



040502

December 4, 2003

D'Nal I, Limited Liability Company
50 South Jones Boulevard
Las Vegas, Nevada 89107

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: ROC-3053 - REVIEW OF CONDITION
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Applicant:

The City Council at a regular meeting held December 3, 2003 APPROVED the request for a Review of Condition No. 22 of an approved Rezoning (Z-0001-99) TO ALLOW ACCESS FOR THE DEVELOPMENT FROM O'HARE ROAD AND DURANGO DRIVE NORTH TO THE SOUTH EDGE OF THE SITE (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

1. Original Condition of Approval No. 22 of Z-1-99 is hereby revised to read as follows:

Two lanes of access paving in accordance with Standard Drawing #209 shall be in place along a legal access corridor with a minimum width of 56-feet, to be obtained by the developer of this site (where such does not exist) on Durango Drive from the southern edge of this site to Brent Lane prior to the issuance of any building permits for any on-site activities, and proof of dedication, or a copy of recorded access easements or other permanent irrevocable access rights across the adjacent parcels must be provided to the City. If it is not possible to obtain legal access, two lanes of access paving in accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Mocassin Road from the west edge of this site westward to El Capitan Way or Fort Apache Road, and south on El Capitan Way or Fort Apache Road to the nearest existing paving prior to the issuance of any building permits for any on-site activities. If this access route is utilized, the applicant shall be required to have all construction-related traffic utilize this "back entrance" access corridor upon its completion. Also, construct a temporary barricade on Durango Drive at Log Cabin Way to prevent construction traffic from utilizing Durango Drive, until such time that the models are opened. Four lanes of access paving must be in place on

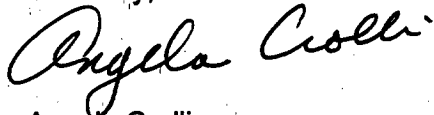
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

D'Nal I, Limited Liability Company
ROC-3053 - Page 2
December 4, 2003

Durango Drive and shall extend from the southern edge of this site to Brent Lane prior to the issuance of any building permits beyond seventy-five percent of the homes allowed within this project site. Non-compliance will result in the denial of further home building permits. Additional paved access routes may be required if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this project's traffic on the surrounding neighborhood.

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

Becker Trust Company
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

Ms. Rebeka DeWitt
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

Las Vegas Dunes, Inc.
50 S. Jones Blvd, Suite #100
Las Vegas, Nevada 89107

Mr. John Prlina
DR Horton
6845 Escondido St., Suite #105
Las Vegas, Nevada 89119