



June 6, 2007

Doug Rankin, AICP
Planning Manager
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89108

**SUBJECT: JUSTIFICATION LETTER FOR A MAJOR MODIFICATION TO
THE CLIFF'S EDGE MASTER PLAN FOR LAND USE PLAN**

Dear Doug:

Cliffs Edge, LLC, as the Master Developer of the Cliff's Edge Master Plan, is requesting the attached major modification to the Plan on behalf of the property owners contained therein. This request would allow for modifications to the Cliff's Edge Master Development plan and Design Guidelines (the Plan).

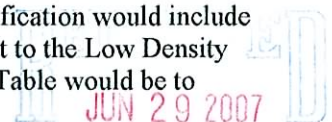
The changes we are requesting are listed below with their corresponding pages included.

- 1) Page 10 – Change Table 1 to reflect updated Land Use Map;
- 2) Page 11 – Update Planned Land Use Map with three (3) proposed changes:
 - a. Summary - include required buffer in table and make corresponding change to L and ML acreage
 - b. Summary - Village Commercial Lower the total number of units from 300 to 280
 - c. Pod 308 - change west half from RSL to M APN: 126-24-410-003
- 3) Figure 2 of Section 2 of the Design Guidelines for the changes to the Planned Land Use Map

When the Plan was adopted by the City of Las Vegas in March, 2004, a buffer of 2 dwelling units per acre was required in Pod 123 adjacent to existing residences. Pod 123 has been mapped and recorded in Plat Book 134, Page 36 and the buffer area totals approximately 7 acres. The required buffer was never included in the Summary Table of the Land Use Map. The proposed Major Modification would include the required buffer acreage in the Summary Table and a corresponding adjustment to the Low Density and Medium Low Residential Category. One additional change to the Summary Table would be to

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MOD-22968
08/23/07 PC



lower the allotted units in the Village Commercial Category from 300 to 220. Finally, the west half of Pod 308 would be changed from Residential Small Lot to Medium Residential.

The proposed changes to the Plan do not affect the overall density of Cliff's Edge. The planned density stays below 8 dwelling units per acre and is consistent with the Planned Community Development Category of the Las Vegas General Plan.

Approving this request for land use changes will update the land use plan to reflect current and anticipated land uses within the Cliff's Edge Master Plan and accommodate changes to text and graphics that will further streamline implementation of the Cliff's Edge Master Plan.

Thank you for your assistance. Please let me know if you need anything further.

Sincerely,



CHRIS DINGELL, AICP
PLANNING COORDINATOR