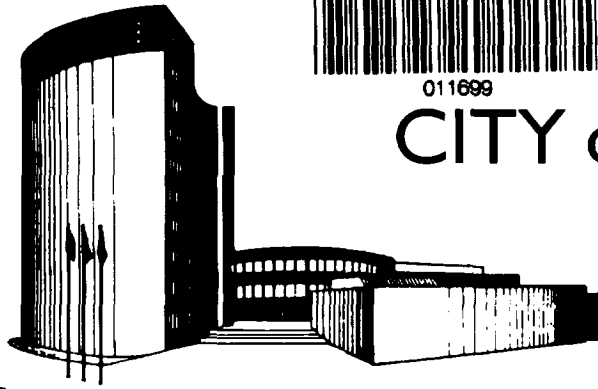


MAYOR
JAN LAVERTY JONES

COUNCILMEN
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MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

November 5, 1998

Mr. Bill Laubner
Palos Properties, Inc.
3251 Elm Avenue
Manhattan Beach, California 90266-3605

RE: Z-64-98 - REZONING

Dear Mr. Laubner:

The City Council at a regular meeting held October 26, 1998 APPROVED the request for a Rezoning on property located at the southwest corner of Decatur Boulevard and Tropical Parkway, From: R-E (Residence Estates) To: R-1 (Single Family Residence) and R-PD8 (Residential Planned Development - 8 Units Per Acre), FOR A PROPOSED 97 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND A 170 UNIT TOWNHOUSE DEVELOPMENT, Size: 43.07 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on October 27, 1998. This approval is subject to:

1. Walls located within the limited common elements in the townhouse development shall not be greater than 4 feet in height.
2. Dedicate 50 feet of right-of-way adjacent to this site for Decatur Boulevard, 40 feet for Tropical Parkway, 30 feet for El Campo Grande Avenue, a 25 foot radius on the northwest corner of Decatur Boulevard and El Campo Grande Avenue and a 54 foot radius on the southwest corner of Decatur Boulevard and Tropical Parkway as required by the Department of Public Works.
3. Construct half-street improvements, including appropriate overpaving, if legally able, on Decatur Boulevard, El Campo Grande Avenue, and Tropical Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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CLV 7009
3810-015-6/98



4. Construct a minimum of two lanes of paved, legal access to this site along a logical route concurrent with development of this site as required by the Department of Public Works. Additional paved access routes may be required if traffic patterns in the area so require as determined by the Traffic Engineer.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
6. Construct public sewer in El Campo Grande Avenue, if such does not already exist at the time of development, to the west edge of this site at a location acceptable to the City Planning Engineer as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of any Maps subdividing this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
8. The final layout of the proposed subdivision(s) shall be determined at the time of approval of the Tentative Map(s).

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9. A Resolution of Intent with a one year time limitation.
10. There shall be an administrative site plan review of the townhomes.
11. All development shall be in conformance with the plot plan and building elevations as amended by the above conditions.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac
See Attached List

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

Ms. Diana Bossard
Bossard Developer Services
2920 N. Green Valley Parkway, Ste #814
Henderson, Nevada 89014

Mr. James Dugger
RBF Nevada
2280 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89102