

Pinnacle Nevada Corp.

City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

ATT: Councilman Steven Ross
RE: ZON-25758, SDR-25760

Dear Councilman Ross:

The above application is requesting approval for a shopping center on about 23 acres located at the SE corner of Hualapai and Deer Springs. We currently own 35 acres (In the Clark County RNP) across Deer Springs to the north, and about 1300' of our property fronts Deer Springs.

After we became aware of the development plans for this site, we made application for a non-conforming zone change with Clark County and have been working with the neighborhood residents as it relates to our plan. Our application as submitted has an overall net density of under 3.5 units per acre, a density that the neighbors would prefer we reduce.

We would appreciate your review of our current site plan as it relates to development of the subject property. Although our plan is not approved it can hopefully assist the City Council and staff in visualizing some of the concerns the proposed project presents to the land owners on the north side of Deer Springs. As you will notice, we act as a buffer between the subject site and the RNP residents to the east and north.

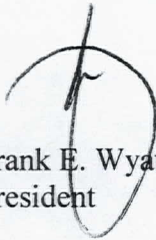
Briefly, our concerns are as follows:

1. **Original designated use:** This site I believe was originally master-planned for about 3.5 units per acre, which provided a buffer between the freeway interchange and the property along Deer Springs. As a builder, we can understand the difficulty in building at 3.5 units per acre on this site given the proximity of the beltway, the off-ramp, and the existing apartments on the west side of Hualapai.
2. **Proposed project-impact on existing property:** The project that is now proposed is a substantial increase in terms of the intensity of traffic and its visual impact in this neighborhood from the original land use designation. This creates a major impact on the owners of the land on the north side of Deer Springs given the RNP designation on most of this property.
3. **Proposed traffic flow:** It is rare to see large commercial project fronting an 80' right of way such as Deer Springs. Our property will be impacted by the number and location of access points onto Deer Springs. We would prefer to see fewer access points onto Deer Springs and to try and locate them as far west as possible.
4. **Our traffic flow:** In reaction to our discussions with neighbors and to minimize our impact on them, we have a single entry designed on Deer Springs. Our project becomes less feasible to service off of Deer Springs unless the proposed project can shift access further west, away from our site. It is not an engineering issue, but one of marketing and desirability for our buyers and future homeowners.

5. **Landscaping and buffering:** Please consider maximizing setbacks along Deer Springs to the extent possible and requiring berming and heavy landscape to reduce the visual impact of commercial buildings and parking areas from our side of the street.

In closing, it is our hope that any final action for this property would take into consideration the residential development that will occur on the north side of Deer Springs. In addition, we would appreciate the inclusion of conditions that require the applicant to address the above concerns to the extent possible.
Thank you for your consideration.

Sincerely,



Frank E. Wyatt
President

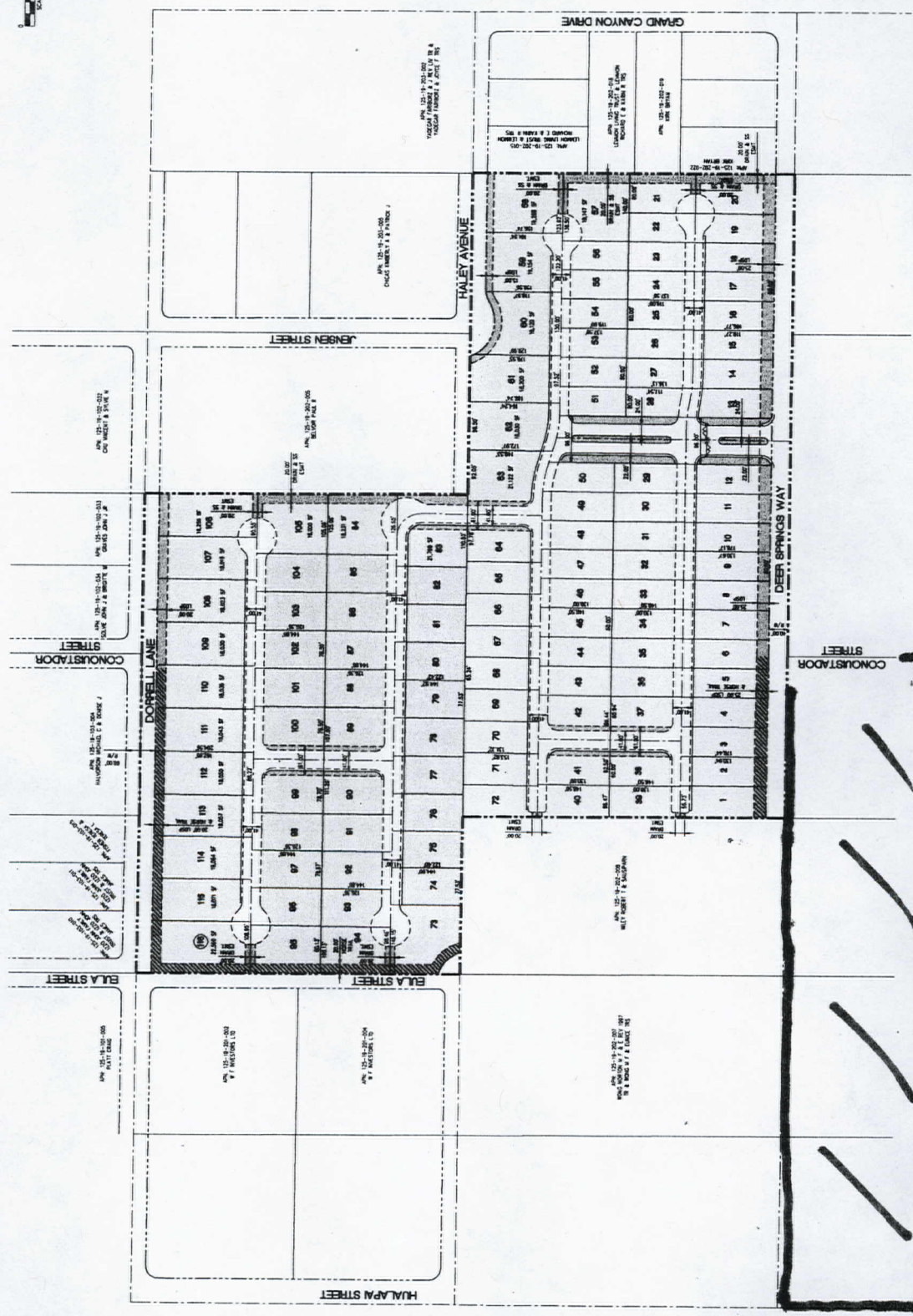
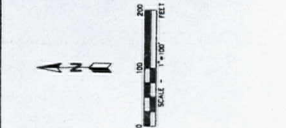
CC: Councilman Brown
Commissioner Chip Maxfield

Submitted after final agenda		
Date	1/10/08	28,
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