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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

Mr. James M. Rhodes
D & B Holdings General Partnership
4630 South Arville, Suite B
Las Vegas, Nevada 89103

RE: Z-131-97(1) - REVIEW OF CONDITION

Dear Mr. Rhodes:

The City Council at a regular meeting held June 28, 1999 APPROVED the request for a Review of Condition No. 10 pertaining to construction of half-street improvements and the time frame within which the improvements are to be installed, on property located on the south side of Grand Teton Drive, west of Palm Grove Lane, for a proposed 382 lot single-family development, R E (Residence Estates) Zone under Resolution of Intent to R-PD-4 (Residential Planned Development - 4.09 Units Per Acre Maximum), Ward 4 (Brown), APN: 125-16-101-005. The Notice of Final Action was filed with the Las Vegas City Clerk on June 29, 1999. This approval is subject to:

1. Construct half-street improvements including appropriate overpaving, if legally able, on Grand Teton Drive, Casper Avenue, Palm Grove Lane, Cimarron Road, and Quail Pointe Drive 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 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 *BRB*

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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/ac
cc: See Attached List



Mr. James M. Rhodes
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Richard Chambers
Rhodes Engineering Services
4630 South Arville, Suite A
Las Vegas, Nevada 89103