

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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055298

August 12, 2005

Ms. Marnie Hilton
US Home Corporation
2920 North Green Valley Parkway, Suite #811
Henderson, Nevada 89014

RE: ABEYANCE - TMP-6845 - TENTATIVE MAP - CLIFF'S EDGE POD'S 115, 116 & 117

Dear Ms. Hilton:

Your request for a Tentative Map FOR A 612-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 94.0 acres adjacent to the west side Hualapai Way, between Severance Lane and Elkhorn Road (APNs 126-13-410-002 and 003; 126-13-810-001; 126-24-510-002; 126-13-101-003; 126-13-110-001 and 002; 126-13-210-002; 126-13-410-001; 126-24-310-003 and 004; and portions of 126-13-110-004 and 126-13-610-001), PD (Planned Development) Zone [ML (Medium-Low Density Residential), RSL (Residential Small Lot), and L (Low Density Residential) Cliffs Edge Special Land Use Designations], Ward 6 (Ross), was considered by the Planning Commission on August 11, 2005.

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, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning applications (ZON-2184, ZON-1520 and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement, as well as the conformance to the 07/06/05 date stamped plans.
3. A lot fit analysis shall be submitted prior to the recordation of the Final Map.
4. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting pedestrian access to the Multi-Use Transportation Trail along Hualapai Way and the pedestrian park located on Elkhorn Paseo via any coinciding drainage and or utility easements, cul-de-sacs or common lots shall be approved by the Planning and Development Department and Public Works Department staff.

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



5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. As an attachment to the civil bond, any part of which shall not be released until this has been satisfied, and prior to the sale of any lots or units, the developer is required to adopt a plan for the maintenance of infrastructure improvements, which shall be reviewed and approved by the Field Operations Division of the Public Works Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to either common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan 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. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Fire Department

8. 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.

Public Works

9. A Petition of Vacation to vacate all rights-of-way in conflict with this site plan, such as VAC-6698, shall record prior to the recordation of a Final Map for this site.
10. The Final Map for this site shall be labeled as a Merger and Resubdivision.

11. 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 recordation of a Final Map or the issuance of any building permits for this site, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments on record on this site.
12. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Severance Lane, Elkhorn Road, Egan Crest Way and Hualapai Way, 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).
13. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road, Severance Lane, Hualapai Way, Egan Crest Way and Elkhorn Road adjacent to this site concurrent with development of this site.
14. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
15. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a. The throat depth at all access driveways shall be a minimum of 150-feet, unless otherwise allowed by the City Traffic Engineer.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All 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.
17. Provide public sewer easements 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.

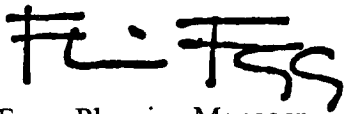
18. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
19. Private streets and private drives must be 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. It is noted that the 33-foot street section shown on Sheet 1 of this map is not applicable.
20. 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.
21. 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).
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 recordation 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.
23. 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, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004, Waiver WVR-6704 and all other applicable site-related actions.

Ms. Marnie Hilton
TMP-6845 - Page Five
August 12, 2005

24. 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 August 11, 2005 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.

Sincerely,



Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

cc: Ms. Colleen Bauman
Mr. Chris Armstrong
Carter & Burgess
6655 Bermuda Road
Las Vegas, Nevada 89119