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VIRGINIA VALENTINE



CITY of LAS VEGAS

June 11, 1999

Olympic Nevada, Inc. and Centennial and
Rancho Partners, Limited Liability Company
3140 South Rainbow Boulevard, Suite 400
Las Vegas, Nevada 89146

RE: Z-76-98(4) - REQUIRED 90 DAY REVIEW

Dear Applicant:

The City Council at a regular meeting held May 10, 1999 APPROVED the required 90 Day Review for the frontage road landscaping/street section issue, on property located on the southwest corner of Centennial Parkway and U. S. 95, proposed T-C (Towncenter) Zone, Size: 158.80 Acres, Ward 4 (Brown), APN's: 125-28-101-002, 125-28-201-002, 125-28-602-001 through 004, 125-28-601-001, 125-28-701-002, 004 and 005. The Notice of Final Action was filed with the Las Vegas City Clerk on May 11, 1999. This approval is subject to:

1. The landscaping, parking and signage issues shall be heard by the City Council on August 9, 1999 at a public hearing at 4:00 p.m. time certain.
2. Staff is to work with the applicant and all property owners within Town Center to establish an association, maintenance or assessment district clearly indicating that those who are building within Town Center are responsible for Town Center maintenance by equitable assessment. In the absence of such an association, maintenance or assessment district plan, a legal document acceptable to the City Attorney would be required of each Town Center developer/property owner prior to commencement of the permit process acknowledging that the subject applicant will fully participate in such plan once established.
3. The August 9, 1999 Council landscaping/parking/signage plan review shall include a report to Council regarding the association, maintenance or assessment district.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac
See Attached List

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)
www.ci.las-vegas.nv.us (WEBSITE)

CLV 7009
3810-015-6/98



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Rancho Partners, Limited Liability Company
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Joe Caddel
7448 West Sahara Avenue, #101
Las Vegas, Nevada 89117

Mr. Greg Borgel
Mendenhall, Moreno & Associates
3800 Howard Hughes Parkway
Las Vegas, Nevada 89109