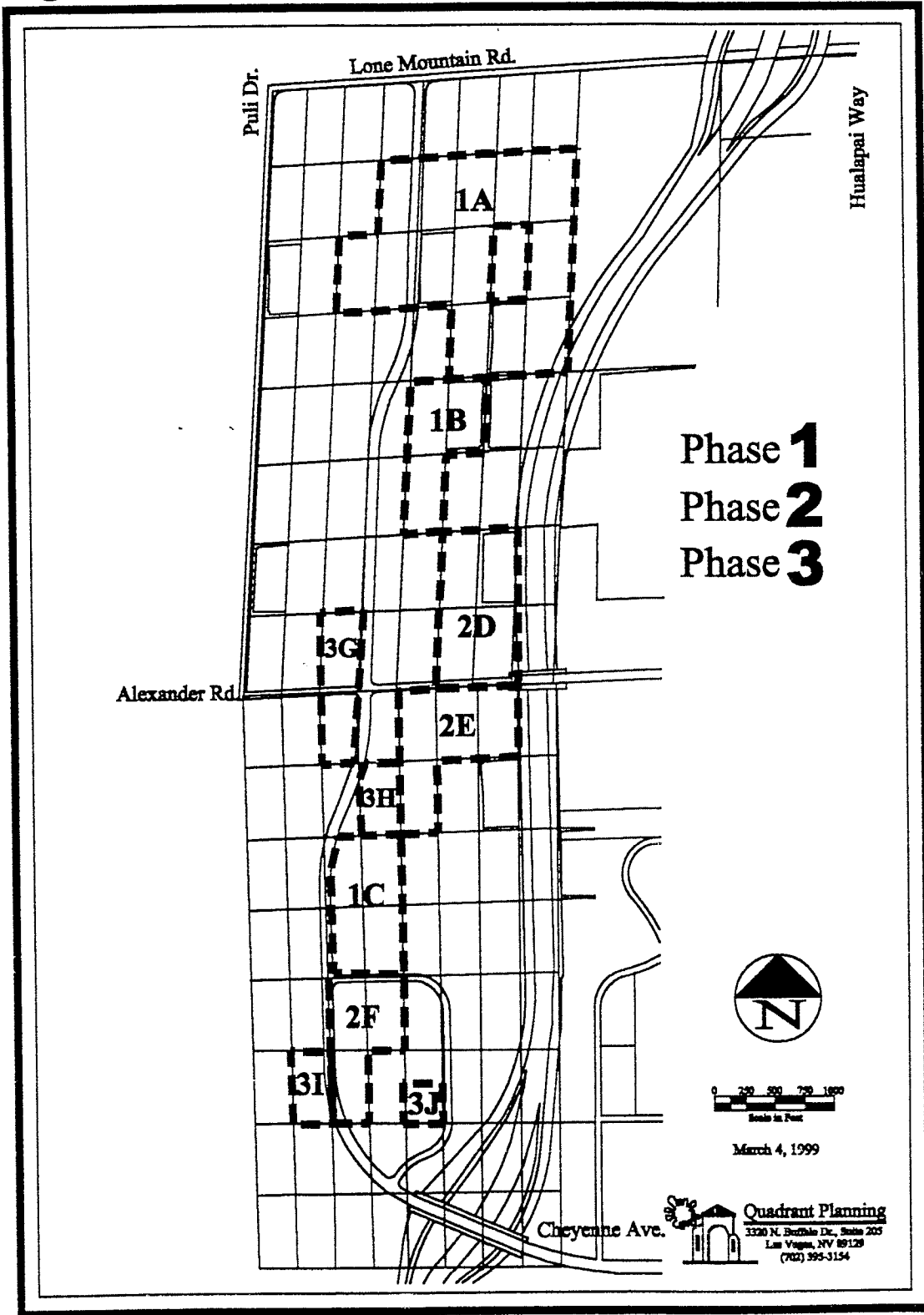


Figure 2 - Development Parcels





September 22, 2000

Robert C. Hosea, P.E.
VTN Nevada
2727 S. Rainbow Blvd.
Las Vegas, Nevada 89102

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

DEPARTMENT OF
PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION

**RE: Lone Mountain West Master Planned Community Cost Participation
Breakdown
Z-24-99**

Dear Mr. Hosea:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic mitigation contribution cost breakdown for the Lone Mountain West Master Plan. The contribution calculations are approved with the following conditions:

1. The incremental participation for Lone Mountain West Planned Community for intersections outside the planning area is \$96.72 per PM generated trip. The participation for the Alexander/Spine intersection is based on the per parcel participation included in the Lone Mountain West Master TIA approval.
2. The incremental participation for the not a part parcels within the Lone Mountain West Planned Community Area is \$149.60 per PM trip. This participation is \$96.72 for intersections outside the planning area and \$52.88 for the Alexander/Spine intersection. The not a part parcels identified in the original Traffic Impact Study are bound to this per trip rate.
3. The Lone Mountain West Master Plan has no mechanism for contributions to traffic signals at the Spine/Loop North (Gowan) or Spine/Loop South (Novat) intersections. If warrants are met and signalization is desired at either or both locations, funding must be provided from another source. The City has no intention or mechanism to provide this funding. The Lone Mountain West Master Planned Community and the not a part parcels within the Lone Mountain West Area are responsible for 100% of the signalization cost and traffic mitigation improvements in the internal street network.

Please contact me at 229-2452 or Joe Peña at 229-6880 if you have any questions.

Sincerely,

Rick Schroder, P.E.
Transportation Planning

RES:jmp

cc: O. C. White, P.E.
Wayne Dowdey, P.E.
Qiong Liu, P.E.
Cheri Edelman, P.E.
Gary Phillips
file

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May 31, 2000

Robert C. Hosea, P.E.
VTN Nevada
2727 S. Rainbow Blvd.
Las Vegas, Nevada 89102

RE: Traffic Mitigation Participation Schedule for the Master Traffic Study for the Lone Mountain West Master Planned Community
Z-24-99

Dear Mr. Hosea:

The Traffic Engineering Division of the City of Las Vegas has reviewed the proposed traffic mitigation participation schedule for the master traffic study for the Lone Mountain West Master Planned Community, to be located generally between the Lone Mountain Road alignment on the north, the Cheyenne Avenue alignment on the south, the Beltway on the east and the Puli Drive alignment on the west. The traffic mitigation participation schedule as submitted is as follows:

Phase	Land Use	Area	Signal Participation
1A	Single Family	\$51,790.04	
1B	Single Family	\$13,770.76	
1C	Townhome	\$16,614.72	
2D	Apartments	\$37,121.19	
2E	Apartments	\$25,895.02	
2F	Apartments	\$25,445.97	
3G	Commercial	\$34,127.54	
3H	Commercial	\$31,433.26	
3I	Commercial	\$30,834.53	
3J	Commercial	\$15,566.95	

Unless an alternative is submitted to and approved by the Department of Public Works, subphases may contribute a proportion of the participation of the overall phase determined by their proportion of the acreage of the overall phase.

This traffic mitigation participation schedule must be modified if required by updates to the Master Traffic Study. Please contact me at 229-2452 if you have any questions.

Sincerely,

Rick Schroder, P.E.
Transportation Planning

