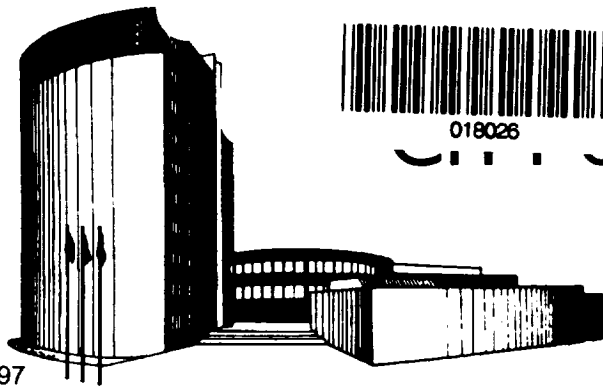


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MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
GARY REESE  
LARRY BROWN  
  
CITY MANAGER  
LARRY K. BARTON



CITY OF LAS VEGAS

December 29, 1997

Mr. Bob Krause  
Spring Mountain Ranch Limited Liability Company  
500 North Rainbow Boulevard, Suite #314  
Las Vegas, Nevada 89107

RE: Z-92-96(2) - EXTENSION OF TIME

Dear Mr. Krause:

The City Council at a regular meeting held December 15, 1997 APPROVED the Request for a Reinstatement and Extension of Time on property located on the southwest corner of Grand Teton Drive and Durango Drive for an approved 633 Lot Single Family Subdivision, 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, subject to:

1. The applicant shall contribute \$400 per dwelling unit as a traffic mitigation fee payable as each residential final map records.
2. Coordinate with Traffic Engineer Division to designate a "Safe Route to School" alignment between this site and the public school(s) servicing this site. Construct school access improvements along the designated corridor.
3. Sight Visibility Restriction Easements shall be shown on all Final Maps for this site; where applicable, such easements shall be shown both immediately adjacent to the proposed right-of-way widths and at the ultimate roadway corridor widths (i.e. where Public Use Roadway Corridor easements intersect other Public Use Roadway Corridor easements or rights-of-way) prior to recordation of a Final Map on this site as required by the Department of Public Works.
4. Conformance with all applicable original Conditions of Approval and all Ordinance Amendments enacted subsequent to the original approval.

Sincerely,

BARBARA JO RONEMUS  
City Clerk

/ac

cc: See Attached List



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Bob Krause  
Z-92-96(2) – Page Two  
December 29, 1997

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

Mr. Michael Vialpando  
PBS&J  
901 North Green Valley Parkway, Suite #100  
Henderson, Nevada 89014