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LAS VEGAS CITY COUNCIL

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CITY MANAGER

January 6, 2006

Mr. Mickey Stratton
Quarter Horse Falls Estates, LLC
5365 South Cameron Street
Las Vegas, Nevada 89118

RE: ZON-9093 - REZONING
CITY COUNCIL MEETING OF JANUARY 4, 2006
RELATED TO SDR-9095

Dear Mr. Stratton:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003). The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-9095).
2. A Resolution of Intent with a two-year time limit.
3. Land use shall be pursuant to Title 19.04.040 and Title 19.06.040 to allow horse corrals or stables (private).

Public Works

4. A Petition of Vacation for Maggie Avenue, such as VAC-5464, must record prior to the recordation of a Final Map overlying or abutting the existing right-of-way in conflict with this site plan. Vacations for those portions of Maverick Street and Maggie Avenue within Clark County adjacent to this site shall record prior to recordation of a Final Map overlying or abutting those portions of existing right-of-way. Should those vacations within Clark County not record, this Site Plan shall be rendered as "null and void" and a revised Site Plan shall be submitted to Planning and Development reflecting appropriate right-of-way dedications.

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CLV 7009

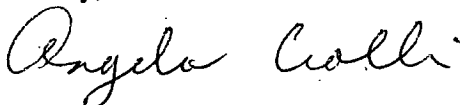


5. Submit a Petition of Vacation for 10-feet of right-of-way for those portions of Iron Mountain Road adjacent to this site that have 50-feet of existing right-of-way prior to submittal of a Final Map for this site; such vacation shall record prior to recordation of a Final Map overlying or abutting those portions of Iron Mountain Road.
6. Dedicate 40 feet of right-of-way adjacent to this site for Iron Mountain Road where no right-of-way currently exists and grant a traffic signal chord easement on the southwest corner of Iron Mountain Road and Jones Boulevard. Dedicate 5-feet of additional right-of-way, including taper, in accordance with Standard Drawing #201.1 and the necessary right-of-way for a bus turnout per Standard Drawing #234.1 on Jones Boulevard.
7. Dedicate appropriate right-of-way for a knuckle meeting current City Standards at the intersection of Maggie Avenue and Maverick Street and construct appropriate half street improvements for the knuckle concurrent with development of this site unless a Petition of Vacation for Maggie Avenue and/or Maverick Street in Clark County cannot be recorded, whereby appropriate dedication and construction is required. Required dedication is 30 feet of right-of-way for Maverick Street, a 25 foot radius corner at the southeast corner of Iron Mountain Road and Maverick Street and 30 feet for Maggie Avenue where no right of way currently exists adjacent to this site.
8. Construct half-street improvements on Iron Mountain Road (including appropriate over paving), Jones Boulevard, Brent Lane, Maverick Street and Maggie Avenue adjacent to this site concurrent with development of this site. Jones Boulevard shall be constructed to a 40-foot half street section. The remaining 10-feet of right-of-way shall be landscaped and an encroachment agreement shall be obtained for such landscaping and maintenance. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). The construction requirements for Maverick Street and Maggie Avenue will not be required if Petitions of Vacation are recorded that would remove the need for these improvements.
9. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for a Bureau of Land Management (BLM) application for Iron Mountain Road. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

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10. Extend oversized public sewer to the northern edge of this site in Jones Boulevard and extend public sewer in Brent Lane to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways 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

Mr. Evan Nef
PN II, Inc.
8345 West Sunset Road
Las Vegas, Nevada 89113

Mr. Chais Jenkins
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146