



March 2, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Darrin Badger
Southwest Desert Equities, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

RE: ZON-10807 – REZONING
CITY COUNCIL MEETING OF MARCH 1, 2006
RELATED TO VAC-10808 AND SDR-10804

Dear Mr. Badger:

The City Council at a regular meeting held March 1, 2006 APPROVED the request for a Rezoning FROM: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard (APNs 125-35-701-005 through 010 and 125-35-702-003 through 006). The Notice of Final Action was filed with the Las Vegas City Clerk on March 2, 2006. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-10804) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. A petition for a Vacation (VAC-10808) approved by the City Council.

Public Works

4. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
5. Submit a Petition of Vacation, such as VAC 10808, for those portions of Bronco Lane in conflict with this site plan. The Order of Vacation shall record prior to recordation of a Final Map overlying or abutting Bronco Lane. If a vacation is not approved for Bronco Lane, this site plan shall be rendered as "NULL AND VOID" and a revised Site Plan shall be submitted to Planning and Development and this site shall be responsible for additional dedications and construction of offsite improvements for Bronco Lane adjacent to this site.

EOT-26939

04-02-08 CC

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Mr. Darrin Badger
ZON-10807 – Page Two
March 2, 2006

6. Dedicate a 15-foot radius on the northeast corner of La Madre Way and Maverick Street.
7. Construct all incomplete half-street improvements on Jones Boulevard, including appropriate transition paving if legally able, and on La Madre Way and Maverick Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).
8. 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.

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

Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

EOT-26939
04-02-08 CC