



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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January 30, 2017

John F. Krmpotic, AICP, President
KLS Planning and Design
9480 Double Diamond Parkway, Suite 299
Reno, NV 89521

Based on discussions between myself and the Developer's representative, John Krmpotic, the Developer has proposed to convert a 20-foot wide asphaltic concrete paved emergency vehicle access roadway to a 24-foot wide asphaltic concrete roadway section. This section of roadway will generally align with the existing Opal Point Drive and allow for connection and connectivity for the two developments.

Details of the proposed connection are as follows:

- The roadway will be 24 feet wide as measured from curb face to curb face and will be paved with asphaltic concrete to current Washoe County standards.
- A sidewalk will be constructed on one side of the street as required by Washoe County Development Code.
- Two "No Parking" signs will be placed along this section of roadway and the curb faces along this section of roadway will be painted red.

The roadway improvements will be constructed with the appropriate phase of the Ladera Ranch project and will allow for the Developer to adjust lot lines to avoid losing any of the approved number of lots.

It was also discussed that this proposed roadway enhancement will not be included as a condition of approval for the project but that the Developer will include the proposed improvements in the final plan for the associated phase of development.

Should you have questions or concerns, please do not hesitate to contact me at (775) 328-2043.

Sincerely,

Dwayne Smith, P.E.
Division Director Engineering & Capital Projects

cc: Washoe County Planning Commission