

RESOLUTION NO. 4021

(Extension of Time – ZCA-06-660020-E3 – The Falls at Lake Las Vegas)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, FOR AN EXTENSION OF TIME TO REZONE CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY, DESCRIBED AS A PORTION OF SECTIONS 26, 27, 34, AND 35, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D. & M., CLARK COUNTY, NEVADA, GENERALLY LOCATED NORTH OF LAKE LAS VEGAS PARKWAY AND LAKE MEAD PARKWAY, IN THE LAKE LAS VEGAS PLANNING AREA ON 845.5 ACRES FROM DH (DEVELOPMENT HOLDING), DH-H (DEVELOPMENT HOLDING WITH HILLSIDE OVERLAY), DH-H-TL (DEVELOPMENT HOLDING WITH HILLSIDE AND TRANSMISSION LINE OVERLAY), AND CLARK COUNTY ZONING TO CM-MP-TL (COMMERCIAL MIXED USE WITH TRANSMISSION LINE OVERLAY), CM-MP (COMMERCIAL MIXED USE), CN-MP (NEIGHBORHOOD COMMERCIAL), PS-MP (PUBLIC/SEMI-PUBLIC), PS-MP-TL (PUBLIC/SEMI-PUBLIC WITH TRANSMISSION LINE OVERLAY), PS-MP-H (PUBLIC/SEMI-PUBLIC WITH HILLSIDE OVERLAY), RS-6-MP (LOW-DENSITY RESIDENTIAL), RS-6-MP-H (LOW-DENSITY RESIDENTIAL WITH HILLSIDE OVERLAY), AND RS-6-MP-PUD-H (LOW-DENSITY RESIDENTIAL WITH PLANNED UNIT DEVELOPMENT AND HILLSIDE OVERLAYS), RM-10-MP AND RM-16-MP (MEDIUM-DENSITY RESIDENTIAL), RM-10-MP-H, AND RM-16-MP-H (MEDIUM-DENSITY RESIDENTIAL WITH HILLSIDE OVERLAY), RM-16-MP-PUD-H (MEDIUM-DENSITY RESIDENTIAL WITH PLANNED UNIT DEVELOPMENT AND HILLSIDE OVERLAYS), RM-16-MP-TL (MEDIUM-DENSITY RESIDENTIAL WITH TRANSMISSION LINE OVERLAY) ALL WITH MASTER PLAN OVERLAY AND REPEAL RESOLUTION NO. 3910.

WHEREAS, LLV1-LLC made application to have 845.5 acres of certain land in the City of Henderson, Clark County, Nevada, rezoned from DH (Development Holding), DH-H (Development Holding with Hillside Overlay), DH-H-TL (Development Holding with Hillside and Transmission Line Overlay), and Clark County zoning to CM-MP-TL (Commercial Mixed Use with Transmission Line Overlay), CM-MP (Commercial Mixed Use), CN-MP (Neighborhood Commercial), PS-MP (Public/Semipublic), PS-MP-TL (Public/Semipublic with Transmission Line Overlay), PS-MP-H (Public/Semipublic with Hillside Overlay), RS-6-MP (Low-Density Residential), RS-6-MP-H (Low-Density Residential with Hillside Overlay), and RS-6-MP-PUD-H (Low-Density Residential with Planned Unit Development and Hillside Overlays), RM-10-MP and RM-16-MP (Medium-Density Residential), RM-10-MP-H, and RM-16-MP-H (Medium-Density Residential with Hillside Overlay), RM-16-MP-PUD-H (Medium-Density Residential with Planned Unit Development and Hillside Overlays), RM-16-MP-TL (Medium-Density Residential with Transmission Line Overlay) all with Master Plan Overlay on 845.5 acres; and

WHEREAS, Resolution No. 3910, intent to rezone, was approved on January 5, 2010; and

WHEREAS, Atalon Management Group has now made application for an extension of time of the intent to rezone, and

WHEREAS, all notices have been given pursuant to law and a public hearing was held thereon, and

WHEREAS, the matter of rezoning was forwarded to the City Council by the Henderson Planning Commission with a recommendation for approval; and

WHEREAS, the City Council finds that upon the performance of the conditions set forth below, the rezoning is in the best interests of the community at large and in keeping with the policy set forth in the Zoning Ordinance of the City of Henderson; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Henderson, Nevada, will rezone the land as depicted in Exhibit A attached hereto, consisting of one page, and as more particularly described as follows:

LYING WITHIN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 63 EAST, M.D M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEING COMMON ELEMENT LOT "AA" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 117, PAGE 83 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

TOGETHER WITH PARCEL "5" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 121, PAGE 39 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

EXCEPTING THEREFROM ALL THAT AREA AS SHOWN BY MAP THEREOF ON FILE IN BOOK 126, PAGE 100 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

TOGETHER WITH LOTS "DD-1", "H-1", "I-1", "K-1", "K-2", "L-1", "N-1", "O-1", "O-2", "P-1", "R-1", "S-1", "S-2", "S-10", "S-13", "S-17", "Z-1" AND ALL PRIVATE ROAD/DRIVES AS SHOWN BY MAP THEREOF ON FILE IN BOOK 121, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

EXCEPTING THEREFROM ALL THAT AREA AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED, "NOTICE OF TRUSTEE'S SALE", RECORDED JANUARY 13, 2009 IN BOOK 20090113 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03143 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

TOGETHER WITH LOTS "S-14A", "HH-1A", "GG-1A", "JJ-1", "S-23A", "II-1A", "CC-1A", "S-18A", "FF-1A", "BB-1A", "S-16A", AND ALL PRIVATE ROAD/DRIVES AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133, PAGE 63 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

TOGETHER WITH LOTS "Q-1-1", "Q-1-2", AND "Q-1-3" AS SHOWN BY MAP THEREOF ON FILE IN FILE 112, PAGE 76 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

TOGETHER WITH LOTS "1" THROUGH "4", AND "6" THROUGH "11" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 134, PAGE 5 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

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FURTHER EXCEPTING THEREFROM ALL THAT AREA AS GRANTED TO THE CITY OF HENDERSON IN THAT CERTAIN DOCUMENT RECORDED MARCH 7, 2007 IN BOOK 20070307 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03124 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

FURTHER EXCEPTING THEREFROM ALL THAT AREA AS GRANTED TO THE CITY OF HENDERSON IN THAT CERTAIN DOCUMENT RECORDED MARCH 7, 2007 IN BOOK 20070307 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03125 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

FURTHER EXCEPTING THEREFROM ALL THAT AREA AS GRANTED TO THE SOUTHERN NEVADA WATER AUTHORITY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 1, 2009 IN BOOK 20091001 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03840 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

TOGETHER WITH LOT "S-20-A1" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 141, PAGE 68 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

TOGETHER WITH ALL THAT AREA LYING WESTERLY OF "LAKE LAS VEGAS PARKWAY" AS GRANTED TO THE CITY OF HENDERSON IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 2, 2008 IN BOOK 20081202 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03081 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27, BEING A REMNANT PORTION OF LOT "4" AS SHOWN BY MAP THEREOF ON FILE IN FILE 107, PAGE 52 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA

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EXCEPTING THEREFROM ALL THAT AREA AS GRANTED TO THE CITY OF HENDERSON IN THAT CERTAIN DOCUMENT RECORDED MARCH 7, 2007 IN BOOK 20070307 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03123 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

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TOGETHER WITH ALL THAT AREA LYING WESTERLY OF "LAKE LAS VEGAS PARKWAY" AND SOUTHERLY OF "CONTRADA FIORE DRIVE" AS GRANTED TO THE CITY OF HENDERSON IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 2, 2008 IN BOOK 20081202 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03081 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27, BEING A REMNANT PORTION OF LOT "4" AS SHOWN BY MAP THEREOF ON FILE IN FILE 107, PAGE 52 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

containing 845.5 acres, more or less, from DH (Development Holding), DH-H (Development Holding with Hillside Overlay), DH-H-TL (Development Holding with Hillside and Transmission Line Overlay), and Clark County zoning to CM-MP-TL (Commercial Mixed Use with Transmission Line Overlay), CM-MP (Commercial Mixed Use), CN-MP (Neighborhood Commercial), PS-MP (Public/Semipublic), PS-MP-TL (Public/Semipublic with Transmission Line Overlay), PS-MP-H (Public/Semipublic with Hillside Overlay), RS-6-MP (Low-Density Residential), RS-6-MP-H (Low-Density Residential with Hillside Overlay), and RS-6-MP-PUD-H (Low-Density Residential with Planned Unit Development and Hillside Overlays), RM-10-MP and RM-16-MP (Medium-Density Residential), RM-10-MP-H, and RM-16-MP-H (Medium-Density Residential with Hillside Overlay), RM-16-MP-PUD-H (Medium-Density Residential with Planned Unit Development and Hillside Overlays), RM-16-MP-TL (Medium-Density Residential with Transmission Line Overlay) all with Master Plan Overlay, upon compliance with the following conditions:

#### PUBLIC WORKS DEPARTMENT CONDITIONS

1. The acceptance or approval of this item does not authorize or entitle the applicant to construct the project referred to in such application or to receive further development approvals, grading permits or building permits.
2. Applicant shall submit a drainage study for Public Works' approval.
3. Applicant shall obtain all necessary NDOT and BLM/BOR approvals.
4. Applicant shall submit a traffic analysis to address traffic concerns and to determine the proportionate share of this development's local participation in the cost of traffic signals and/or intersection improvements and dedicate any necessary right-of-way.
5. Applicant shall construct full offsites per Public Works' requirements and dedicate any necessary right-of-way
6. Applicant shall revert and/or merge acreage of existing parcels per Public Works' approval and provide proof of completed mapping prior to issuance of a certificate of occupancy.

7. Applicant shall dedicate right-of-way per Public Works' requirements within 90 days of approval
8. FHA Type B drainage shall be allowed only where lots drain directly to public drainage facilities, public parks, or golf courses.
9. Streets shall be privately owned and maintained.
10. Applicant shall comply with all conditions of the City of Henderson Hillside Development Code.

#### DEPARTMENT OF UTILITY SERVICES CONDITIONS

11. Applicant shall submit a utility plan and utility analysis for Department of Utility Services' approval.
12. Applicant shall comply with the requirements of the master utility plan established for the project area.
13. Applicant shall establish separate water and sewer service for each use classification in accordance with the Department of Utility Services' requirements.
14. All onsite utilities shall remain privately owned and maintained.
15. All water and sewer services shall comply with HMC Title 14 regarding public-public or private-private service requirements.

#### FIRE DEPARTMENT CONDITIONS

The authority for enforcing the International Fire Code is NRS 477.030 and Ordinance Numbers 2649 and 2738 as adopted by the City of Henderson. Fire Department approval is based upon review of the civil improvement or building drawings, not planning documents

16. Applicant shall submit plans for review and approval prior to installing any gate, speed humps (speed bumps not permitted), and any other fire apparatus access roadway obstructions.
17. Applicant shall submit fire apparatus access road (fire lane) plans for Fire Department review and approval.
18. Applicant shall submit utility plans containing fire hydrant locations. Fire Department approval is based upon the review of the civil improvement drawings, not planning documents. Fire hydrants shall be installed and operational prior to starting construction or moving combustibles on site.
19. Projects constructed in phases shall submit a phasing plan describing the fire apparatus access roads and fire hydrant locations relevant to each phase.
20. Applicant shall install an approved sprinkler system in all buildings/homes as per the Hillside Ordinance.
21. In lieu of providing dual access and a dual water source fire sprinklers shall be provided to all structures on the site in accordance with the following chart:

Building Area Size Range 8	Access Required Per 97 UFC 902.2.1	Table A-111-A-1 Fire Flow Required with 1	Type V-N Const Min # Hydrant Within 750 Feet 2	Mitigation Residential System Type 5	Fire Flow Reduction Allowance
<3,600 s f	250 ft	1,500 gpm	2 (2 X 1,000 = 2,000)	Standard NFPA 13D 4	25%
≥3,600 s f & <10,000 s.f.	150 ft.	2,250 gpm @ 6,201 s.f.	3 (3 x 1,000 = 3,000)	Enhanced NFPA 13D 3,4	50%
≥10,000 s f. & <15,000 s f	150 ft	3,250 gpm @ 13,401 s.f	4 (4 x 1,000 = 4,000)	Enhanced NFPA 13 R 3	50%
≥15,000 s.f	150 ft	4,250 gpm @ 23,301 s.f	5 (5 x 1,000 = 5,000)	Modified NFPA 13 3	50%

## FOOTNOTES:

1	Use required fire flow per 97 UFC Table A-III-A-1 or required no. of hydrants x 1,000 gpm each, whichever is greater
2	All hydrants used to calculate required fire flow shall be within 750 ft. of the structure being protected as measured along the approved fire apparatus access road per 97 UFC 903.2 as amended.
3	This mitigation constitutes a building "completely protected with an approved fire sprinkler system" per 97 UFC 902.2.1 Exception 1.
4	Domestic demand of 5 gpm is required to be added to the sprinkler demand in the hydraulic calculations.
5	Freestanding detached guesthouses or garages shall be protected by an Enhanced NFPA 13D system.
6	Excluding Group R Division 3 occupancies used as Group Care Homes.
7	U.G. lead-in shall be the minimum size required hydraulically as proven by the sprinkler contractor and shall be hydrostatically tested and flushed, witnessed by Henderson P.W.Q.C. Division.
8	Building area is defined as all areas under roof except for porches, patios, balconies, carports, and Porte Cochères.



**MITIGATION DESCRIPTION**

Standard NFPA 13D - 1996 Edition, Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes
Enhanced NFPA 13D - See NFPA 13D-1996 Edition plus provide sprinkler protection in all bathrooms, closets, pantries, entrance foyers, and garages
Enhanced NFPA 13R - See NFPA 13R-1996 Edition plus provide sprinkler protection in all bathrooms, closets, pantries, attics, equipment rooms, elevator shafts, crawl spaces and garages. Provide insulation at the roof deck or provide freeze protection using an anti-freeze system. (No dry systems permitted.)
Modified NFPA 13 - See NFPA 13-1996 Edition plus City of Henderson Fire Department list of DESIGN CRITERIA for NFPA 13 Systems in Residences > 15,000 sq.ft

**COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS**

22. If any portion of this development for which this zoning was approved is abandoned, the zoning for that portion shall automatically revert to the underlying zoning.
23. All private open space, landscaped areas within public rights-of-way, landscaping along public rights-of-way, and landscaping within drainage channels (arroyos) shall be installed by the developer and maintained by a property owners association, unless otherwise approved by City Council. Water conservation shall be a primary design element in the planning, design, and construction of landscaped projects.
24. Permitted uses, prohibited uses, restricted uses, limited uses, and property development standards shall be as approved by this application. In the case of a conflict between the approved uses and property development standards and City ordinances, unless specifically approved as a waiver, the most restrictive shall prevail.
25. All land use areas by parcel are approximate; exact acreage and legal descriptions will be prepared and submitted at the final map stage. The developer shall submit a "parent tentative map" for approval and submit a "parent final map" for the entire site prior to approval of specific tentative maps for individual subdivisions. The purpose of the final map is to determine the exact legal description of each parcel to convert from resolution of intent to ordinance zoning and to allow the developer to sell individual parcels.

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26. Developer shall install and dedicate all public parks and trails utilized as credit against public park requirements in accordance with Parks and Recreation Department standards. Specific improvements and timing for installation shall be determined as part of a park agreement. This condition is not a waiver of the Park Construction Tax, which shall require separate approval by the City of Henderson. Applicant shall pay the residential construction tax until such time as a park agreement is signed.
27. Each subdivision containing lots less than 6,000 square feet shall provide code required open space within the physical boundaries of, or immediately adjacent to, the subdivision. Private open space improvements shall be as approved by the City.
28. This resolution of intent for all of ZCA-06-660020 not already zoned by ordinance shall expire on December 11, 2013, unless an extension of time is granted by City Council.
29. Maximum build out of the project shall be 3,255 dwelling units.
30. All commercial sites shall be subject to approval of a planned unit development.
31. Approval is conditioned upon ownership and development of the property by the applicant. This condition shall be satisfied by the applicant providing and delivering to the City of Henderson a photocopy of any and all recorded deeds of conveyance showing title held by the applicant prior to issuance of any building permit or release of any map for recording. Should title to the land not transfer to the applicant by the closing date as specified by the Bureau of Land Management, then the approval granted by this application shall be of no force and effect as of said date.
32. Upon approval of this application, applicant shall submit a landscaping plan showing additional landscaping to help screen any retaining walls over 6 feet in height that intersect with a rear property line (for Serrano, Serrano "M", and Parcel "X"). (Added A6)

## PARKS AND RECREATION DEPARTMENT CONDITIONS

33. Applicant shall provide a 30-foot trail corridor with a 12-foot asphalt trail along Lake Mead Parkway. Landscape lighting and irrigation shall be in accordance with the City of Henderson Park Landscape and Irrigation Standards. All landscape is to be constructed in the first phase of development construction.
34. Applicant shall conform to the Lake Mead Trail and Beautification Plan. Applicant to submit trail and landscape improvement plans to the Parks and Recreation Department and obtain all approvals prior to civil plan approval.
35. Applicant shall donate developed open space parkland or the equivalent contribution at 5.25 acres per 1,000 population. (Du x 2.77 / 1000 x 5.25 = acres of land required.)

- 36 City-maintained parks must be 10 acres minimum with the exception of parks that adjoin schools, which may be 5-acre parks where the school is 10 acres or larger. Parks smaller than the minimum must be privately maintained or approved by the Parks and Recreation Department.

#### WAIVERS

- a CM zoning for Parcel F, a 16-acre site and Parcel J, a 4 acre site.
- b Development standards for RS-zone parcels shall be per those of the RS-6-PUD, and parcels zoned RM-8 or RM-10 shall be per the ELO provisions of 19.6.6. Except 10-foot front setbacks for single-story side-loaded garages are permitted in RS or RM-8/10 districts
- c. To allow 0.5 FAR for RS-6, RM-8 and RM-10.
- d Minimum rear-yard setbacks of 10 feet for RS-zoned lots adjacent to a golf course, and 15 feet all other perimeter setbacks.
- e Approval of two parking spaces for projects with RM-8 and RM-10 zoning. Projects zoned RM-16 or residential in a CM district should be held to higher parking standards.
- f (With median) - Two 20-foot one-way travel lanes with a 6- to 14-foot center median within a minimum 62-foot right-of-way with no on-street parking. Five-foot detached sidewalk on one side if no trail is provided. No sidewalks if trail is provided. Curbs will be provided as required by drainage studies

(No Median) - 24-foot (if trails are provided) to 28-foot (if no trails are provided) pavement within a minimum 34-foot right-of-way with no on-street parking. Roadway section widened at intersections to accommodate turning movements where required. Five-foot detached sidewalks on one side if no trails provided. No sidewalks if trails provided. Road sections for individual parcel entries may be widened to accommodate gatehouses, entry walls signage and enhanced landscaping. Except that the following roadway shall be provided for access to Parcels D and K: Two 25-foot one-way travel lanes in a private gated street measured from face-of-curb to face-of-curb, a 5-foot minimum center median, with no on-street parking, no lots having access to the street, and a five-foot attached sidewalk on one side of the street if no trail is provided in an adjacent common element. The sidewalk may be detached if no median is provided.

The following roadway shall be allowed in Parcel K only: (No Median) - 24-foot (if trails are provided) to 28-foot (if no trails are provided) pavement within a minimum 32-foot right-of-way with no on-street parking. Roadway section widened at intersections to accommodate turning movements where required. Four-foot attached sidewalks on one side if no trails provided. No sidewalks if trails provided. Road sections for individual parcel entries may be widened to accommodate gatehouses, entry walls signage and enhanced landscaping. (Amended A5)

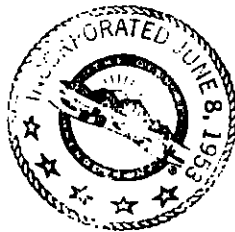
- g. Use of decorative pavers in streets, decorative street lights and design standards for hillside streets in areas not subject to the Hillside Ordinance.
- h. Twenty-four-foot-wide private gated streets measured from face-of-curb to face-of-curb with no on-street parking and no sidewalks west of Lake Las Vegas Parkway. Lake Las Vegas already has been approved and has installed numerous 24-foot-wide roads on the North and South shores.
- i. For hillside lots, the minimum lot width shall be 40 feet subject to the minimum lot size remaining 4,500 as required by Code.
- j. To allow one driveway up to 600 feet in length to serve a maximum of 6 lots subject to conditions requiring upgraded sprinklers.
- k. To provide a 4-foot-wide sidewalk on one side of a local street when the minimum lot sizes are 8,000 square feet, and no sidewalks where the lots are greater than 8,000 square feet
- l. For hillside areas, 42-foot radius for cul-de-sacs measured to the face-of-curb
- m. Transplanted and container plant materials may be substituted for seeding to revegetate disturbed areas.
- n. Allow required parking for Multi-family units within The Bluffs development to be reduced from 655 parking stalls to 651 parking stalls. (A3)
- o. Increase the Maximum floor area ratio (FAR) within The Bluffs Development for Plan 5 on 50-foot x 110-foot lots to a .56 FAR and increase Plan 4 on 40-foot x 110-foot lots to a .55 FAR. (A3)
- p. Reduce the setbacks from the face of the garage to the private drive within the cluster portion of The Bluffs development from 5 feet to 3 feet. (A3)
- q. Allow on street parking on one-side of a 34-foot wide right-of-way and reduce the sidewalk from 5 feet to 4 feet. (A3)
- r. Reduce the window-to-window separation requirement within the multi-family portion of The Bluffs development from 30 feet to 20 feet. (A3)
- s. Allow a maximum height of masonry retaining walls as identified in "Exhibit A" (Serrano, Serrano "M", and Parcel "X" only) to be 13.6 feet with no offset, where 6 feet is allowed. (Added A6)

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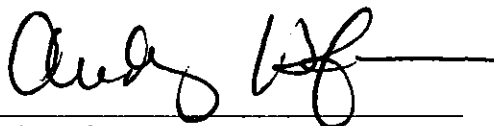
PASSED, ADOPTED, AND APPROVED THIS 7<sup>th</sup> DAY OF FEBRUARY 2012, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:      Andy Hafen, Mayor  
                                 Councilmembers:  
                                 Sam Bateman  
                                 Debra March  
                                 John F. Marz  
                                 Gerri Schroder

Those voting nay.      None  
Those abstaining:      None  
Those absent:          None



ATTEST:

  
\_\_\_\_\_  
Andy Hafen, Mayor

  
\_\_\_\_\_  
Sabrina Mercadante, CMC, City Clerk

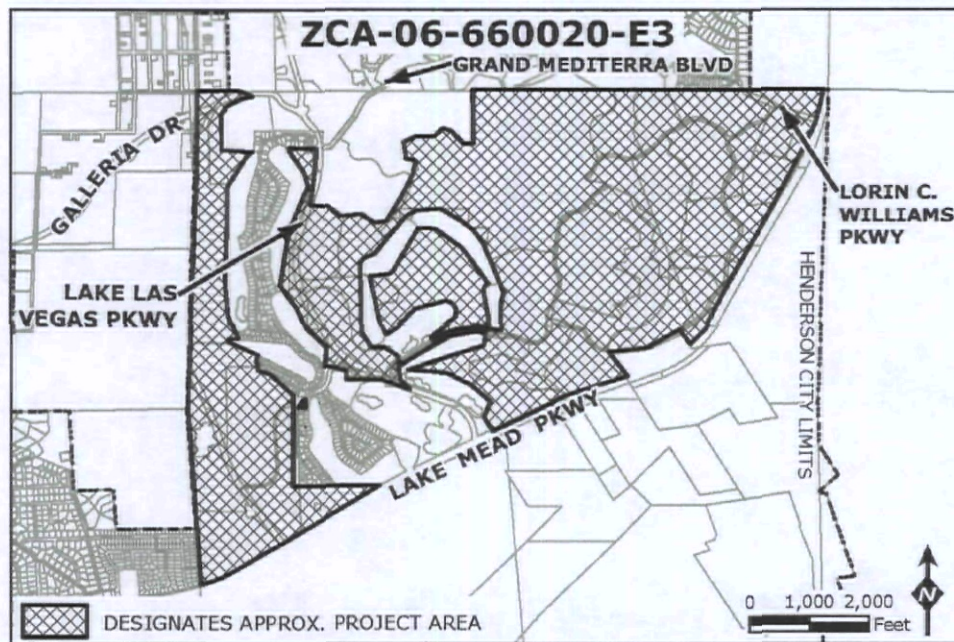


Exhibit A  
ZCA-06-660020-E3 – The Falls at Lake Las Vegas