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CITY of LAS VEGAS

April 22, 1999

Mr. Jerry Bouldin
KB Spring Mountain Ranch, Limited Liability Company
9102 Horse Drive
Las Vegas, Nevada 89131

RE: TM-81-96(2) - PINE MEADOWS - EXTENSION OF TIME

Dear Mr. Bouldin:

The City Council at a regular meeting held April 12, 1999, considered the Appeal filed by Jones Vargas on behalf of Spring Mountain Ranch, Limited Liability Company of Planning Commission Condition Nos. 2 through 4 for an Extension of Time for an approved Tentative Map on property located on the southwest corner of Grand Teton Drive and Durango Drive, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 109.70 Acres, No. of Lots: 633. The City Council granted the Appeal; thereby APPROVING the Extension of Time. The Notice of Final Action was filed with the Las Vegas City Clerk on April 13, 1999. This approval is subject to:

1. The Tentative Map will expire on March 12, 2000.
2. Enter into a "Park Impact Fee in Lieu of Fees Agreement", subject to the approval by the City Attorney and by the Department of Public Works; this agreement shall be in place prior to the recordation of any Final Maps for the Spring Mountain Ranch Subdivision. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
3. Construction of all parkettes and streetscapes shall be completed within one year of the recordation date of the respective Final Maps within which the parkettes and streetscapes are located or within six months for Final Maps that are already recorded as of April 12, 1999.

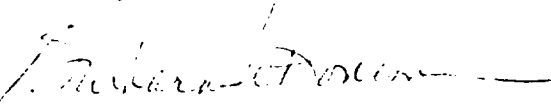
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)
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4. Construct half-street urban improvements including appropriate overpaving on Tule Springs Road (aka the old Durango Drive alignment) concurrent with development of this site as required by the Department of Public Works. This is in addition to the off-site improvements required in Original Condition of Approval #4 of Z-92-96.
5. Conformance to the Conditions of Approval for Zoning Applications Z-92-96, all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

Sincerely,



BARBARA JO RONEMUS
City Clerk



/gpb

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Ms. Kelli Galagan
CVL Consultants Inc.
6280 South Valley View Blvd, Ste #200
Las Vegas, Nevada 89118