



**PECCOLE
NEVADA**

August 21, 2008

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nv. 89010

M. Margo Wheeler, Director

JUSTIFICATION LETTER FOR REVIEW OF CONDITIONS
Z-146-94

This letter and application are requesting a review of conditions for the conditions of approval for Z-146-94 as shown on the attached letter of approval dated January 14, 1995, and more specifically related to a portion of item #9 relating to the improvements of Alta Drive.

The dedication of right of way is existing as required, however the portion relating to the improvements of the right of way need to be reviewed.

The south half of the street is ok, as it was constructed as designed. The north half of the street has several issues which need to be rediscussed. The standard street section for a 80' r/w street require a 5' wide concrete sidewalk adjacent to the r/w and separated the 66 foot of pavement by a 2' wide curb and gutter.

During the design of Alta Drive improvements, Peccole and their Engineer had a meeting with the City Engineer and the Director of Public Works to discuss several issues having to do with the location of the Angel Park Golf Course in relation to Alta Drive alignment. It was agreed both with the City and Peccole, that the play of the Golf Course would seriously impact that portion of Alta Drive adjacent to the Golf Course. The City stated they did not have the money to change that portion of the Golf Course to eliminate the contact of golf balls with the oncoming automobile traffic, and also the possible injury to pedestrian walking on the sidewalk along the North side of Alta Drive, if the sidewalk was constructed according to the standard street section.

Peccole agrees to minimize the danger by providing a wrought iron fence along the property line and add a number of pine trees along the inside edge of the Golf Course to reduce the number of golf balls which could reach Alta Drive (the wrought iron fence and pine trees are existing). The City Engineer agreed that with no subdivision or business within this section of the roadway, and since a sidewalk would be constructed the full length of Alta Drive along the

south side of the street, the sidewalk on the North side of Alta adjacent to the Golf Course could be eliminated. In conformance with this meeting, this plan was proposed and submitted to the City Land Development for approval. It has been the Land Development determination, that the plans with the removal of the sidewalk along the Golf Course did not meet the standard design requirements, and therefore Peccole's engineer was forced to add the sidewalk to the improvement plans before they would be approved for construction.

The condition which exists today in the field: 1. The curb and gutter and pavement exists and are the full length of Alta Drive. 2. The sidewalk on the south side of Alta exists for the full length. 3. The north side of Alta is presently complete and has sidewalk constructed adjacent to the Suncoast Hotel Property, on the east end of Alta, also at the commercial property at the west end of Alta at Hualapai, adjacent to the Office Development and Merry Hill School is complete. The remaining portion of the commercial property east of Merry Hill School is undeveloped, and the sidewalk and landscaping will be constructed as part of the proposed development.


The remaining area adjacent to the Las Vegas Valley Water District parcel and Angel Park Golf Course, were constructed using landscaping and plants, which have been removed and replaced with landscaping rocks, and no sidewalk is constructed. Despite our several meetings with Public Works, Land Development will not permit us to change the improvement plans to modify them to the existing condition.

There are other conditions exist which must be addressed: 1. Crosswalks, (three are provided) --at Rampart Blvd.,--at Clubhouse Drive, -- and at Hualapai.

The Merry Hill School is a pre-school and all the students are transported by car each day. Bus stop is not necessary, except for the existing bus stops at Alta and Hualapai.

We are requesting that the construction of sidewalk along the north side of Alta Drive adjacent to Angel Park Golf Course be waived and also the added crosswalks and ramps connecting the south curb to the north curb which is not constructed at a traffic signalized intersection.

Sincerely,



Bruce Bayne, Vice President
Peccole Nevada Corp.

ROC-30275
11-05-08 CC