EMS ENGINEERING
5160 S. Eastern Ave. #F
Las Vegas, Nevada 89119
(702)739-7211

December 30, 2006

Subject: Justification Letter for Review of Conditions and Extension of Time for ZON-4215.

Proposed Draft Condition Change:

Construct half-street improvements on Unicorn Street and Dorrell Lane adjacent to this site concurrent with development of this site, including appropriate transition paving. Installation of streetlights on Unicorn Street and Dorrell Lane may be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site 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. Extension of Time also needed because of confusion on offsite requirements.

E.M. Szymanski, PE

ROC-19029
02-21-07 CC

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