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August 18, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Bill Hicks
NMG Capital Partners I, LLC
2970 West Sahara Avenue, Suite #100
Las Vegas, Nevada 89102

RE: ROC-14877 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF AUGUST 16, 2006

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for an request for a Review of Condition Number 7 of an approved Rezoning (ZON-7290) TO ALLOW TEMPORARY TRANSITION PAVEMENT ON OSO BLANCA ROAD WHERE FULL WIDTH STREET IMPROVEMENTS WERE REQUIRED on 5.05 acres adjacent to the northwest corner of Tee Pee Lane and Oso Blanca Road (APN: 125-07-701-002). The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

Planning and Development

1. Conformance to all other conditions of approval of Rezoning (ZON-7290).

Public Works

2. Construct half-street improvements on Tee Pee Lane and construct full width street improvements for Oso Blanca Road (AKA Frontage Road) adjacent to this site concurrent with development, or alternatively, if allowed by the City Engineer, the developer may agree to participate in a public improvement project to construct the required improvements concurrent with the construction of the Horse Interchange project, with a participation amount equal to the cost of such improvements the developer would bear in the absence of a public improvement project. If this alternative is chosen, the developer shall construct temporary improvements acceptable to the City Engineer adjacent to this site concurrent with development of this site, and shall post a bond for all permanent improvements so deferred. If the public improvement project is not constructed within a reasonable time as determined by the City Engineer, the applicant, upon receipt of written notification by the City Engineer, shall then construct the full width street improvements within a time frame acceptable to the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development.

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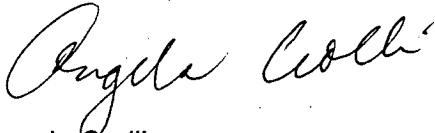
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All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the construction limits of this site prior to construction of hard surfacing (asphalt or concrete).

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

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