



TANEY ENGINEERING

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August 6, 2024

Planning and Zoning
2250 Las Vegas Blvd. North
Suite 114
North Las Vegas, NV 89030

Re: Owens & Lamb Phase 1
APN: 140-30-520-017 through 140-30-520-033 inclusive
Justification Letter

To whom it may concern:

On behalf of our client, Toll South LV, LLC, Taney Engineering is respectfully submitting justification for the vacation of a portion of a Blanket Utility Easement granted to the City of North Las Vegas by that certain final map of "Vegas Green Townhouses", recorded in book 30 page 85 of plats and further being book 1860, instrument number 1819326, Clark County, Nevada, official records. The blanket utility easement lying south of the south right-of way line of Van Buren Avenue contains 2.55 acres, more or less.

Please note that there are existing utilities in the area, which will be removed or relocated as part of the improvement plans (CLV #L24-00844 & CNLV #113-2024). Although an easement was granted with a previous map, the site was never constructed. We are now processing new improvement plans and re-mapping the site.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Austin Chen

Austin Chen
Senior Land Planner