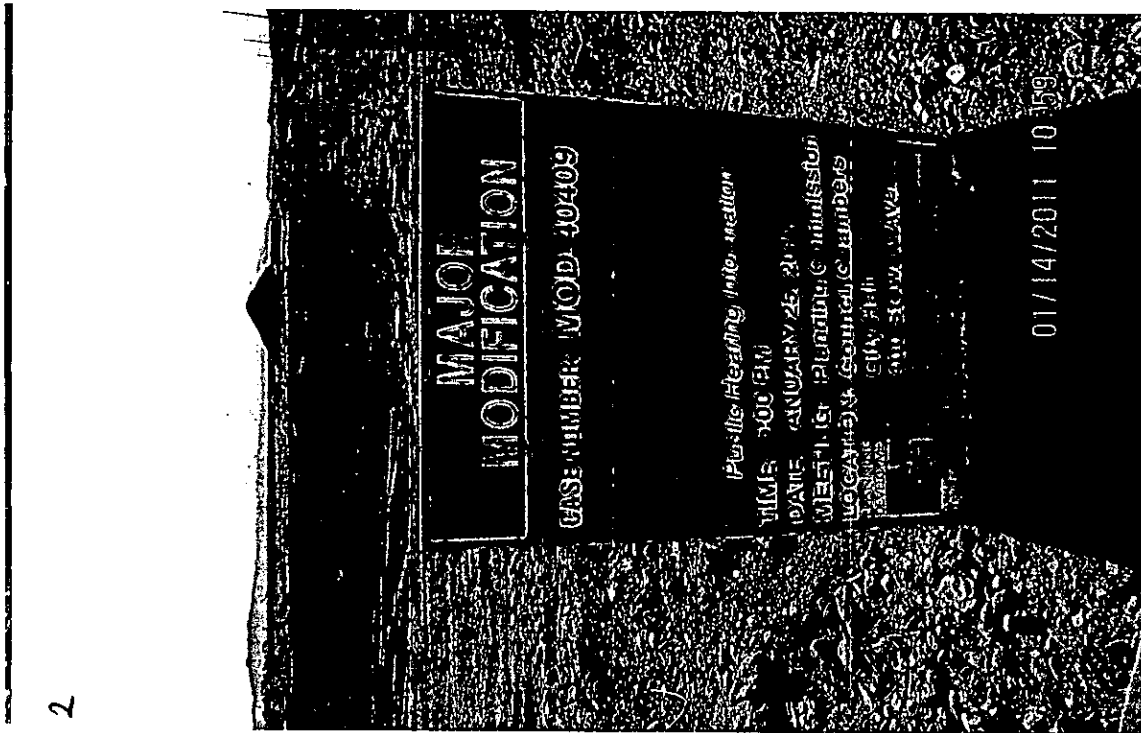


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

208

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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.



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Signature [Signature]

Date 1-14-11

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1-14-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

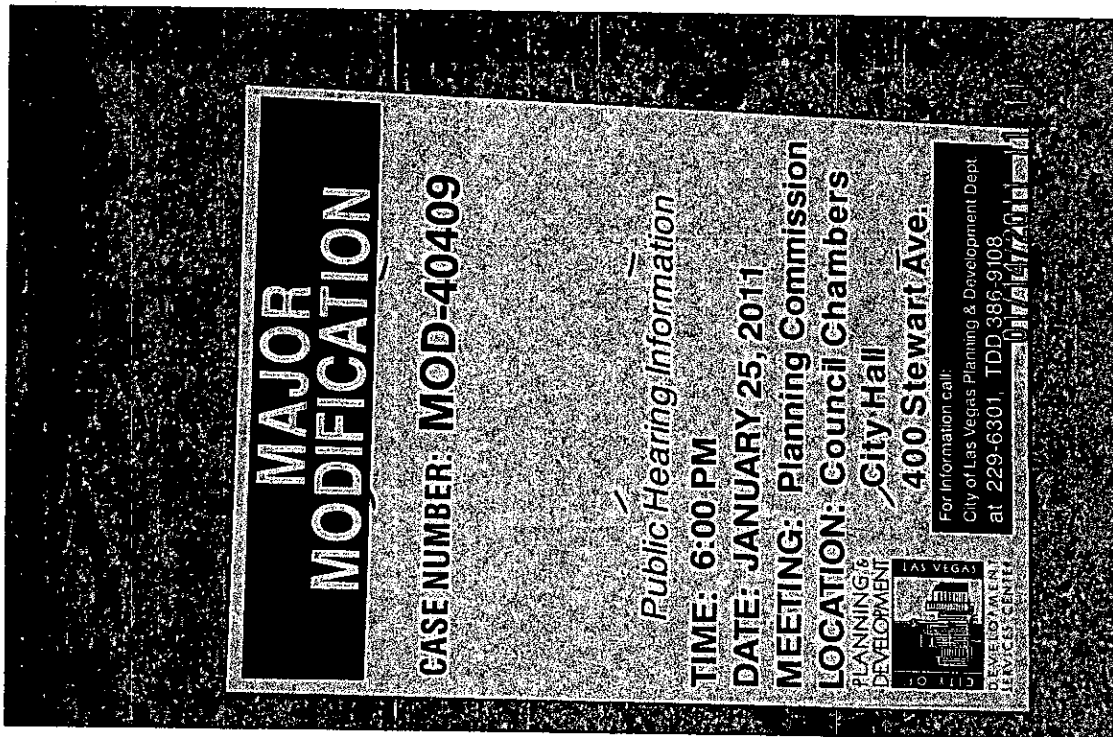


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

398

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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 [Handwritten Signature]

Date 1-14-11

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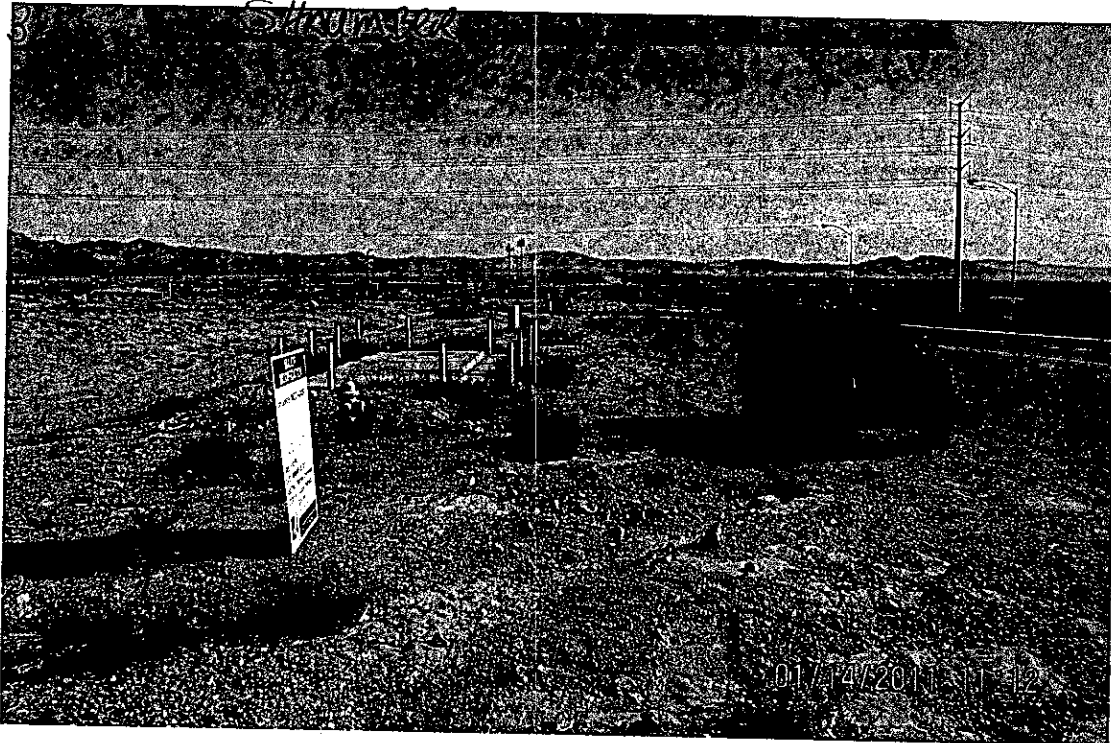


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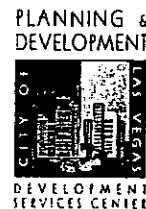
Signature 

1-14-11
Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

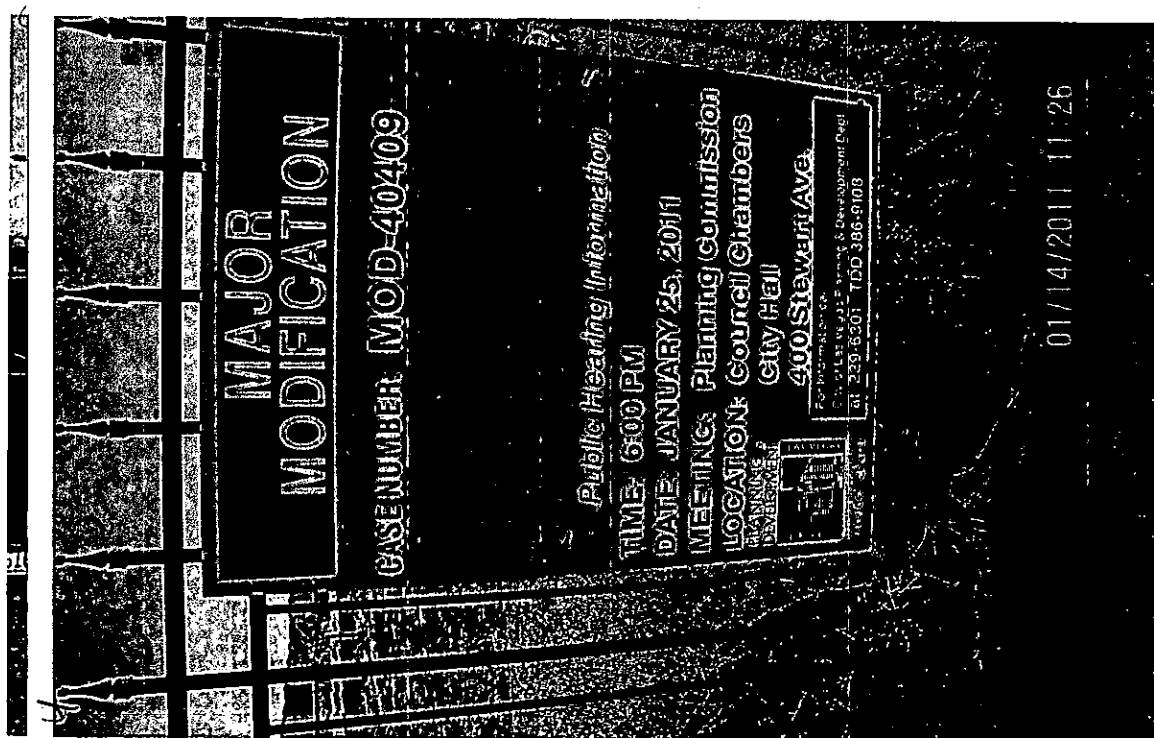


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

498

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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 [Handwritten Signature]

Date 1-14-11

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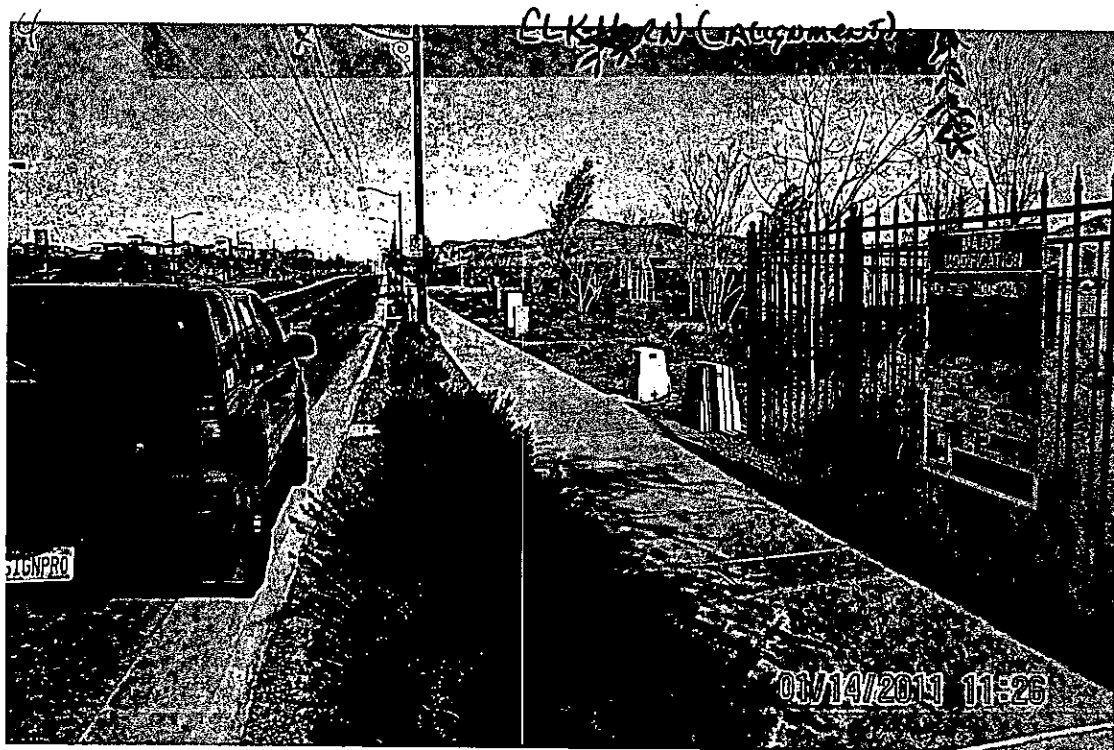


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Date

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

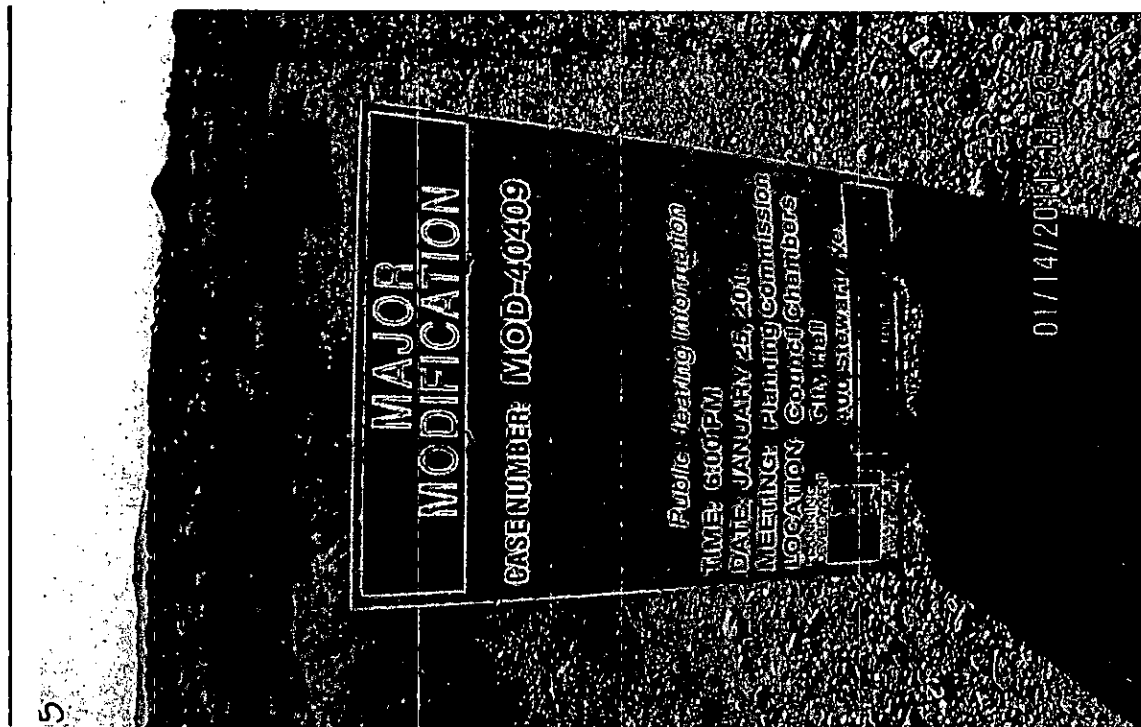


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

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Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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 [Handwritten Signature]

Date 1-14-11

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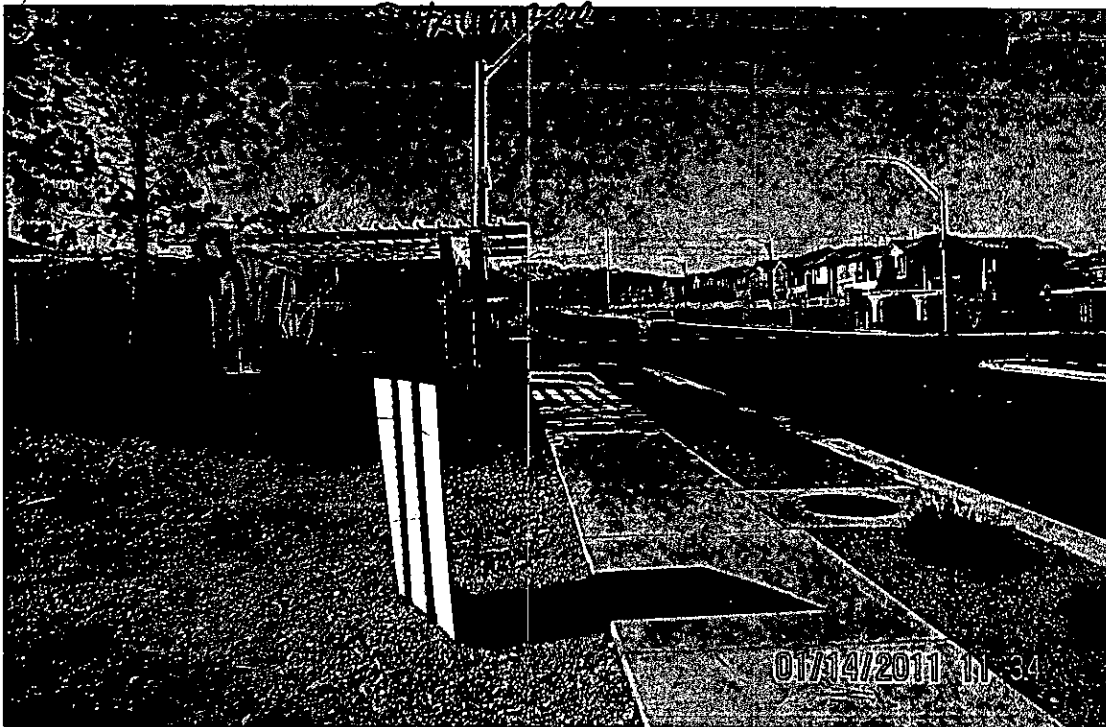
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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

688

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Signature [Handwritten Signature]

1-14-11
Date

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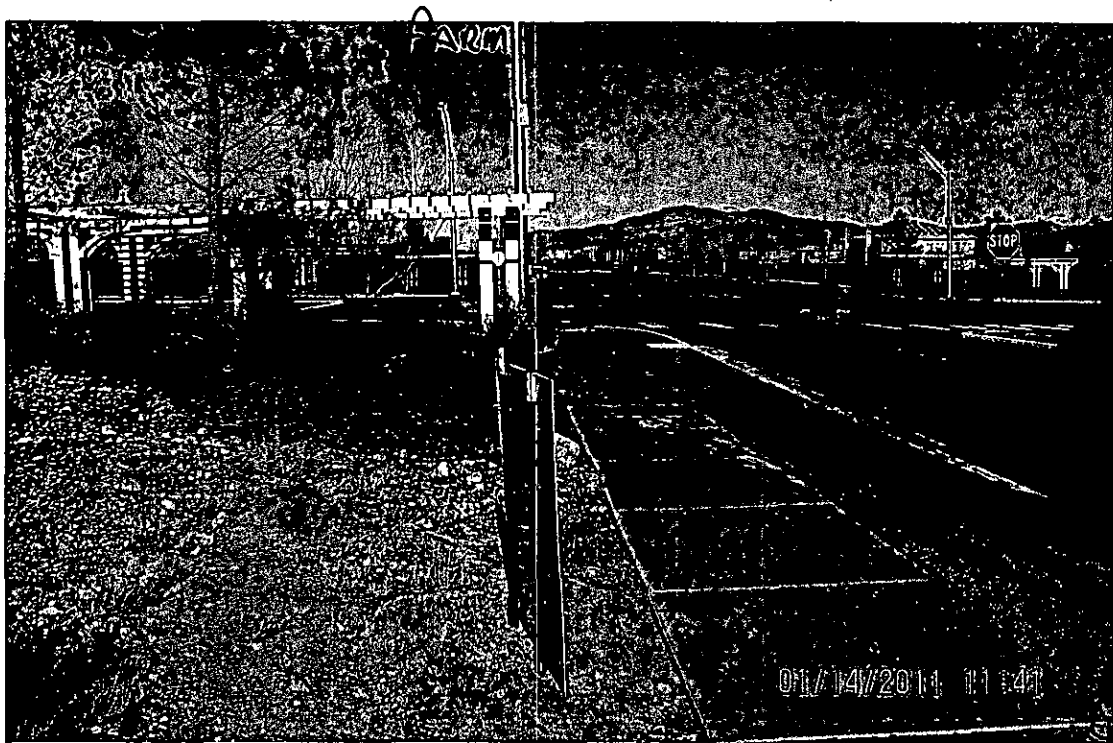


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Date

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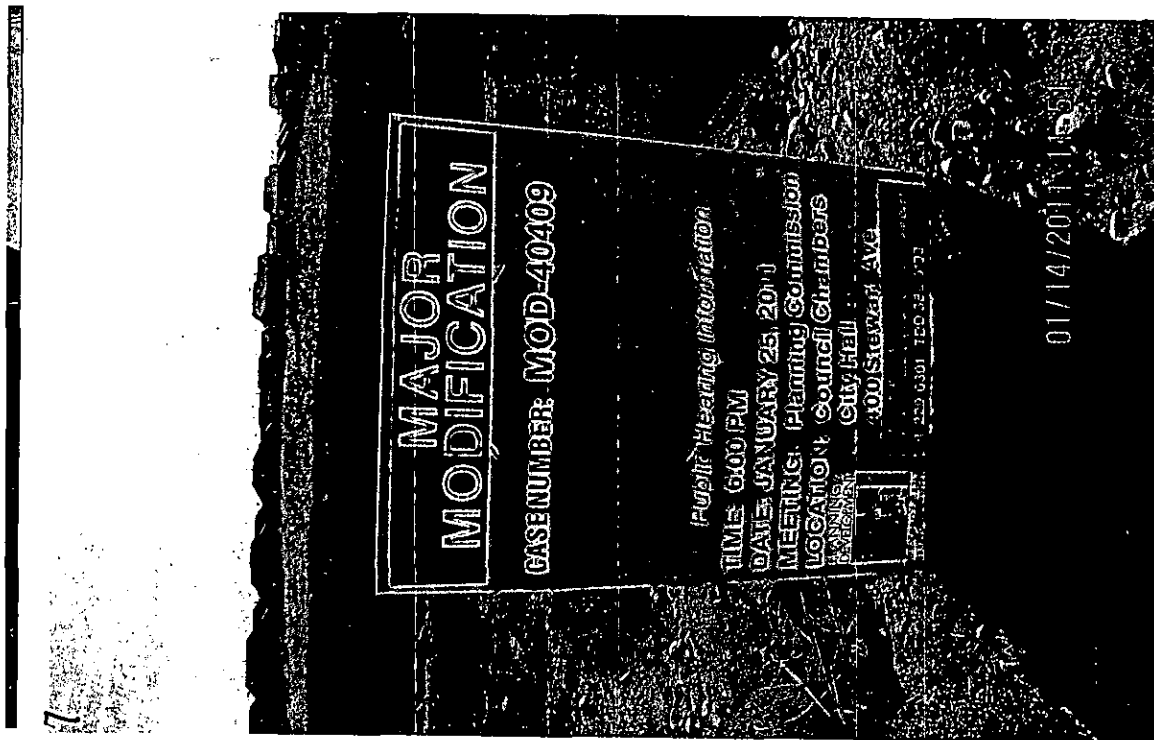


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

7 of 8

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[Signature]
Signature

1-14-11
Date

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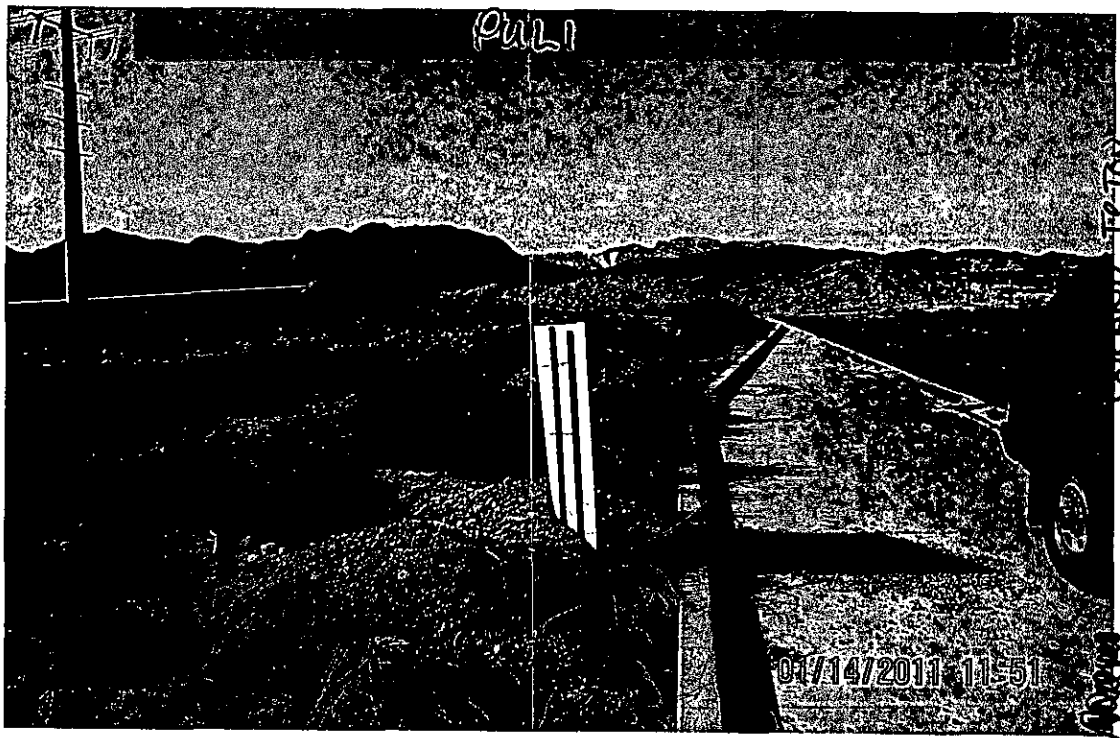
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Signature

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Date

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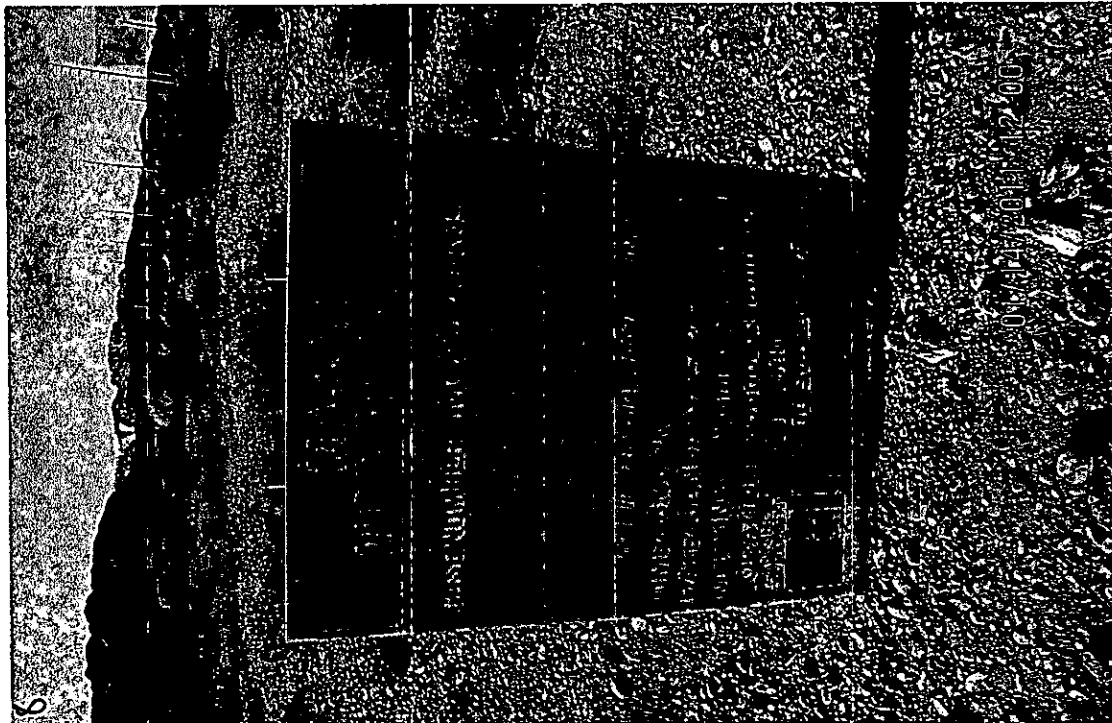


CASE NUMBER: MOD-40409

MEETING DATE: 01/25/11 PC

8q8

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(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 [Handwritten Signature]

Date 1-14-11

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Signature [Signature]

Date 1-14-11

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

Application Information

MOD-40409 - MAJOR MODIFICATION - PUBLIC HEARING
- APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

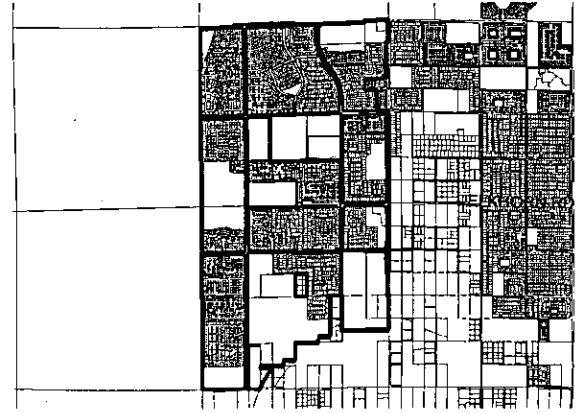
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

MOD-40409 - MAJOR MODIFICATION - PUBLIC HEARING
- APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

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, 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location

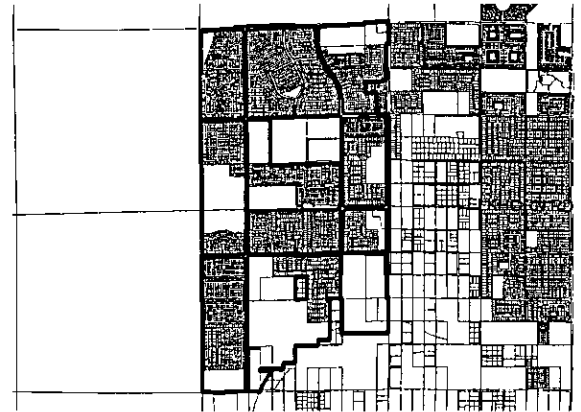


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



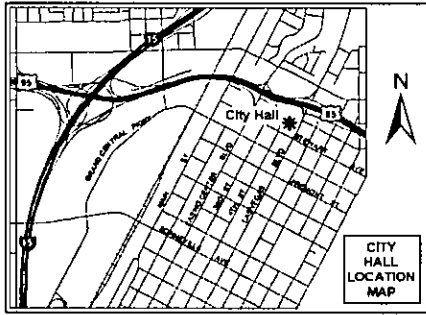
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

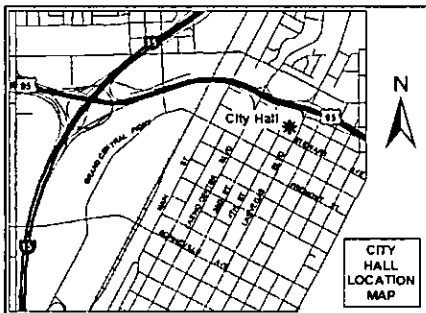
Please use available blank space on card for your comments.

MOD-40409

Planning Commission Meeting of 1/25/2011

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-40409

Planning Commission Meeting of 1/25/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 3, 2011
Re: **MOD-40409** Cliff's Edge, LLC S. Side of Grand Teton Dr., east of Puli Rd.
Request for a Major Modification

COMMENTS:

We have no comment on the Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines to amend all maps to remove five acres from pod 106 and five acres from pod 109; to reduce the maximum allowable density in the RSL (residential small lot) land use category from 15 dwelling units per acre to 12 dwelling units per acre; and to amend the land use designation on pod 208 from RSL (residential small lot) to M (medium density residential) in the Cliff's Edge Master Plan Community.

Development Notification

PC Meeting: January 25, 2011.

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

MOD-40409

Antelope HOA

Auburn and Bradford at Providence HOA

Brighton at Providence HOA

Chestnut Hill at Providence HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Highgate at Providence HOA

Kensington at Providence HOA

Madison Colony at Providence HOA

Providence Master Association

Somerset at Providence HOA

Turtle Rock HOA

Windimere at Providence HOA

2.2 Planned Land Use

The land uses planned for Cliff's Edge are shown in Table 1 below as percentages of total acreage.

Table 1 – Cliff's Edge Planned Land Use

Land Use	Max. DU/AC	Total Acres	Total Units
Medium Residential	25	86.5	2,162.5
Residential Small Lot	12	122	1,464
Medium-Low Density Residential	8	479.5	3,836
Low Density Residential	5.5	204	1,122
Village Commercial	-	15	220
Public Facility	-	210	--
Not a Part	--	(20)	--
Totals		1,124	8,818.5

Overall Gross Residential Density: 7.84 du/ac

Revision approved by
City Council on x/xx/xx
MOD-XXXXX

Revision approved by
City Council on 9/19/2007
MOD-22968

2.3 Land Use Designations

The Cliff's Edge Master Development Plan area shall be comprised of six land use designations listed below:

- (1) Medium Residential (up to 25 du/ac);
- (2) Residential Small Lot (up to 12 du/ac);
- (3) Medium-Low Density Residential (up to 8 du/ac);
- (4) Low Density Residential (up to 5.5 du/ac);
- (5) Village Commercial;
- (6) Public Facility.

Notes:

- 1) All residential land use categories described below are cumulative. Each higher density residential category permits all land uses of the lower density residential categories below it. Where different residential categories are immediately adjacent, projects will be designed with transition buffers to avoid dramatic changes in densities. Specific densities shown on Figure 2 may vary in exact location, so long as the overall community meets the densities, goals and objectives of the Cliffs Edge Master Development Plan and the City of Las Vegas General Plan.
- 2) Churches/Houses of Worship and Private Schools are permitted in all residential land use categories described below with approval of a Special Use Permit by the City of Las Vegas. Wireless Communications Facilities (stealth design only) are permitted with conditions within church steeples subject to approval by the Design Review Committee.
- 3) Home Occupations are permitted in all land use categories with approval of a Home Occupation Permit by the City of Las Vegas. All applicable rules of the City of Las Vegas Municipal Code for Home Occupations and Home Occupation Permits are applicable*.

2.3.1 Medium Residential

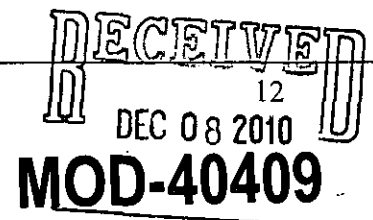
The Medium Residential category provides for the development of up to 25 dwelling units per gross acre. Product types include, but are not limited to, a higher density variety of multi-family units such as condominiums, townhomes, and apartment projects with a maximum of four stories.

In addition, this category also allows senior housing and related facilities for senior care including independent living, assisted living, congregate care, convalescent care, and skilled nursing uses. (See definitions for *Assisted Living Apartment* and *Convalescent Care Facility/Nursing Home* in Title 19.20)

2.3.2 Residential Small Lot

The Residential Small Lot category provides for the development of up to 12 dwelling units per gross acre. This land category allows for higher density detached and attached single-family product types, including, but not limited to, senior housing, duplexes, compact lots, townhomes, condominiums, apartments, cluster and zero lot line developments. Buildings in this category should not exceed two stories in height.

*Revision approved by Minor Modification August 5, 2009



CLIFF'S EDGE

DESIGN GUIDELINES

Last Revised on
Month/Day/2010
MOD-XXXXX

PREPARED FOR:

CLIFF'S EDGE, LLC
3455 Cliff Shadows Parkway, Suite 220
LAS VEGAS, NV 89129

PREPARED BY:

ARCHITECTURE / PLANNING

KTGY Group
17992 Mitchell South
Irvine, CA 92614

LANDSCAPE ARCHITECTURE

GREEY PICKETT
1110 E. MISSOURI
SUITE 780
PHOENIX, AZ 85014

COLOR

TEILMAN/WAY DESIGN, INC.
48 SANTA BARBARA DR.
SANTA FE, NM 87505

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CLIFF'S EDGE

DESIGN GUIDELINES

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3.2.2 RESIDENTIAL SMALL LOT (ATTACHED) – UP TO 12 DU/AC*

The following development standards replace the City of Las Vegas Title 19 Zoning ordinance (including residential adjacency standards) for development of Residential Small Lot (Attached) neighborhoods within Cliff's Edge.

Criteria	UP TO 12 DU/AC
MINIMUM SETBACKS^(1,2)*	
(Measured from back of sidewalk or back of curb if there is no sidewalk)	
FRONT -	
• Single Story Element	8' to living; 5' to porch
• Two Story Element	8' for up to a maximum of 60% of the width of the elevation, otherwise 10'
FRONT ENTRY GARAGE	Less than 5' or 18'+
TURN-IN GARAGE	10'
SIDE	
• Interior Lots	0' at common structural wall between attached units* 3' at outside wall of end unit
• Perimeter Lots (Siding to any community level roadway or open space)	5' for single story element with no gable end, or 10' for two story element or single story element with a gable end
CORNER SIDE	
• Single Story Element	10' to living; 5' to porch*
• Two Story Element	10'
REAR	
• Interior Lots	10', except that 5' allowed for up to 50% of the width of the elevation
• Perimeter Lots (Backing to any community level roadway or open space)	10', except that no more than two adjacent buildings may have the same rear setback; otherwise an additional offset of at least 5' is required
REAR PATIO CDVERS/2 nd Story Decks*	10'
MAXIMUM BUILDING HEIGHT	
MAIN STRUCTURE	35' ⁽³⁾ * 3-Story ⁽⁴⁾ *
MINIMUM OPEN SPACE	
COMMON OPEN SPACE ⁽⁴⁾ *	10,000 Sq. Ft. minimum + 50 Sq. Ft per unit for each unit in excess of 100 within the subdivision
PRIVATE OPEN SPACE	150 Sq. Ft./ Unit with a 15' minimum dimension

* Revision approved by City Council on April 4, 2007. MOD-19114

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PARKING**MINIMUM NO. OF SPACES REQ'D.**

- | | |
|--------------------|-------------------|
| • Resident Parking | 2 Spaces / Unit |
| • Visitor Parking | 0.2 Spaces / Unit |

1) Unless otherwise noted, architectural projections may project a maximum of 3 feet into any required setback or building separation area; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as media niches, bay windows, chimneys, balconies, and other similar elements. The encroachment may be supported by a foundation. Architectural projections beyond exterior walls shall comply with minimum building separation and material requirements set forth by the applicable IRC requirements. *

2) Projections for eaves (see architectural checklists), window and door pop-out surrounds, pot shelves, enhanced window sills, shutter details, window trim, entry gates, material veneers and wainscoting shall be governed by the provisions of the applicable IRC requirements. *

3) Building height is measured as the average height level between the eaves and ridge line of a gable, hip or gambrel roof. *

4) Three Story Product Standards*

- a. Third story elements are limited to a maximum of 60% of the building footprint area.
- b. On 3-story dwellings, no more than 40% of the width of an exposed elevation (front or rear) may consist of a single continuous vertical wall plane. The remaining 3rd floor wall plane area, if any, shall be setback at least 5' from the 2nd floor footprint subject to the limits of criteria #1 above.
- c. A 3-story plan may be plotted adjacent to another 3-story plan or a 2-story plan only, except that no more than three 3-story plans may be plotted in a row. A 1-story plan shall not be plotted adjacent to a 3-story plan.
- d. Corner Lots: the plotting of 3-story plans on corner lots is discouraged. If plotted, however, third story elements on exposed corner side yards must be setback at least 10' from the 2nd floor footprint.
- e. Houses shall include a balcony on the front elevation.
- f. Roof pitch may be reduced to 3 ½ :12 on third story elements.

5) The minimum square footage of the recreation area is 10,000 Sq. Ft. Additional recreation area, when required, may be combined with the main recreation area, or may be utilized as a separate satellite recreation area with a minimum square footage of 4,000 Sq. Ft. The balance of any cumulative recreation requirement exceeding 14,000 Sq. Ft. may be devoted to common open space distributed throughout the project as the builder desires. The minimum width of a common open space area shall be 20'

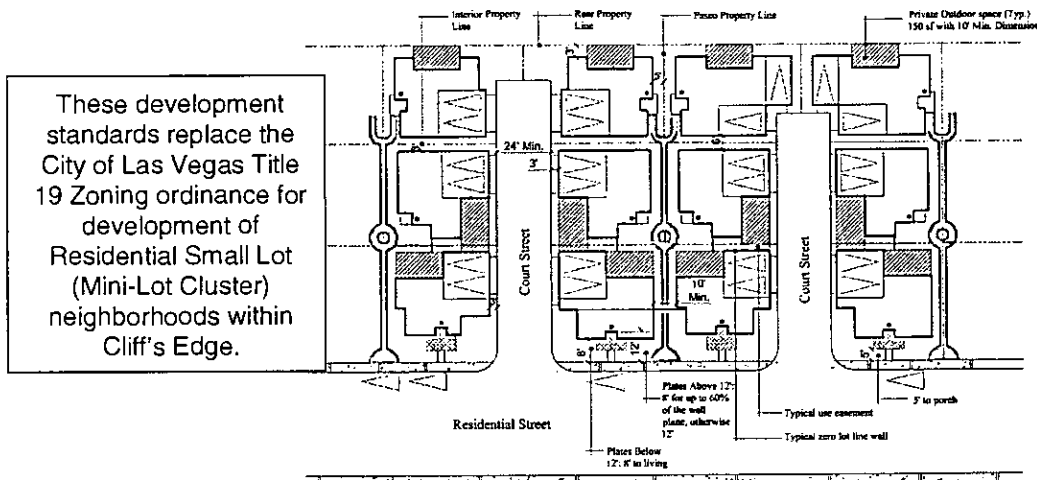
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3.2.3. A Residential Small Lot (Paseo Cluster) UP TO 12 DU/AC ***MINIMUM DEVELOPMENT STANDARDS****Building Setbacks ^{4,5} ***

(Measured from back of sidewalk or back of curb where there is no sidewalk)

From Residential Street	Plates below 12'	8' setback to living; 5' to porch
	Plates above 12'	8' setback for up to 60% of the wall plane; otherwise 12'
		5' to cantilevered balcony
From Court Aisle	3' min. to living area, porch, courtyard/patio gate	
	Less than 5' or 18'+ to garage face	
From Paseo Property Line	5'	
From Interior Property Line	3'	
From Rear Property Line	3'	
From Parcel Property Line	10'	
Building Separation	6'	
Max. Building Height	35' ⁶ (3-Stories) ⁷ *	
Private Outdoor Space	150 Sq. Ft with 10' minimum dimension	
	(May be located in front, side or rear of residence)	
Drive Aisle Width	24' Minimum	
Parking	Resident	2 Spaces / Unit
	Guest	0.2 Spaces / Unit
Common Open Space	Cumulative total of the following:	
	• 1-100 units: 100 s.f. / unit	
	• 101 units +: 50 s.f. / unit	

Use easement criteria (if applicable): Dedicated 3' width from one lot to adjacent lot where applicable. Lot dedicating use easement is to have zero lot line wall condition.

1. Maximum of eight units per cluster.
2. On interior lots, Private yard space may be in front, side, rear or interior to dwelling unit, provided such space is at least 75% open to the sky. On perimeter lots, private yard space must be adjacent to the parcel boundary to provide articulation to the building mass on perimeter conditions.
3. Common open space may be provided in the form of a mini-park, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has a minimum dimension of 20'.

* Revision approved by City Council on April 4, 2007. MOD-19114

CLIFF'S EDGE

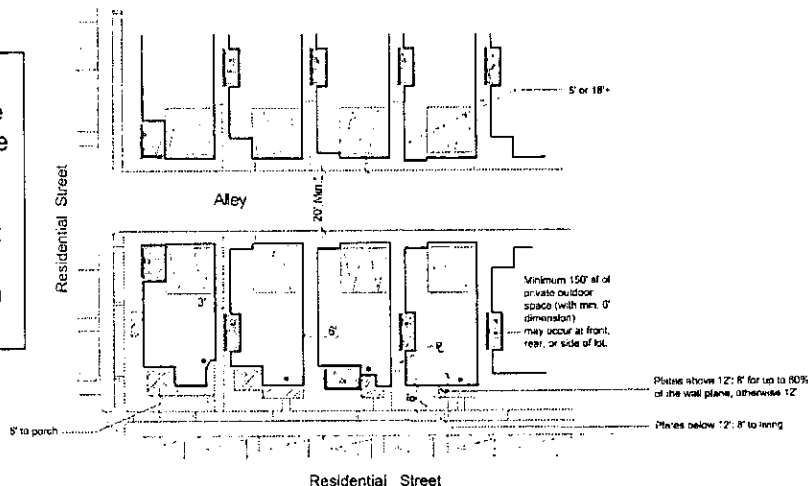
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3.2.3. B RESIDENTIAL SMALL LOT (REAR LOADED) UP TO 12 DU/AC *

These development standards replace the City of Las Vegas Title 19 Zoning ordinance for development of Residential Small Lot (Rear Loaded) neighborhoods within Cliff's Edge.

**MINIMUM DEVELOPMENT STANDARDS**

Building Setback^{3,4*} (Measured from back of sidewalk or back of curb where there is no sidewalk)

- Neighborhood Street

Plates Below 12'	8' to living
	5' to porch
Plates Above 12':	8' Setback for up to 60% of the wall plane; otherwise 12'.
	5' to cantilevered balcony
- Alleyway

3' to Living Area, Porch, Courtyard/Patio Gate
--
- Side Property Line

3'

- Parcel Property Line

10'

Garage Face Setback

- From Alleyway

5' or 18'+

Max Building Height

35' ⁵ (3 Stories) ^{6*}

Private Yard Space¹

150 Sq. Ft. with 6' Minimum Dimension

(May be located in front, side or rear of residence)

Common Open Space²

Cumulative Total of the following:

- 1-100 units: 100s.f. / unit
- 101 units+: 50s.f. / unit

Drive Aisle Width

20'

Parking

Resident 2 Spaces / Unit

Guest 0.2 Spaces / Unit

1. On interior lots, Private yard space may be in front, side, rear or interior to dwelling unit, provided such space is at least 75% open to the sky. On perimeter lots, private yard space must be adjacent to the parcel boundary to provide articulation to the building mass on perimeter conditions.
2. Common open space may be provided in the form of a mini-park, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has a minimum dimension of 20'.

* Revision approved by City Council on April 4, 2007. MOD-19114

CLIFF'S EDGE

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September 19, 2007

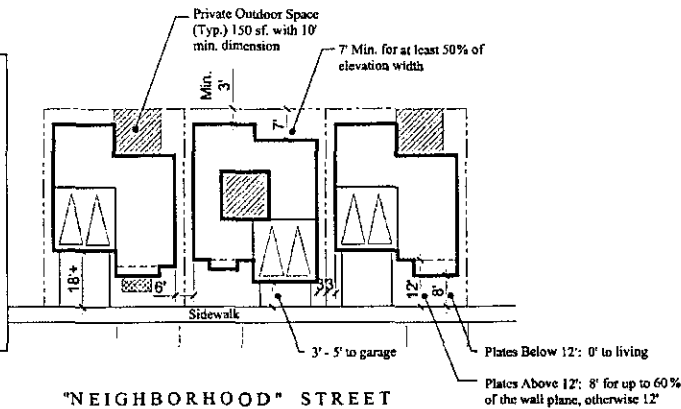
3-16

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3.2.4 RESIDENTIAL SMALL LOT (MINI-LOT CONVENTIONAL) UP TO 12 DU/AC*

These development standards replace the City of Las Vegas Title 19 Zoning ordinance for development of Residential Small Lot (Mini-Lot Conventional) neighborhoods within Cliff's Edge.



MINIMUM DEVELOPMENT STANDARDS (CONVENTIONAL MINI-LOTS)

Building Setback^{3,4} * (Measured from back of sidewalk or back of curb where there is no sidewalk)

- Neighborhood Street

Plates Below 12' 8' Setback to living; 5' to porch

Plates Above 12': 8' Setback for up to 60%

of the wall plane; otherwise 12'

5' to cantilevered balcony

- Interior Property Line

3'

- Side
- Rear

7' min. for at least 50% of the elevation width, otherwise 3'.

- Parcel Property Line

10'

Garage Face Setback

Less than 5' or 18'+

Patio Cover Setback

5'

2nd Story Balcony Se

- Front

- Front
- Rear
- Side

8.

7'

Not allowed except when adjacent to master plan roadways or community open space.

Building Separation

6'

Max. Building Height

35' ⁵ (3-Stories) ^{6*}

Private Yard Space

150 Sq. Ft. with 10' Minimum Dimension

(May be located in front, side or rear of residence)

Common Open Space²

Cumulative total of the following:

- 1-100 units: 100 s.f. / unit
- 101 units +: 50 s.f. / unit

Parking

Resident2 Spaces / Unit

Guest 0.2 Spaces / Unit

Use Easement Criteria (If Applicable)

Dedicated 3' (Min.) width from one lot to adjacent lot where applicable. Lot dedicating use easement must have zero lot line wall condition.

1. On interior lots, Private Yard space may be in front, side, rear or interior of unit, provided such space is at least 75% open to the sky. On perimeter lots, private yard space must be adjacent to the parcel boundary to provide articulation to the building mass on perimeter conditions.

* Revision approved by City Council on April 4, 2007. MOD-19114

CLIFF'S EDGE

Design Guidelines
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C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

MOD-40409

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

ROUTED ELECTRONICALLY

CCSD	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd Floor City Hall
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

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

MOD-40409 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 2010**

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

LIST COMMENTS BELOW:

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**MOD Application****Report Date** 12/09/2010 03:04 PM**Submitted By**

Page 1

A/P # 40409 **PLANNED COMMUNITY MODIFICATION****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	12/08/2010 13:54	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

MOD-40409 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

Project # 40409	Project/Phase Name CLIFF'S EDGE DENSITY MODIFICAT	Phase #
Size/Area 0.00 ACRE	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 12613310002**Location****Owner/Tenant**

Contact ID AC1759503	Name AHLERS FAMILY TRUST	Organization AHLERS HERMAN OR DONNA TRS
Mailing Address 9731 ORIENT EXPRESS CT	State/Province NV	Country ☐ Foreign
City LAS VEGAS	Evening Phone	Mobile #
ZIP/PC 89145-8702		
Day Phone		
Fax		

Contact ID AC467652	Name CLIFF'S EDGE, LIMITED LIABILITY COMPANY	Organization
Mailing Address 3455 CLIFF SHADOWS PKWY	State/Province NEVADA	Country ☐ Foreign
City LAS VEGAS	Evening Phone	Mobile #
ZIP/PC 89129		
Day Phone (702)242-4949 x		
Fax (702)242-0414		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses7598 LARRY MCBRYDE ST
LAS VEGAS, 89166-

Report Date 12/09/2010 03:04 PM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613310002
12613612001

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1759503	☐ Foreign
Effective		Expire				
Name	AHLERS FAMILY TRUST					
Day Phone		Eve Phone		Organization	AHLERS HERMAN OR DONNA TRS	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	9731 ORIENT EXPRESS CT					
	LAS VEGAS, NV 89145-8702					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	N	Capacity	APPL	Contact ID	AC467652	☐ Foreign
Effective		Expire				
Name	CLIFF'S EDGE, LIMITED LIABILITY COMPANY					
Day Phone	(702)242-4949 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)242-0414	Mobile		Profession		
E-Mail						
Address	3455 CLIFF SHADOWS PKWY					
	SUITE 220					
	LAS VEGAS, NEVADA 89129					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	N	Capacity	OWNER	Contact ID	AC467652	☐ Foreign
Effective		Expire				
Name	CLIFF'S EDGE, LIMITED LIABILITY COMPANY					
Day Phone	(702)242-4949 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)242-0414	Mobile		Profession		
E-Mail						
Address	3455 CLIFF SHADOWS PKWY					
	SUITE 220					
	LAS VEGAS, NEVADA 89129					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**MOD Application****Report Date** 12/09/2010 03:04 PM**Submitted By**

Page 3

Applicants/Contacts

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1774330 ☐ **Foreign**

Effective **Expire**

Name KAEMPFER CROWELL

Day Phone (702)792-7000 x **Eve Phone** **Organization**

Pager **PIN #** **Position**

Fax (702)796-7181 **Mobile** **Profession**

E-Mail

Address 8345 W SUNSET ROAD #250
LAS VEGAS, NV 89113

Seasonal Addr

Valid From **To**

Comments No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
MAILING LABEL FEE (\$50.00)	Paid
MAJOR MODIFICATION PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
422082 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
422083 COMP PL #1 (COMPREHENSIVE PLANNING)	Incomplete
422084 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
422093 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
422092 FLOOD #1 (FLOOD CONTROL)	Incomplete
422091 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
422085 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
422086 ROW #1 (RIGHT-OF-WAY)	Incomplete
422090 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
422089 SURVEY #1 (SURVEY)	Incomplete
422088 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
422087 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-NOTIFICATION MAP DATE)	
(PT-SIZE OF NOTIFICATION AREA)	
(PT-ENTER THE # OF LABELS)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details**Detail** AGENDA TECH ITEMS (MOD)**Modified By** CBURNEY**Modified Date/Time** 12/08/2010 16:19**Comments**

No Comments

Report Date 12/09/2010 03:04 PM

Submitted By

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AGENDA TECH ITEMS

Newspaper Notification Only ☒

Before Planning Commission Items

DRT Process Completed 12/22/2010

Plans Routed for Review 12/16/2010

Sent to Review Journal (if applicable) 1/04/2011

Public Hearing Notice Sent (if applicable) 1/14/2011

After Planning Commission Items

Action Letter Completed 1/27/2011

Notice of Final Action Form Completed 1/27/2011

Sign Pro (Major MODs Only)

Memo Sent to Post

Sign Posted

Memo Sent for Removal

Detail SUBMITTAL CHECKLIST (MOD)

Modified By GKAPOVICH

Modified Date/Time 12/08/2010 13:54

Comments

No Comments

SUBMITTAL CHECKLIST

Submittal Checklist for Major and Minor Modifications

Additional Items for Major Modifications

☒ Application/Petition Form☒ Deed and Legal Description☒ Justification Letter☐ Summerlin Design Approval Letter (if applicable)☒ Site Plans (6 Folded Blue Lines, 1 Rolled Colored)☒ Statement of Financial Interest☒ Pre-Application Conference Checklist☒ Laser Site Plan☒ Business Licensing Requirements Met☒ Business License Exempt

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

MOD Application

Report Date 12/09/2010 03:04 PM

Submitted By

Page 5

MODIFICATION

Y Is this a MAJOR modification?

Use for a Major Modification Only

Final City Council letter received

Staff Recommendation

Annotated minutes received

Select Master/Special Plan

CLIFF'S EDGE

if in Summerlin, Select Village

Meeting information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		

01/25/2011 PC SCHEDULED

0

0

0

GKAPOVICH 12/08/2010

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee

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

982110 SWANTON STEPHEN L Planning x4714

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 12/08/2010 14:21 0.00
PROJ #S 40408 AND 40409 COMBINED; CK#11 PVJ LLC (\$1080) AND VISA CC OF CHRISTOPHER DINGELL; FOCUS DEV; 702-242-4949;

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification
 Project Address (Location) _____
 Project Name Cliff's Edge Proposed Use _____
 Assessor's Parcel #(s) 126-13-310-002 Ward # _____
 General Plan: existing PCD proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER The Ahlers Family Trust Contact Chris Dingell
 Address 9731 Orient Express Court Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89145
 E-mail Address _____

APPLICANT Cliff's Edge, LLC Contact Chris Dingell
 Address 3455 Cliff Shadows Pkwy #220 Phone: (702) 242-4949 Fax: (702) 242-0414
 City Las Vegas State NV Zip 89129
 E-mail Address _____

REPRESENTATIVE Kaempher Crowell Contact Mark Fiorintino
 Address 8345 W. Sunset Rd #250 Phone: (702) 792-7000 Fax: _____
 City Las Vegas State NV Zip 89113
 E-mail Address _____

Property Owner Signature*

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

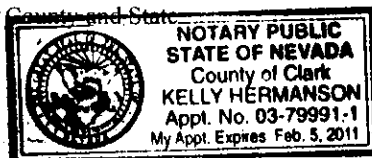
Print Name CHRIS DINGELL

Subscribed and sworn before me

This 9 day of December, 2010

Kelly Hermanson

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>MOD - 40409</u>
Meeting Date:	<u>1/25/10</u>
Total Fee:	<u>\$1,050.00</u>
Date Received:*	<u>12/9/10</u>
Received By:	<u>[Signature]</u>

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

F:\depot\A Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification
Project Address (Location) _____
Project Name Cliff's Edge Proposed Use _____
Assessor's Parcel #(s) _____ Ward # _____
General Plan: existing PCD proposed _____ Zoning: existing PD proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Cliff's Edge, LLC Contact Chris Dingell
Address 3455 Cliff Shadows Pkwy #220 Phone: (702) 424-4949 Fax: (702) 242-0414
City Las Vegas State NV Zip 89129
E-mail Address _____

APPLICANT Cliff's Edge, LLC Contact Chris Dingell
Address 3455 Cliff Shadows Pkwy Phone: (702) 242-4949 Fax: (702) 242-0414
City Las Vegas State NV Zip 89129
E-mail Address _____

REPRESENTATIVE Kaempher Crowell Contact Mark Fiorintino
Address 8345 W. Sunset #250 Phone: (702) 792-7000 Fax: _____
City Las Vegas State NV Zip 89113
E-mail Address _____

Property Owner Signature* _____

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

Print Name John A. Ritter

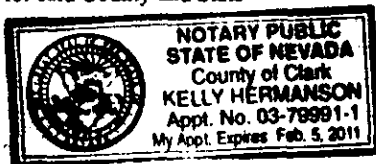
Subscribed and sworn before me

This 6th day of December, 20 10

Kelly Hermanson

Notary Public in and for said County and State

Revised 10/27/08

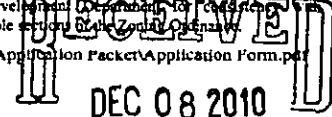


FOR DEPARTMENT USE ONLY

Case #	<u>MOD - 40409</u>
Meeting Date:	<u>1/25/11 PC</u>
Total Fee:	<u>1,050</u>
Date Received:*	<u>12/8/10</u>
Received By:	<u>[Signature]</u>

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

C:\depot\Application Packet\Application Form.pdf





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-40409** APN: 126-13-310-002

Name of Property Owner: The Ahlers Family Trust

Name of Applicant: Cliff's Edge, LLC

Name of Representative: Kaempfer Crowell

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

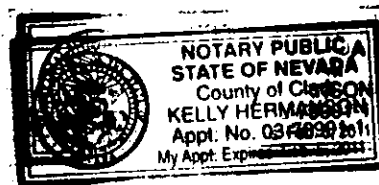
APN: _____

Signature of Property Owner: _____

Print Name: HERMAN AHLERS

Subscribed and sworn before me

This 9 day of December, 20 10
Kelly Hermanson
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-40409** APN: _____

Name of Property Owner: Cliff's Edge, LLC

Name of Applicant: Cliff's Edge, LLC

Name of Representative: Kaempfer Crowell

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

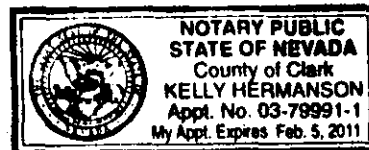
Signature of Property Owner: _____

Print Name: John A. Ritter

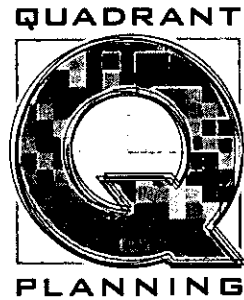
Subscribed and sworn before me

This 6th day of December, 20 10

Kelly Hermanson
Notary Public in and for said County and State



RECEIVED
DEC 08 2010



December 8, 2010

Doug Rankin, AICP
Planning Manager
City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

**SUBJECT: REQUEST FOR A MAJOR MODIFICATION TO THE CLIFF'S
EDGE MASTER DEVELOPMENT PLAN AND DESIGN
GUIDELINES**

Dear Doug:

My office represents the applicant in the above mentioned request for a major modification to the Cliff's Edge Master Development Plan and Design Guidelines. The proposed modification consists of three parts. The first is changing POD 208 from the Residential Small Lot (RSL) land use category to the Medium Residential (M) land use category. Second is changing five acres of POD 106 and five acres of POD 109 to Not-A-Part. And third is lowering the RSL land use category from 15 dwelling units per acre to 12 units per acre.

POD 208 is currently designated RSL which allows for 15 dwelling units per acre (12 if this application is approved). The POD is bounded by Farm Road to the north, Shaumber Road to the west, POD 115 to the south and a middle school site to the east (when the school site is developed, a local street will separate the POD from the school). Changing the designation of POD 208 at this time will not have an adverse impact on the community given its location in the street network. We are submitting a separate application concurrently for a site development plan review to address buffering issues with the residential development to the south.

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P: 702 395 3154
F: 702-242-0414

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DEC 08 2010
MOD-40409

The five acres in POD 106 and five acres in POD 109 to be removed are not zoned PD or included in the Cliff's Edge Special Improvement District. They have been developed as a single family subdivision (Farm & Hualapai) and are not part of the Providence Master Homeowners Association. They have never been part of Cliff's Edge and should be removed from the plan.

Changing the RSL category from 15 dwelling units to 12 dwelling units will reflect what has actually been developed in the Project. The table below lists all the PODs designated as RSL and their development status.

Pod Number	Tentative Map	Density	Final Map
105	Yes	11.2	Units 1,2 and 3
113	Yes	10.5	Entire POD
115	Yes	9	Entire POD
301	Yes	9.4	Entire POD
303B	Yes	10.7	Entire POD
307	Yes	5.2	No

As you can see from the table, there are no PODs designated RSL with densities above 12 dwelling units per acre.

If approved, this modification will not cause the overall density of the project to exceed the Planned Community limit of eight dwelling units per acre and it will clean up the plan.

Should any further information be desired, feel free to contact me at 702-242-4949. Thank you for your time and dedication with respect to this project.

Sincerely,



CHRIS DINGELL, AICP
PLANNING COORDINATOR

CLIFFS EDGE, LLC**Business Entity Information**

Status:	Active	File Date:	3/20/2002
Type:	Domestic Limited-Liability Company	Entity Number:	LLC3132-2002
Qualifying State:	NV	List of Officers Due:	3/31/2011
Managed By:	Managers	Expiration Date:	3/20/2502
NV Business ID:	NV20021033021	Business License Exp:	3/31/2011

Registered Agent Information

Name:	FERA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	SUITE 200	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - HOLDINGS MANAGER LLC			
Address 1:	3455 CLIFF SHADOWS PKWY STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC3132-2002-001	# of Pages:	5
File Date:	3/20/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC3132-2002-006	# of Pages:	1
File Date:	6/07/2002	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	LLC3132-2002-003	# of Pages:	1
File Date:	2/03/2003	Effective Date:	
HOLDINGS MANAGER, LLC STE 204			
3320 N BUFFALO DR LAS VEGAS NV 89129 APN			
Action Type:	Annual List		

RECEIVED
DEC 08 2010

HOLDINGS MANAGER, LLC

Business Entity Information

Status:	Active	File Date:	11/15/1994
Type:	Domestic Limited-Liability Company	Entity Number:	LLC17656-1994
Qualifying State:	NV	List of Officers Due:	11/30/2011
Managed By:	Managers	Expiration Date:	11/15/2024
NV Business ID:	NV19941009389	Business License Exp:	11/30/2011

Registered Agent Information

Name:	FERA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	SUITE 200	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - JOHN A RITTER			
Address 1:	3455 CLIFFS SHADOWS PKWY STE 220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC17656-1994-001	# of Pages:	5
File Date:	11/15/1994	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	LLC17656-1994-003	# of Pages:	1
File Date:	11/03/1995	Effective Date:	
DAVID K. ROBINSON SUITE 200 KFA 930 SOUTH THIRD STREET LAS VEGAS NV 89101 KFA			
Action Type:	Registered Agent Change		
Document Number:	LLC17656-1994-004	# of Pages:	1
File Date:	12/29/1995	Effective Date:	
DAVID K. ROBINSON 5124 COSTABELLA LANE LAS VEGAS NV 89130 TLS			

RECEIVED
DEC 08 2010

Darline Reeder

From: Doug Rankin
Sent: Friday, January 07, 2011 1:56 PM
To: Michelle Thackston; Tuesday James
Cc: Flinn Fagg; Steve Gebeke; Steve Swanton; Yorgo Kagafas; John Grider; Michael Howe; Romeo Gumarang; Jorge Morteo; Mark Rex; Carman Burney; Chrystal L. Jacobs; Darline Reeder
Subject: RE: NEIGHBORHOOD MEETING - MOD-40409 & SDR-40408 - 01/25/11 PC

Start Time: 6:08 pm

End Time: 6:55 pm

Attendance:

Two members of the development team

17 members of the public

One member of the Council Office

One member of P&D Staff

Concerns:

Increase in Traffic

Increase in Crime

Decrease in property values

Three story elements facing single family

Multi-Family not appropriate in the middle of the master development

Generally all opposed to multi-family

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Darline Reeder
Sent: Wednesday, December 22, 2010 4:44 PM
To: Michelle Thackston; Tuesday James
Cc: Margo Wheeler; Flinn Fagg; Doug Rankin; Steve Gebeke; Steve Swanton; Yorgo Kagafas; John Grider; Michael Howe; Romeo Gumarang; Jorge Morteo; Mark Rex; Carman Burney; Chrystal L. Jacobs
Subject: FW: NEIGHBORHOOD MEETING - MOD-40409 & SDR-40408 - 01/25/11 PC

CORRECTION The referenced meeting is NOT Voluntary – it is a required Neighborhood Meeting

I apologize for the misinformation.

From: Darline Reeder

Sent: Tuesday, December 21, 2010 4:34 PM

To: Michelle Thackston; Tuesday James

Cc: Margo Wheeler; Flinn Fagg; Doug Rankin; Steve Gebeke; Steve Swanton; Yorgo Kagafas; John Grider; Michael Howe; Romeo Gumarang; Jorge Morteo; Mark Rex; Carman Burney; Chrystal L. Jacobs

Subject: VOLUNTARY NEIGHBORHOOD MEETING - MOD-40409 & SDR-40408 - 01/25/11 PC

There will be a Neighborhood Meeting held in the Centennial Hills YMCA at 6601 North Buffalo Drive, Las Vegas, NV, 89131 on Thursday, January 6, 2011 at 6:00 p.m.

MOD-40409 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40408 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-40409 - PUBLIC HEARING - APPLICANT/OWNER: THE AHLERS FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 490-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES on 18.18 acres at the southeast corner of Farm Road and Shaumber Road (APN 126-13-310-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation] [PROPOSED: M (Medium Density Residential)], Ward 6 (Ross).

Darline Reeder, OSII

City of Las Vegas

Planning & Development

702.229.4605

dreeder@lasvegasnevada.gov



☒ Meeting

☐ Telephone

Conversation Record

Project Name MOD-40409, SDR-40408

Page of

Date 01/06/11

Time 6:00 am pm

Conversation between CLV Representative(s):
and,

Name

Company/Department

Phone

FAX

☒ See Meeting Attendance Sheet

Comments:

Attend Public (12) 14K617
Den 2 start: 6:08
still 1 P&A end: 6:55
start CLV

Concerns:

①

~~General~~ opposed to multi-family
How Mapping for Condos -

is there Connection between the
Density Change (Reduction) Related
to the increase to SDR - yes

Why is multi-family in the middle
of the Master Plan should be
SF's

Traffic *3rd stories facing Shabundog
Crime

Property Value ↓

Generally opposed to Multi-family

*History

Meeting Attendance Sheet

Project Name MOD-40409, SDR-40408
Modification of CLIFFS EDGE MASTER PLAN & MAPS

Page of
Date 01/06/11
Time 6:00 am ☒

Name	Company/Department	Address
------	--------------------	---------

1. Bryant B	LA2LV@gmail.	Phone
-------------	--------------	-------

Fax

2. M. Martin	Manchester Park	Phone
--------------	-----------------	-------

Fax

3. Nick - Jody Schumacher	Manchester Park	Phone
---------------------------	-----------------	-------

Fax

4. L. Webb	Hearthstone	Phone
------------	-------------	-------

Fax

5. A. Webb	Saratoga Highlands	Phone
------------	--------------------	-------

Fax

6. John Barry	Saratoga Highlands	Phone 645-0033
---------------	--------------------	----------------

Fax

7. Helena Barry	Saratoga Highlands	Phone
-----------------	--------------------	-------

Fax

8. Matthew Flynn	Hampton Glen	Phone
------------------	--------------	-------

Fax

9. Patry Lynn	Hampton Glen	Phone
---------------	--------------	-------

Fax

10. Mark - Cecilia Pifer	Manchester Park	Phone
--------------------------	-----------------	-------

Fax

11. Juliette Iannuzzi	Cambridge Villas	Phone
-----------------------	------------------	-------

Fax

12. CALE KNIGHTON	MANCHESTER PARK	Phone 498-6808
-------------------	-----------------	----------------

Fax

13.		Phone
-----	--	-------

Fax

14.		Phone
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Fax

15.		Phone
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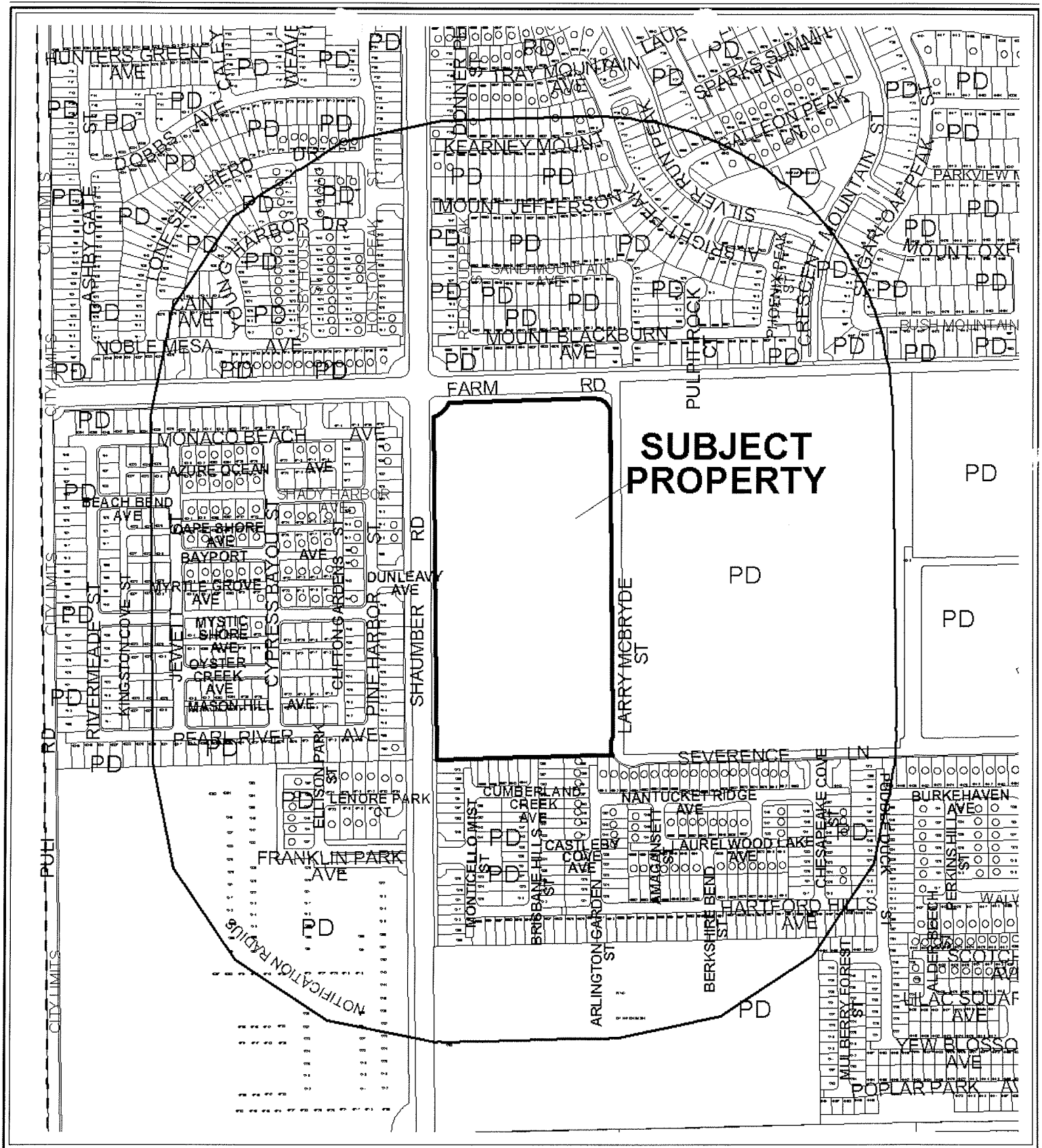
Fax

16.		Phone
-----	--	-------

Fax

17.		Phone
-----	--	-------

Fax



0 300 600 Feet

CASE: **SDR-40408**

RADIUS: 1000 FT

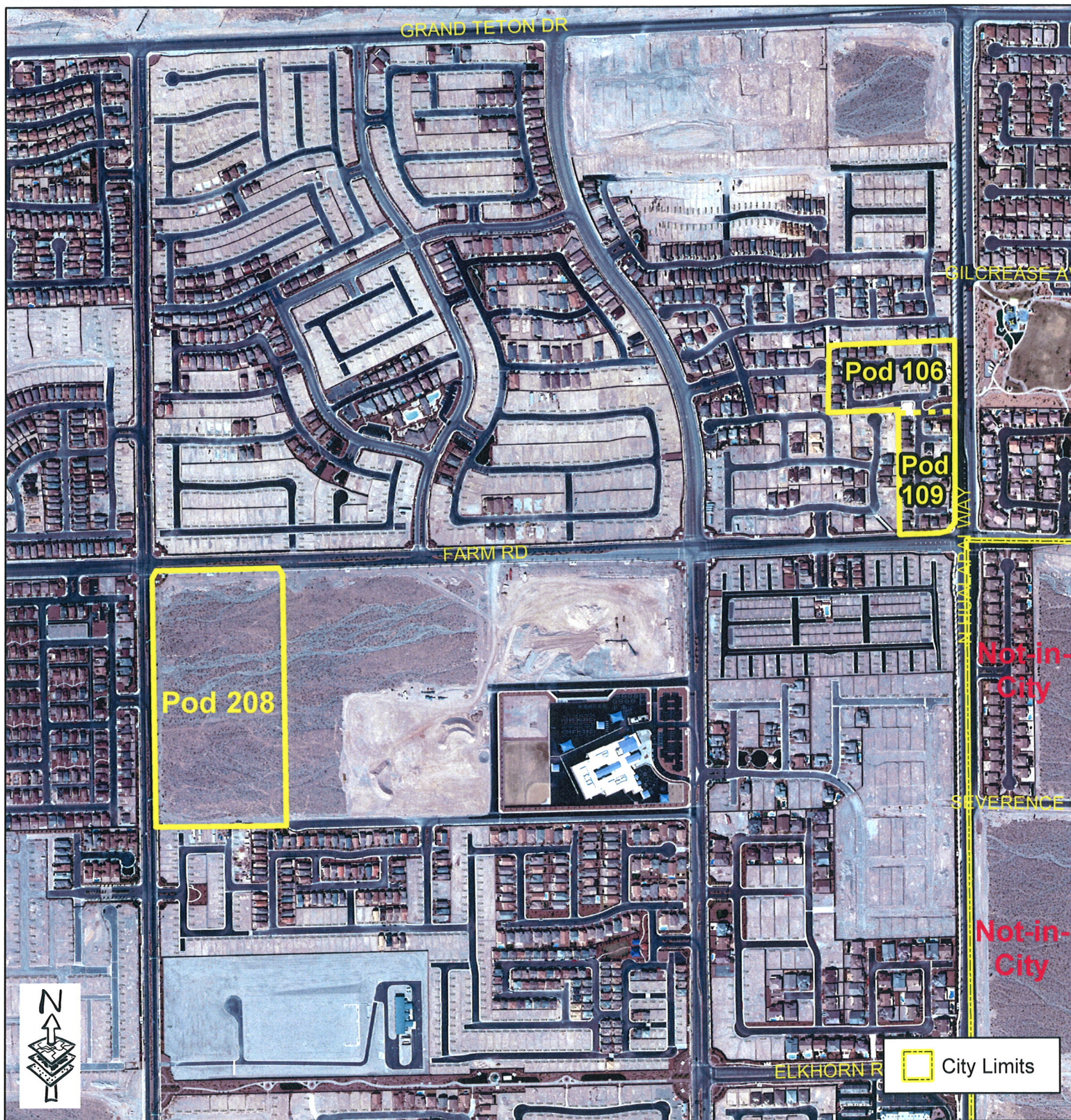
ZONING OF SUBJECT PROPERTY: PD (Planned Development) Zone

[RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation]

PROPOSED ZONING OF SUBJECT PROPERTY:

M (Medium Density Residential) Cliff's Edge Special Land Use Designation]





Data current as of: January 4, 2011



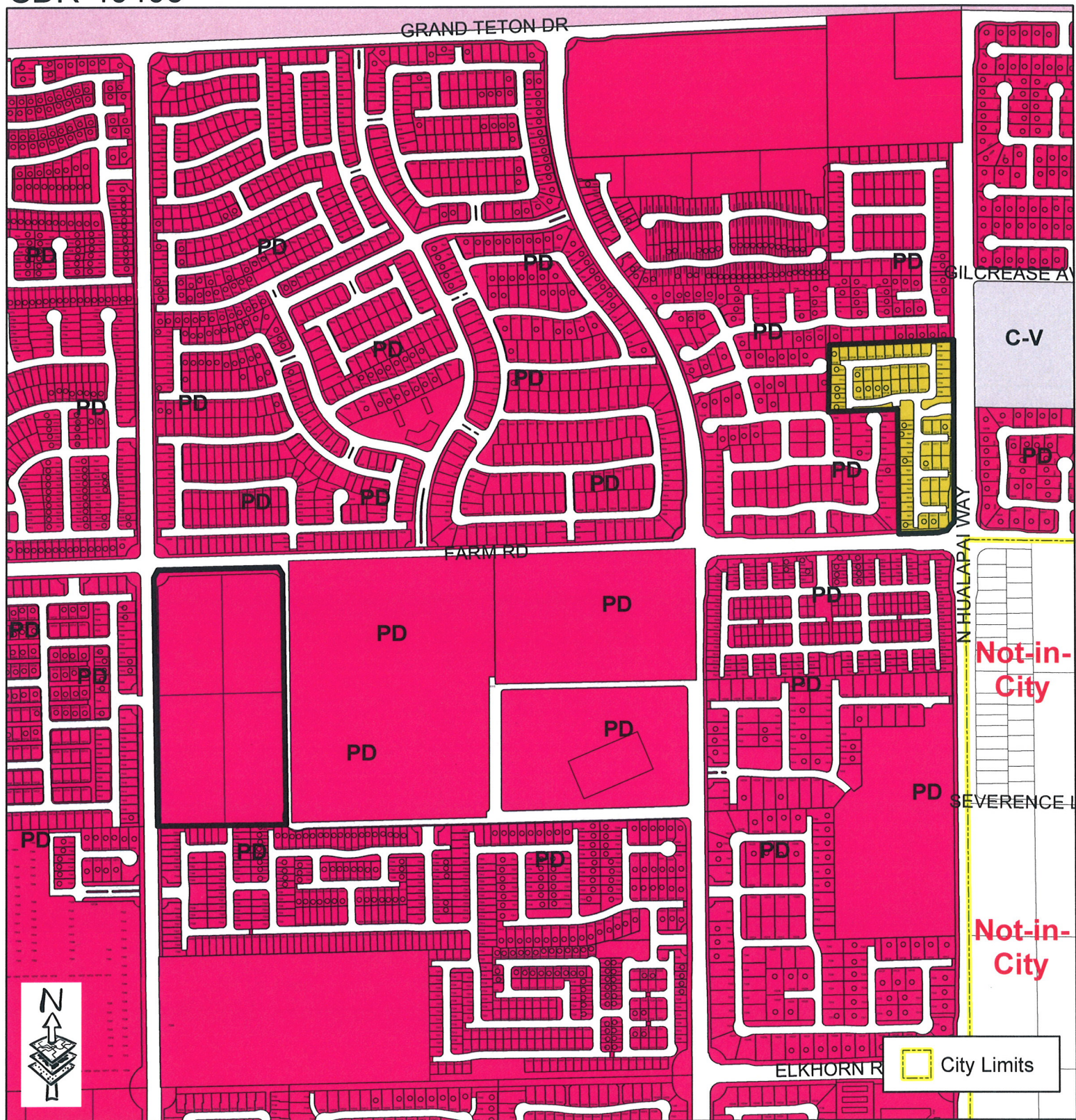
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-4301



MOD-40409 Zoning

SDR-40408

0 480 960 1,920 Feet



- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

 ROI Zoning

Data current as of: January 4, 2011



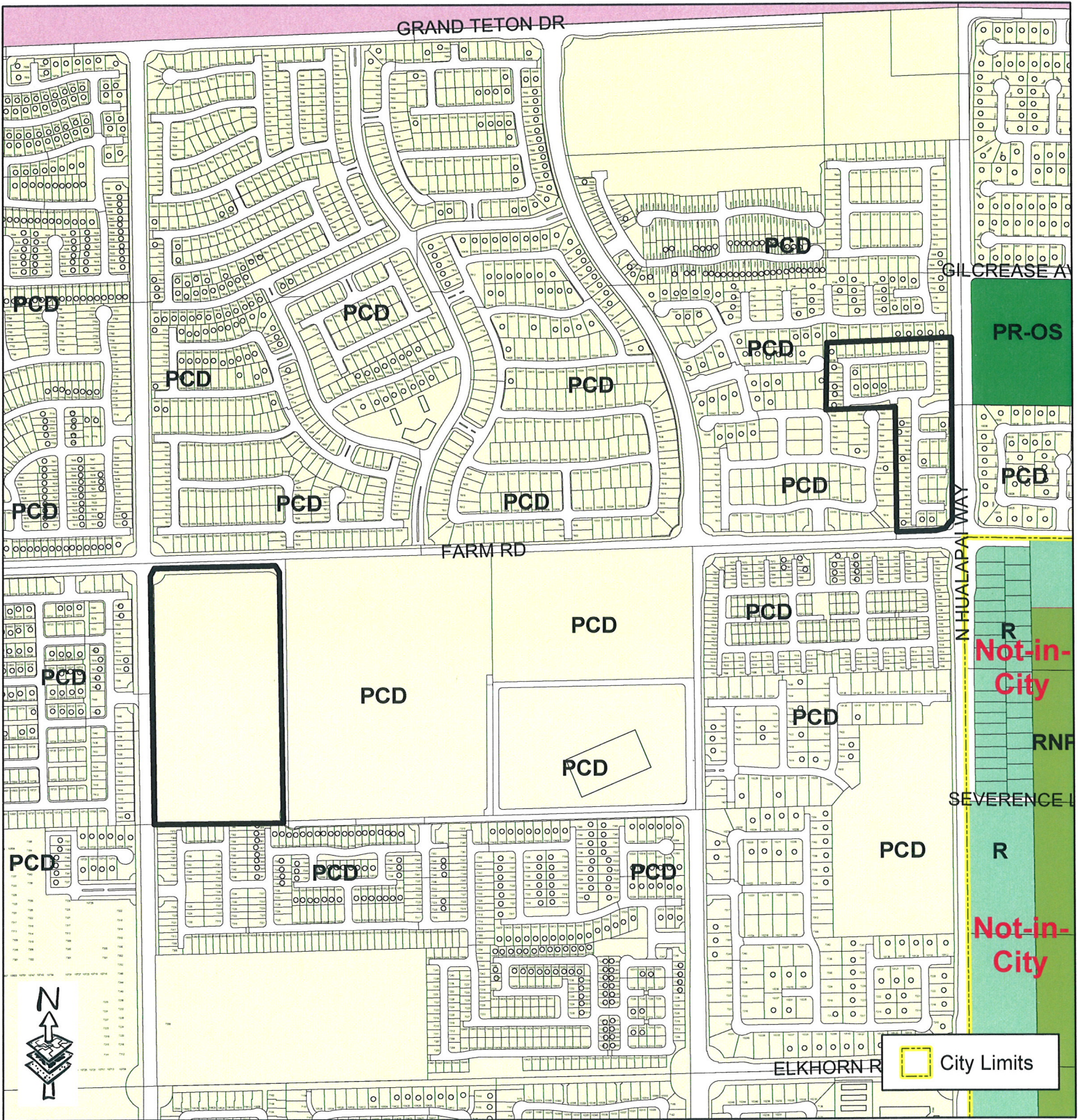
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept
702-229-6301



MOD-40409 General Plan/Future Land Use SDR-40408

387.5 775 1,550 Feet



- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right - of - Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

Data current as of: January 4, 2011



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



NEIGHBORHOOD MEETING NOTICE

Please join us for a neighborhood meeting to discuss the proposed 490 unit multi-family project generally located on the southeast corner of
Farm and Shaumber
(APN: 126-13-310-002).

The applicant is requesting the following land use entitlements:

MOD-40409 - MAJOR MODIFICATION - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone.

SDR-40408 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-40409 - Request for a Site Development Plan Review FOR A PROPOSED 490-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES on 18.18 acres at the southeast corner of Farm Road and Shaumber Road (APN 126-13-310-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation] [PROPOSED: M (Medium Density Residential)]

Thursday, January 6, 2011 at 6:00 p.m.

Centennial Hills YMCA
6601 N. Buffalo Drive

Please contact Liz Delk at 792-7000 if you have any questions
or Mark at 528-7453 after 5:00 p.m. on January 6, 2011.