

MAYOR  
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LARRY BROWN

CITY MANAGER  
LARRY K. BARTON

May 14, 1998



# CITY of LAS VEGAS

Mr. Kevin Parkinson  
Ruby River, Limited Liability Company  
3320 North Buffalo Drive, #207  
Las Vegas, Nevada 89120

RE: Z-90-96(1) - EXTENSION OF TIME

Dear Mr. Parkinson:

The City Council at a regular meeting held May 11, 1998 APPROVED the request for an Extension of Time on property located on the southwest corner of Bonita Vista Street and Dorrell Lane, R-E (Residence Estates) Zone under Resolution of Intent to R-PD18 (Residential Planned Development - 18 Units Per Acre), PROPOSED USE: 186 APARTMENTS, Size: 10.08 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on May 12, 1998. This approval is subject to:

1. A revised Site Development Plan for the apartment complex shall be submitted in compliance with the intent of the Town Center Plan and the Zoning Ordinance of the City of Las Vegas (Title 19A).
2. Condition No. 12 of the original Zoning Application shall hereby be amended to read: Contribute \$15,000 to partially fund a traffic signal system at the intersection of Durango Drive and Deer Springs Way prior to the issuance of building or off-site permits 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. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
3. The applicant shall submit off-site improvement plans within 180 days of receipt of written notification by the City that such improvements are required, and commence construction of those off-site improvements within 90 days of approval of such submitted plans by the City. Failure to comply with this condition shall result in this item being reconsidered by the Council.

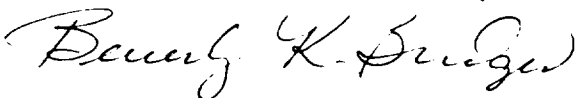


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Mr. Kevin Parkinson  
Z-90-96(1) – Page Two  
May 14, 1998

4. Site development to comply with all applicable Conditions of Approval for zoning application Z-90-96 and all subsequent site-related actions.

Sincerely,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk

/ac

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

Mr. Kevin Parkinson  
Stanpark  
8080 West Sahara Avenue, Suite A  
Las Vegas, Nevada 89117

Ms. Christine Roth  
VTN Nevada  
2727 South Rainbow Boulevard  
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