



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

September 6, 2006

City of Las Vegas
731 S Fourth Street
Las Vegas, NV 89101

To Whom It May Concern:

Subject: Rancho Del Sol

The project site, currently known as North Park Apartments, is currently under new ownership. The Apartment Company is renovating the 20 buildings and 80 dwelling units. The Company has been renovating existing apartment complexes throughout southern California and southern Nevada for many years.

There are currently 20 buildings on the site. A tentative map (TMP-6478) was submitted which would allow each building to occupy its own lot. Due to the age of the complex (ca. 1963) there is not sufficient parking to meet today's parking code requirements. In an effort to maximize the space available, we have proposed a one-way driveway loop through the parking lot. With angled parking spaces, we are able to accommodate approximately 158 parking spaces. To allow the complex to share parking and have common access, staff has determined that the parking field should be a common lot. This common lot will reduce the size of each individual building lot, but not the overall size of the complex. The rear setback of each building will be at the face of the curb/sidewalk to the parking area.

A previously existing alley was vacated at some time. This alley served the parking for these buildings. Now, the existing entry widths are 20 feet instead of the required 24 feet. This, along with the length of the private drive requires a waiver of Title 18 standards.

Again, these are existing apartment buildings which are being renovated. This site is near the City's redevelopment area and will enhance the area and encourage other improvements to property. Therefore, we request an extension of time for a variance. Should you have any questions or concerns regarding this information, please contact me.

Sincerely,



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Stanley Consultants, Inc.

A handwritten signature in black ink, appearing to be 'Sara Maamoun', written over a horizontal line.

Sara Maamoun
Project Coordinator

EOT-16588
10/18/06 CC