

September 09, 2024

Department of Planning
City of Las Vegas
495 S. Main St
Las Vegas, Nevada 89101

RE: *Justification Letter for Durango & Grand Montecito – Easement Vacations*
APN: 125-29-512-015

To Whom it May Concern:

Kimley-Horn, on behalf of the applicant, Greystone Nevada, LLC dba Lennar Homes, is respectfully submitting this Justification Letter in accordance with the Vacation Submittal Requirements. The subject project is a proposed residential subdivision located at the northwest corner Durango Drive and Grand Montecito Parkway. The subject parcel has the following approved entitlements for a single-family attached subdivision: 24-0075-MOD1, 24-0075-VAR1, 24-0075-SUP1, 24-0075-SDR1, and 24-0075-TMP1.

This vacation submittal application is being requested and processed for this project to vacate the following easements:

- Portion of patent easement granted in Book 19940715, Instrument No. 00702, issued July 15, 1994
- Drainage easement granted in Book 20230119, Instrument No. 00387, issued January 19, 2023
- Five (5) SVRZ easements granted in Book 20080204, Instrument No. 01964, issued February 04, 2008

A portion of the patent easement granted per OR: 19940715:00702 is being vacated because it is no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family attached residences.

The existing drainage easement granted per OR:20230119:00387 is being vacated because it is no longer needed for drainage conveyance through the site. A new drainage easement is proposed and is approved under Drainage Study DS5772B. The proposed easement will be dedicated via Final Map for the single-family attached subdivision.

The five (5) SVRZ easements granted per OR: 20080204:012964 are being vacated because they no longer serve their intended purpose and are in conflict with the approved site plan for the proposed single-family attached subdivision.

The vacation application and corresponding documents are included with this submittal for your review. Thank you for your consideration, we look forward to working with the Planning Department for a favorable recommendation for this project. Please contact me at (702) 623-7233 or eric.hopkins@kimley-horn.com should you have any questions or concerns.

24-0416
09/09/2024

Sincerely,

Kimley-Horn and Associates



Eric Hopkins, PE

cc: Joanna Condol, Lennar Homes
Elisha Scrogum, Lennar Homes
Carly Samuels, Kimley-Horn

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