

KBH2309.000

June 19, 2024

City of North Las Vegas  
Current Planning Department Staff  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89032

**RE: Justification Letter for a Vacation of a portion of Public Right-of-Way for  
Tropical and On-Site Drainage Easement  
68 lots; 10.41± acres; APN: 123-30-701-001**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, KB Home respectfully submits this Vacation justification.

Tropical Parkway is a 50' to 65' public right-of-way per OR:20040520:02460. A portion of this ROW located north of the site was dedicated for a right turn pocket. In this area, there is an existing sidewalk near the corner of Lamb Boulevard and Tropical Parkway which is in the direct path of this dedicated right turn pocket. In addition, from Tropical Parkway to Lamb Boulevard there are two existing dedicated right turn lanes. With these discoveries, we believe that the dedication of this right turn pocket will no longer be necessary, and we are requesting this portion to be vacated.

There is also a 5' public utility easement per OR:20040520:02460 that is associated with ROW mentioned above. A portion of this public utility easement will also be vacated that is 5' behind the portion of ROW that is being vacated. A new public utility easement will be dedicated to match the updated ROW along Tropical Parkway.

An existing 180' CNLV drainage easement per OR:20170712:00695 is located at the south property boundary of our site. This easement was dedicated for the existing drainage system and its maintenance. Due to our proposed development of the site, this easement will no longer be needed. A new drainage easement will be dedicated onsite for the development to connect to the existing storm drain system.

There are existing utilities in both Tropical Parkway and the site south of our site. None of these existing utilities will be relocated. There will be a water point of connection along Tropical Parkway as well as a sewer point of connection within the site south of our site.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink, appearing to read 'Michael Fang', is positioned above the printed name.

Michael Fang, PE  
Project Manager