

LEN2206.000

January 16, 2024

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

Subject: BLM Grand Canyon and Washburn – Vacation Justification Letter
APN: 125-31-201-010 and 125-31-301-014

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes respectfully submits this justification letter in support of a Vacation (VAC) for the subject site.

Project Description

The project site associated with this proposed Vacation is approximately 90.0± gross acres. The project is located at Grand Canyon Drive and Washburn Road. The assessor's parcel numbers are 125-31-201-010 and 125-31-301-014. The proposed development will consist of 136 single-family residential lots resulting in an overall density of 1.5du/net ac with homesites a minimum of 18,000 SF gross.

The applicant proposes to vacate the following patent easements that are in conflict with the proposed site plan for the subject residential development. Please see the enclosed legal description and exhibits for further details.

- A. Portion of Patent Easement Reserved in Patent Number 27-2024-0004, Recorded November 13, 2023 in Book 20231113, Instrument Number 00830, see A on enclosed exhibit.
- B. Portion of Patent Easement Reserved in Patent Number 27-2024-0004, Recorded November 13, 2023 in Book 20231113, Instrument Number 00830, see B on enclosed exhibit.
- C. Portion of Patent Easement Reserved in Patent Number 27-2024-0004, Recorded November 13, 2023 in Book 20231113, Instrument Number 00830, see C on enclosed exhibit.
- D. Portion of Patent Easement Reserved in Patent Number 27-2024-0004, Recorded November 13, 2023 in Book 20231113, Instrument Number 00830, see D on enclosed exhibit.
- E. Portion of Patent Easement Reserved in Patent Number 27-2023-0029, Recorded September 20, 2023 in Book 20230920, Instrument Number 03971, see E on enclosed exhibit.
- F. Portion of Patent Easement Reserved in Patent Number 27-2023-0029, Recorded September 20, 2023 in Book 20230920, Instrument Number 03971, see F on enclosed exhibit.

24-0034
01/18/2024

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.



Chelsea Jensen
Assistant Project Manager

24-0034
01/18/2024