

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

October 9, 2008

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

Reference: Spinnaker at Towncenter I unit 4
Major Modification to an approved SDR

On behalf of Royal Construction, we respectfully request your consideration for a Major Modification to an approved SDR and a waiver from Towncenter Standards.

Location: The proposed site is located on Fort Apache Road and Deer Springs Way within Section 20 Township 19south Range 60east

Request: This letter is to request a Major Modification to an approved SDR for the Spinnaker at Towncenter I unit 4 project and a waiver from the City of Las Vegas Town Center Standards for a detached sidewalk on an 80 foot secondary collector. This Major Modification to an approved SDR is requested to allow an existing Nevada Power equipment pad that was located in the Deer Springs Way alignment prior to the adoption of the Town Center Standards by the City of Las Vegas to be partially visible from the right-of-way. Due to the location of the existing power equipment pad, the sidewalk was attached to the back of curb adjacent to the pad, thus eliminating the landscape area needed to screen the equipment pad from the right-of-way. The request for a waiver from Towncenter Standards is to allow approximately 40 feet of sidewalk to be attached to the back of curb due to an existing Nevada Power equipment pad that was located in the Deer Springs Way alignment prior to the adoption of the Town Center Standards by the City of Las Vegas and to allow approximately 50 feet of sidewalk to be attached to the back of curb along a drainage easement and for the landscaped amenity zone to be located behind the sidewalk to allow for a grade difference in the drainage easement. The improvement plans for Spinnaker Village 1 Unit 4 were revised to show the attached sidewalk and the modified left turn lane due to the location of the Nevada Power equipment in January of 2007. This revision was approved by the city of Las Vegas on 1/29/07.

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

Sincerely,



Sonia Macias
Project Coordinator

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