

DUNNAM CIVIL ENGINEERS

(702) 798-1088
(702) 798-3688 FAX

3471 WEST OQUENDO ROAD
SUITE 202
LAS VEGAS, NV 89118

July 23, 2007

City of Las Vegas Planning & Development
Doug Rankin, Current Planning Manager
400 Stewart Street
Las Vegas, NV 89101

RE: Waiver of Condition(s) for SDR-13802

Mr. Rankin,

I have recently met with the Nevada Department of Transportation (NDOT), Mr. Eduardo P. Mirando, P.E. and James M. Ragan, P.E. to discuss the construction of improvements in Rancho Road as required by SDR-13802. After months of plan and encroachment permit review, Mr. Mirando has determined that NDOT prefers my client not construct curb, gutter and sidewalk in Rancho adjacent to the subject site unless all of Rancho and all of Lone Mountain Road are also developed at the same time.

This request from NDOT to construct improvements in Lone Mountain and Rancho Road are areas which are not adjacent to the site of which SDR-13802 pertains. This would constitute approximately 450 linear feet of additional road improvement, where that required by the SDR is 200 linear feet. That is more than double the normal construction for this site and would also include the relocation of existing traffic control signal heads (lights).

Mr. Mirando's reasoning for not providing these improvements now is based upon two factors;

- 1) The City of Las Vegas has plans to install an underground 10'x12' box culvert in Lone Mountain and Rancho Road, adjacent to this site. This work is anticipated to be started by 2010. This facility would provide flood protection to not only this site, but all parcels in this area.
- 2) NDOT has plans to widen Rancho Road, north of Lone Mountain, adjacent to this site. This widening project directly affects physical access to the site. This project is also scheduled for 2010.

ROC-23867
10-03-07 CC

Each project is reliant upon the other for mutual success and ultimate access to the site while also providing flood protection. The owner would realistically like to construct his portion of Rancho Road now and not encounter any further delay involved with obtaining a waiver, but he also understands NDOT's position. By providing improvements now, there are physical constraints like access and flooding which can not be mitigated.

Please accept this letter as justification for not providing improvements (curb, gutter, side walk, commercial driveway, and street lights) in Rancho Road as required by SDR-13802, item numbers 17 and 19. The owner is acceptable to signing documents to construct his share of road improvements in Rancho when the City and NDOT consider the time appropriate. The existing "pan type" drive which allows access to the site will remain in place until the time when Rancho is constructed.

I have included a copy of the meeting minutes as provided by NDOT to validate their request.

Please feel free to contact me should you have any questions.

Respectfully,



Sam C. Dunnam, P.E.

kalb55c18

CC: NDOT, Eduardo P. Miranda, P.E,
James M. Ragan, P.E.

ROC-23867
10-03-07 CC