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DOUGLAS A. SELBY

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us

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*file*

June 23, 2003

Mr. Darrin Badger  
Cliff's Edge, Limited Liability Company  
3320 North Buffalo Drive, Suite #204  
Las Vegas, Nevada 89129

RE: ZON-1520 - REZONING  
CITY COUNCIL MEETING OF APRIL 16, 2003

Dear Mr. Badger:

The City Council at a regular meeting held April 16, 2003 APPROVED the request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple). The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2003. This approval is subject to:

Planning and Development

1. As delineated in the approved Development Agreement, all required Site Development Plan Review applications shall be approved by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.
2. Prior to the issuance of any building permits for the site, the applicant shall submit to the Planning and Development Department a Master Sign Plan governing temporary and directional signage for the Master Plan. The Plan shall utilize themes and village identities to reduce confusion.
3. Prior to any development on the site, the applicant or its successor shall enter into a development agreement. The agreement shall comply with the provisions of NRS Chapter 278 and shall:
  1. Establish a procedure for the enforcement of the master Development Plan and Design Guidelines and for the review of residential, multifamily and commercial development within the master plan;
  2. Require the applicant or its successor to act as the Master Developer;
  3. Establish mechanisms for the provision and maintenance of parks, trails and open space;



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4. Establish mechanisms for the provision and phasing of other necessary infrastructure; and
5. Require the Master Developer to submit periodic reports on the progress of development within the plan area, including information on the total number of residential units built.
4. Amend the Planned Land Use Map (Exhibit 2) to show the adopted Multi-Use Equestrian Trail on the west side of Puli Road.
5. Prior to, or concurrent with the approval of a Development Agreement, the applicant will revise the Design Guidelines to the satisfaction of the Planning and Development Department to address appropriate standards for "8-pack" developments.
6. All homes within the area of Pod 123 shown as a minimum of 10,000 and 20,000 square foot lots shall be a minimum of 2800 square feet.
7. The plan shall be amended throughout to change the "Medium Low Attached" designation to "Residential-Small Lot."
8. All perimeter walls fronting public streets may not exceed 8 feet in height.
9. Perimeter of Pod 123 adjacent to existing homes shall have single story homes on minimum 20,000 square foot lots and 20,000 square foot lots will be required on the site if the school/park relocates.
10. Approval pursuant to site plan presented April 12, 2003.
11. Pod 308 shall be Medium-Density up to 25 units per acre.
12. A separate Site Development Plan Review shall be required prior to approval of any development in Pod 123.

**Public Works**

13. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

14. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
15. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.
16. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the City Sanitary Planning Engineer prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or

building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Sanitary Planning Engineer.

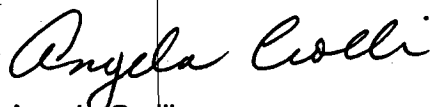
17. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
18. A Master Drainage Plan and 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 Master Developer of this site shall be responsible to

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construct such 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.

19. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
20. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, 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.
21. The final design and conditions for each section within this development shall be determined at the time of approval of site-specific actions associated to each site.

Sincerely,



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

Sincerely,



M. Margo Wheeler, AICP  
Planning Manager, Current Planning Division  
Planning and Development Department

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

John and Mollie  
308 Lace Lane  
Las Vegas, Nevada 89107

Rad-Far Limited  
187 Cold Spring Road  
Syosset, New York 11791

Frank and Debra Ann Berrafato  
8117 Bay Pines Avenue  
Las Vegas, Nevada 89129

Zink Trust 10-1-86  
6666 West Ann Road  
Las Vegas, Nevada 89130

Silverstate Holding  
1900 East Sahara Avenue  
Las Vegas, Nevada 89129

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Ms. Shana Marek  
Shana Marek 1997 Trust  
2105 Jade Leaf Court  
Las Vegas, Nevada 89134

Sol and Ethel Poler  
65 Wetherole Street  
Rego Park Queens, New York 11374

Megan Lawler  
6501 Old Oxford Drive  
Las Vegas, Nevada 89108

Michael Leitner  
2031 Sherwood Avenue  
Louisville, Kentucky 40205-1111

Orval Dan and Cheryl Trotter  
3365 Kylemore Street, Suite #101  
Las Vegas, Nevada 89129

Mr. Calvin Champlin  
Quadrant Planning  
3320 N. Buffalo Drive, Suite #205  
Las Vegas, Nevada 89129

Rose Meranto–Meranto Living Trust  
P. O. Box 293  
Mount Charleston, Nevada 89124

Keith & Diana Hafen  
4965 North Durango Drive  
Las Vegas, Nevada 89149-4162

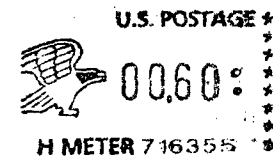
Robert and Janell Koehn  
5429 Mountain View  
Las Vegas, Nevada 89146

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

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Sol and Ethel Poler  
65 Wetherole Street  
Rego Park

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