



June 14, 2007

Tom Perrigo, AICP  
 Deputy Director  
 City of Las Vegas  
 Planning and Development Department  
 731 S. Fourth Street  
 Las Vegas, NV 89108

**SUBJECT: JUSTIFICATION LETTER FOR A MAJOR MODIFICATION  
 TO THE KYLE CANYON DEVELOPMENT STANDARDS AND  
 DESIGN GUIDELINES**

Dear Tom:

Kyle Acquisition Group, LLC, as the owner and Master Developer of the Kyle Canyon Master Plan, is requesting a Major Modification to the Kyle Canyon Development Standards and Design Guidelines to reflect a new alignment of Iron Mountain Road between Hualapai Way and Grand Canyon Drive. In the current plan, Iron Mountain Road is to terminate at Oso Blanca. The new proposal is to realign it and connect it to Grand Canyon Drive. This will provide a more efficient connection between the intersections of Hualapai/Iron Mountain and Grand Canyon/Horse. A connection to Oso Blanca from this new roadway is also proposed. Updates to the Master Traffic and Drainage Studies with the new alignment have been submitted to the City of Las Vegas Department of Public Works. In addition, we are requesting changes to the four of the street cross sections to correct a discrepancy in the widths of the cross sections and to add one additional cross section.

The changes we are requesting affect the following figures and cross sections:

Exhibit or Street Section	Status: New or Modified	Description of Modification	Justification
Figure 6 – 1	Modified	Updated to reflect new Iron Mountain Street alignment and to reflect additional street section (C4B)	For conformance to updated Land Use Plan

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Figure 2 - 1 Figure 2 - 2 Figure 2 - 3 Figure 3 - 1 Figure 3 - 15	Modified	Updated to reflect new Iron Mountain Street alignment	For conformance to updated Land Use Plan
DG - S - C4B	New	Added to depict portion of street with 26' Common Element accommodating multi-use trail that connects to paseo	Street section varies from the east side of paseo connection to the west
DG - S - P8A DG - S - P9	Modified	Corrected streetscape width from 15' to 14' to accommodate 21' Common Element	Correction of Dimensions
DG - S - P10 DG - S P10B DG - S - P10C	Modified	Corrected streetscape width from 15' to 14' to accommodate 21' Common Element	Correction of Dimensions

Thank you for your assistance. Please let me know if you need anything further.

Sincerely,



CHRIS DINGELL, AICP  
PLANNING COORDINATOR

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