

398-A204A

December 3, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

**Re: Iron Mountain and Bradley Residential Development
Justification Letter for Vacation of Right-of-Way
APNs: 125-01-402-001 through 008**

Dear Ms. Wheeler:

This letter is submitted as justification for vacation of right-of-way for the above-listed properties. The parcels are located in Ward 6, on the north side of Iron Mountain Road, and on the west side of Bradley Road. The surrounding area is primarily single-family residential to the west and south, with property designated for public facilities to the north and east.

Currently the right-of-way for Bradley Road from Honeycreek Avenue to Sheleheda Avenue has been dedicated 40 feet west of the centerline alignment of Bradley Road. The right-of-way for the roadway section of Bradley Road from Honeycreek Avenue to Iron Mountain Road has been dedicated 30 feet west of the centerline alignment of Bradley Road. The existing section of Bradley Road extending south from Iron Mountain Road has also been dedicated as 30 feet on each side of the centerline alignment of Bradley Road. This section of Bradley Road has been constructed and has residential development on both sides. In addition, due to the public facility located to the north of the extension of Bradley Road and the low expected traffic volume, we feel that a continuation of the right-of-way of 30 feet on the west side of the centerline alignment of Bradley from Honeycreek Avenue to Sheleheda Avenue would best serve this community and the surrounding area.

Currently the right-of-way for Iron Mountain Road from Leon Avenue to the eastern edge of the development along Iron Mountain has been dedicated 50 feet north of the centerline alignment of Iron Mountain Road. The right-of-way for the roadway section of Iron Mountain Road from Leon Avenue to Bradley Road has been dedicated 40 feet south of the centerline alignment of Iron Mountain Road. The existing section of Iron Mountain Road extending west from Leon Avenue has also been dedicated as 40 feet on each side of the centerline alignment of Iron Mountain Road. This section of Iron Mountain Road has been constructed and has residential development on both sides. In addition, due to the public facility located to the east of the extension of Iron Mountain Road and the low expected traffic volume, we feel that a continuation of the right-of-way of 40 feet on the north side of the centerline alignment of Iron

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Mountain Road from Leon Avenue to the eastern edge of the development along Iron Mountain Road would best serve this community and the surrounding area.

As the applicant's representative on these applications, we will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Very truly yours,

G. C. WALLACE, INC.

for *Kathleen Johnson*
Josh Johnson, PE
Project Manager

JJ/kal

Enclosures

c: Mohammed Pashmforoosh, Javad Enterprises
Bob Genzer, Genzer Consulting

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