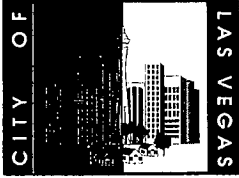




049624



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
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Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
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September 24, 2004

Mr. Robert Beville  
LM Cliff's Edge, Limited Liability Company  
7150 Pollock Drive, Suite #104  
Las Vegas, Nevada 89119

**RE: ABEYANCE - TENTATIVE MAP - NORTHERN TERRACE AT  
PROVIDENCE - TMP-4706**

Dear Mr. Beville:

Your request for a Tentative Map FOR A 930-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road (APN 126-13-101-005 thru 008, 012, 014, 018, 126-13-201-005 thru 008, 013 thru 016, 126-13-501-003, 126-13-601-001, 007, and a portion of 018), PD (Planned Development) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack), was considered by the Planning Commission on September 23, 2004.

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 Cliff's Edge Master Development Plan and Design Guidelines. Specifically, the Tentative Map shall be revised to the satisfaction of the Planning and Development Department, to reflect front, side and rear setbacks that comply with the Cliff's Edge standards that require different setbacks based on the number of stories, and based on the special land use designation.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Janet Moncrief  
Steve Wolfson

City Manager  
Douglas A. Selby



*Public Works*

5. The Cliff's Edge Parent Map shall record prior to the recordation of any Final Maps for this site.
6. 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 release of the Final Map for this site.
7. If not already constructed by the Master Developer, construct half street improvements on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest 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). Offsite infrastructure plans must be approved prior to recordation of a Final Map for this site.
8. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way adjacent to this site concurrent with development of this site.
9. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Shaumber Road, Farm Road, Grand Teton Drive and Egan Crest Way public rights-of-way adjacent to this site.
10. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. A Homeowners' 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.
12. 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.

13. 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 Homeowners' Association.
14. 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.
15. 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.
16. 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.
17. 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.

Mr. Robert Beville  
TMP-4706 - Page Four  
September 24, 2004

This action by the Planning Commission on **September 23, 2004** 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 *September 24, 2004*.

Sincerely,



Kyle C. Walton, Senior Planner  
Planning and Development Department  
Current Planning Division

KCW:clb

cc: Mr. Robert Beville  
LM Cliff's Edge, Limited Liability Company  
7150 Pollock Drive, Suite #104  
Las Vegas, Nevada 89119

Mr. Josh Johnson  
G.C. Wallace, Inc.  
10000 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89135