



ACE Engineering

Civil Engineering • Structural Engineering • Land Planning

05-04

Revised

July 30, 2007

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

**Subject: *TMP – 22654 Tentative Map
Gilmore Grove Residential Planned Development
APN Numbers 138-08-202-002, 003, & 004
(Revision of TMP- 8349)***

To Whom It May Concern:

On behalf of our client, El Capitan Properties LLC, we respectfully submit the subject application for your consideration. The proposed site is generally located within the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 08, Township 20 South, Range 60 East (APN Numbers 138-08-202-002, 003, & 004) and is bordered by Gilmore Avenue to the North and El Capitan Way to the East.

El Capitan Properties, LLC intends to subdivide this site (APN Numbers 138-08-202-002, 003, & 004) into a project consisting of 56 residential lots within a gross area of approximately 7.5 acres within this (net) tentative map. The gross density is 7.46 dwelling units per acre with a proposed minimum lot size of 3,500 square feet and an average lot size of 3,753 square feet. Currently the subject land is zoned Single-Family Compact-Lot District (R-CL) in which the developer is designing per City of Las Vegas R-CL Development Standards. Furthermore, to the North, South, East and West; the current zoning is Single-Family Compact-Lot District excepting a portion directly northwest of the project that is Edith Garehime Elementary School. The subject project will have two (2) main entries on Gilmore Avenue and El-Capitan way each with two incoming and two outgoing lanes and pedestrian access. Additionally we are proposing 48' private streets (back of sidewalk to back of sidewalk).

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Neighborhood disruption is anticipated to be kept at a minimum due to construction access being located off of Gilmore Avenue by way of Fort Apache Road; and perimeter walls from the west and south will aid in buffering construction disturbance. This development will act to benefit the public welfare, as the proposed product will be in line with that of what currently exists in the adjacent properties. El Capitan Properties believes this request to meet the goals, objectives and policies of the City's Comprehensive Plan while continuing to provide the surrounding neighborhood with an aesthetic and desirable product.

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Please schedule this tentative map to be heard by the Planning Commission on August 23, 2007. Furthermore, we expect to begin the infrastructure by December of 2007 with house construction starting April of 2008. If you should have any further questions, please do not hesitate to call.

Very truly yours,

Ace Engineering



Sukhjit "Tony" Singh,
Sr. Project Manager

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