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February 21, 2008

Mr. Mark Schnippel
Schnippel Family Limited Partnership
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

RE: SDR-25985 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 20, 2008
RELATED TO VAC-25984

Dear Mr. Schnippel:

The City Council at a regular meeting held February 20, 2008 APPROVED the request for a Site Development Plan Review FOR A 234-UNIT, THREE-STORY CONDOMINIUM DEVELOPMENT on 11.3 acres at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-25984) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 01/24/08 and landscape plan, and building elevations, date stamped 12/11/07, except as amended by conditions herein.
4. The minimum distance between buildings shall be in conformance with Section 3.2.1 of the Cliff's Edge Master Development Plan and Design Guidelines.
5. A Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines shall be approved by the City Council, prior to the recordation of a final map, to include the "Prairie Ranch" architectural style in Section 4 of the Design Guidelines.

6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein. The accessible spaces, including three van accessible spaces, must be reconfigured to comply with Title 19.10.010 (K) Figure 4. Any adjustments to the number of parking spaces must be indicated and the total number of spaces provided must meet or exceed the parking standards per Cliff's Edge Master Development Plan and Design Guidelines.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer and approved by the Master Developer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: all tree sizes and spacing shall meet or exceed the requirements of the Cliff's Edge Master Development Plan and Design Guidelines.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. A Petition of Vacation for Rome Boulevard, such as VAC-25984, shall record prior to the issuance of any permits or the recordation of a Final Map overlying or abutting this area, whichever may occur first.
16. Dedicate a minimum width of 47 feet of right-of-way for the full width of a public street that ties into the Darling Road alignment.
17. If not already constructed by the Master Developer, construct half street improvements on Centennial Parkway and Shaumber Road, including appropriate overpaving (if legally able), adjacent to this site concurrent with development. Construct full width street improvements on Darling Road concurrent with the first phase of development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way, if any, adjacent to this site concurrent with development of this site.
19. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements, if any, in the public rights-of-way adjacent to this site.
20. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a Homeowners' Association for all public drainage not located within existing public street right-of-way.
21. Grant public sewer easements acceptable to the Collection Systems Planning Section of the Department of Public Works from Centennial Parkway to both the north and south parcel being created by this development and for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
23. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
24. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
25. Show and dimension the common lots and adjacent right-of-way on the Tentative Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
26. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.
27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
28. A Queuing Analysis for the proposed gated driveways must be submitted to and approved by the Traffic Engineering Division prior to the issuance of any permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveways accessing this site from Darling Road.

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29. A minimum of two lanes of asphalt pavement on Darling Road and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on Darling Road, including all required landscaped areas between the perimeter wall and the right-of-way, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
30. Coordinate with the Clark County Department of Public Works to discuss any impacts to this site plan from the Beltway. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Mark Bangan
LR Nelson Consulting Engineers
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