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January 24, 2006

Westcor 1031 Exchange
2500 North Buffalo Drive
Las Vegas, Nevada 89128

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: ZON-9111 - REZONING
CITY COUNCIL MEETING OF DECEMBER 21, 2005
RELATED TO GPA-9110 AND SDR-9112

Dear Applicant:

The City Council at a regular meeting held December 21, 2005 APPROVED the request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003). The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2005. This approval is subject to:

Planning and Development

1. Prior to approval of a Final Map of this subdivision for technical review, the developer shall obtain a perpetual, irrevocable pedestrian walkway easement across the private residential lot to the east of this proposed site, to provide pedestrian access from this site to Quantum Lane. Provide a copy of the recorded easement to the Development Coordination Section of the Department of Public Works prior to approval of any Final Map for this site.
2. The minimum 75-foot wide parcel as shown on plans marked revised 12/15/2005 shall be created by parcel map and shall remain C-1 zoning.
3. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9110) and Site Development Plan Review (SDR-9112).
4. A Resolution of Intent with a two-year time limit.

Public Works

5. Construct all incomplete half-street improvements on Rancho Drive 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.

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