



046695



May 21, 2004

Mr. Darrin Badger
Cliffs Edge, Limited Liability Company
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ZON-4013 - REZONING
CITY COUNCIL MEETING OF MAY 19, 2004

Dear Mr. Badger:

The City Council at a regular meeting held May 19, 2004 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003). The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2004. This approval is subject to:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Requirements for construction of street improvements on Bath Drive and Michelli Crest Way adjacent to this site shall be determined at the time of development of this site.
5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site-specific actions associated with this parcel.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF

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CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

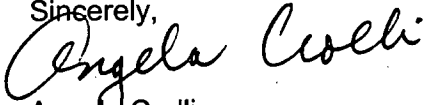
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6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Calvin Champlin
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129