



048649

July 27, 2004

**CORRECTED LETTER**

LAS VEGAS CITY COUNCIL

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CITY MANAGER

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

RE: MOD-3955 - MAJOR MODIFICATION  
CITY COUNCIL MEETING OF MAY 5, 2004

Dear Mr. Badger:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. Conformance to the Cliff's Edge Master Development Plan, as appropriate, except as amended by this request.
2. Within the Cliff's Edge Master Development Plan, revise Table 1, Cliff's Edge Planned Land Use (page 9), as follows:  
 Reduce Medium Residential acreage from 85.5 acres to 75.5 acres, and reduce total units from 2,138 to 1,888;  
 Increase Residential Small Lot acreage from 125 acres to 145 acres, and increase total units from 1,875 to 2,175;  
 Reduce Village Commercial acreage from 30 acres to 15 acres;  
 Increase Public Facility acreage from 205 acres to 210 acres;  
 Remove 10 acres noted as "not a part";  
 Increase overall total units from 9,042 to 9,092 units; and  
 Change the overall density notation from 7.89 u.p.a. to 7.93 u.p.a..
3. Within the Cliff's Edge Master Development Plan, revise Figure 2, Planned Land Use (page 10), as follows and as illustrated on the revised copy of

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18112-001-6/04



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Figure 2 as submitted:

Change Pod 125 from VC (Village Commercial) to M (Medium Density Residential);  
Change the southwest five acres of Pod 122 from VC (Village Commercial) to ML (Medium-Low Density Residential);  
Change Pod 113 from M (Medium Density Residential) to RSL (Residential Small Lot);  
and  
Change the southwest five acres of Pod 115 from ML (Medium-Low Density Residential) to P&R (Pump and Reservoir).

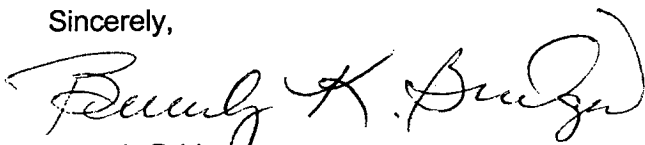
4. Within the Cliff's Edge Design Guidelines, add a new fourth paragraph to the "Height and Setback" subsection of Section 6.2.3 (Retaining Walls) on page 6-4, to read as follows:

"For common areas greater than 15 feet in width, wall terracing may be allowed within the common area. For common areas 15 feet or less, terracing must occur within the builder's parcel and additional dedication to the HOA is required."

#### Public Works

5. An update to the Master sewer study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved sewer study prior to occupancy of any units within this site. 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.

Sincerely,



Beverly Bridges  
Chief Deputy City Clerk for  
Barbara Jo Ronemus, City Clerk

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

Mr. Calvin Champlin  
Quadrant Planning  
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