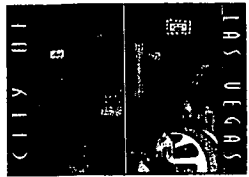


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
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Comp Planning 229-6022

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062107

June 9, 2006

Mr. Rick Barron
Astoria CE 307 LLC
10655 Park Run Drive, Ste 200
Las Vegas, Nevada 89144

**RE: TMP-13107 - ASTORIA HOMES AT CLIFF'S EDGE POD 301 -
TENTATIVE MAP**

Dear Mr. Barron:

Your request for a Tentative Map FOR A 192 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.50 acres at the southeast corner of Puli Road and Dorrell Lane (APN 126-24-210-001) PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on June 8, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. 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.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. The subject plan reflects the installation of water mains within easements, which does not meet District standards. All District water mains must be installed in dedicated private drives or rights-of-way. If easements are pursued they must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes, and with any conditions set by the Master Developer per the Cliff's Edge development agreement.

Public Works

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. If not constructed by the Master Developer, construct the full width street improvements on Puli Road and half street improvements on Shaumber Road and Dorrell Lane, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within 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).

9. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way, if any, on Puli Road, Shaumber Road and Dorrell Lane adjacent to this site concurrent with development of this site.
10. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements, if any, in the Puli Road, Shaumber Road and Dorrell Lane public rights-of-way adjacent to this site.
11. Show all Sight Visibility Restriction Zones (SVRZ's) on the Final Map and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
12. Grant appropriate public sewer easements across Lot 7, Common Element C, Common Element E and across the Parent Common Element. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
13. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements 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.
15. 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.
16. Label the 25-foot streets as "private drives" on the Final Map. Private streets and private drives must be common lots granted as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

17. All entrances to this subdivision from the adjacent public streets crossing common lots created by the Cliffs Edge Parent Map Book 118 Page 88 shall be labeled as "Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be Privately Maintained by the Homeowners' Association". These easements need to be granted to the City of Las Vegas. The title page of this map shall include a Master Homeowners' Association Owner Certificate and signature to grant these easements. Show and dimension the common lots and adjacent right-of-way on the Final 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).
18. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowners' association or maintenance association for all public drainage not located within existing public street right-of-way.
19. The submitted Drainage Plan and Technical Drainage Study must be 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
20. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance along Shaumber Road within Cliff's Edge" design document dated March 4, 2004 and all other applicable site-related actions.

Mr. Rick Barron
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June 9, 2006

21. The approval of all Public Works related improvements shown on this Tentative Map 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 approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on *June 8, 2006* is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *June 9, 2006*.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Rick Barron
The Astoria Corporation
10655 Park Run Drive, Ste 200
Las Vegas, Nevada 89144

Mr. Brent Parrish
Slater Hanifan Group
5740 South Arville Street, Ste 216
Las Vegas, Nevada 89118