

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-23599 - APPLICANT/OWNER: CLIFFS EDGE, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

The request is for approval of a one-year development report as required by Nevada Revised Statutes Chapter 278 and Section 5.1 of the Cliffs Edge Development Agreement (DIR-3451) entered into between Cliffs Edge, LLC and the City of Las Vegas on March 21, 2004.

EXECUTIVE SUMMARY

A review of the submitted development report has been completed and it has been determined that the owner/developer is currently in compliance with the terms of the Cliffs Edge development agreement. Staff recommends approval of the one-year development report.

The information below reflects the extent of compliance by the owner/developer as of June 2007:

REVIEW AND DEFAULT REQUIREMENTS				
ITEM	PERFORMANCE REQUIREMENT	REFERENCE	STATUS	COMPLIANCE
Number of residential units built and approved	9,069 max residential units	5.1-Frequency of Review	6,464 units approved; 553 building permits issued.	Y
Density	7.99 max units per acre at build-out	5.1-Frequency of Review	5.70 units per acre as currently entitled	Y
Anticipated Phases of development in the next calendar year	As per Development Agreement	5.1-Frequency of Review	It is anticipated that Pods 208, 307, and 308 will be mapped, 1,225 homes will be permitted and constructed, the required multi-use transportation trail will be completed, and Huckleberry Park will break ground on Pod 111.	Y

PARK AND TRAIL REQUIREMENTS					
ITEM	PERFORMANCE REQUIREMENT	REFERENCE	COMMENCEMENT	STATUS	COMPLIANCE
Park- Pod 111	Design, construct, and dedicate park	6.2- Parks; 6.2(a)- Required Amenities; 6.2(b) - Time for completion	Commence prior to issuance of 2,500 residential permits	Approximately 553 permits issued - Trigger not yet reached	Y

Park- Pod 302	Design, construct, and dedicate Park	6.2- Parks 6.2(a)- Required Amenities 6.2(b)- Time for completion	Commence prior to issuance of 6,000 residential permits	Approximately 553 permits issued - Trigger not yet reached	Y
Multi-Use Transportation Trail	Construct trail and dedicate to the City as identified in the Design Guidelines	6.3- Multi-use Transportation Trail	Commence by January 31, 2006 and complete by December 31, 2008.	Under Construction	Y
Thematic Parkway Loop (open space and trail facilities)	Construct Thematic Parkway Loop and dedicate to the City as required in the Design Guidelines	6.4- Thematic Parkway Loop	To be constructed concurrently with Parkway Loop roadways.	Design complete	Y
Flood Control Facilities	None	6.5- Use of Flood Control facilities	N/A	N/A	Y
Residential Construction Tax	Credit towards the Residential Construction Tax for the cost of any public facility constructed and dedicated to the City.	6.6- Residential Construction Tax	N/A	Ongoing	Y

INFRASTRUCTURE REQUIREMENTS

ITEM	PERFORMANCE REQUIREMENT	REFERENCE	STATUS	COMPLIANCE
Sanitary Sewer	Detailed sewer plan, including infrastructure networks, depth requirements, right-of-way/easements proposed, and phasing plan	8.1- Sewer	100 percent of the sewer improvements have been designed installation is on-going	Y
Flood Control and Drainage	Construct flood control facilities as identified in the master drainage study.	10.1- Flood Control Facilities and Technical Drainage Studies	Study approved 4/15/05 90 percent of improvements required by the study have been completed	Y

TRANSPORTION REQUIREMENTS

ITEM	PERFORMANCE REQUIREMENT	REFERENCE	STATUS	COMPLIANCE
Traffic Study	Prepare and submit a master Traffic Study	9.1- Master Traffic Study	Completed 4/14/05	Y
Transportation Improvements	Construct and dedicate to the City those improvements as identified in the traffic study	9.2- Project Transportation Improvements	100 percent of roadways are rough graded	Y
Traffic Signals	Developer agrees to pay Traffic Signal Impact fees during the issuance of any building permit.	9.3- Traffic Signal Improvements	Ongoing	Y

ANALYSIS

In accordance with NRS Chapter 278 and Section 5.1 of the Cliffs Edge Development Agreement, the owner/developer is required to submit a yearly development report documenting compliance with the terms of the agreement for review and consideration by the City Council.

The Planning & Development Department has reviewed the submitted development report and has determined that the owner/developer is currently in compliance with the requirements of the Cliffs Edge Development Agreement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0