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July 27, 1999

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

J. & M. McNamee
McNamee Family Partnership
8101 Racel
Las Vegas, Nevada 89131-1401

RE: Z-8-98(1) - REVIEW OF CONDITION

Dear Mr. and Mrs. McNamee:

The City Council at a regular meeting held June 28, 1999 APPROVED the request for a Review of Condition No. 13 pertaining to construction of half-street improvements and the time frame within which the improvements are to be installed, on property located on the northwest corner of Grand Teton Drive and Buffalo Drive, FOR A PROPOSED 369 LOT SINGLE-FAMILY DEVELOPMENT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 3.75 Units Per Acre), Ward 4 (Brown), APN: 125-09-801-002 through 005. The Notice of Final Action was filed with the Las Vegas City Clerk on June 29, 1999. This approval is subject to amending Condition No. 13 to read as follows:

- 13. Construct half-street improvements including appropriate overpaving on Racel Street, and Buffalo Drive, and on Cimarron Road and Grand Teton Drive (if legally able) adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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. Construction of all required public street improvements on Grand Teton Drive, Buffalo Drive, and Cimarron Road adjacent to this site shall commence within 180 days of approval of this action. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.

Sincerely,

BARBARA JO RONEMUS
City Clerk *BJR*

/ac
See Attached List

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J. & M. McNamee
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

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Mr. Jim Pinjuv
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Mr. Darren Bench, P.E.
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