

T THOMASON
C CONSULTING
E ENGINEERS

August 28, 2008

City of Las Vegas
Planning & Development
731 S. 4th Street
Las Vegas, NV 89101

**Reference: Spinnaker Homes at the Orchards
Review of Condition of SDR-27226
APN #125-15-101-003**

On behalf of Royal Construction, we respectfully request your consideration of the attached Review of Condition.

Location: The project is located on Grand Teton Drive and Tenaya Way within Section 15 Township 19 South, Range 60 East.

Request: At this time we are requesting approval of the review of condition of SDR-27226 #18

Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

We are requesting on behalf of the developer that the above condition be revised to allow the construction of the off-site improvements concurrent with the construction of each unit of the development. There is a Clark County Regional Flood Control Facility designed for the Grand Teton Drive alignment which would drastically reduce the storm water flows adjacent to this proposed development. The developer would like the opportunity to coordinate the timing of construction of Grand Teton Drive with the Flood Control District to prevent the construction of roadway improvements that will only be damaged and/or removed by the construction of the regional facility within in a few years. With the current house sales rate, the developer has projected that the need for the lots adjacent to Grand Teton Drive (Units 3 and 4) will not be needed until after the regional storm facility is installed and would prefer to install interim storm flow protection on the project site instead of installing a unsightly concrete storm drain channel that will not be needed once the regional facility is constructed. Therefore, the developer would like the opportunity to hold off on the construction of Grand Teton Drive and the Grand Teton / Tenaya Way intersection until they decide to move forward with their future units which will be after the regional facility is constructed.

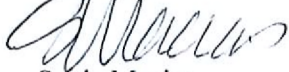
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If you need additional information or have any questions, please feel free to call me at the office
932-6125

Sincerely,



Sonia Macias
Project Coordinator

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