

MBS2301 – Old Rose Garden

December 18, 2024

**City of North Las Vegas
Department of Public Works
2250 Las Vegas Boulevard North, Suite 200
North Las Vegas, NV 89030**

**RE: 1632 Yale Street/ 311 E Tonopah Ave
Old Rose Gardens –Easement Vacation Application
APNs 139-22-810-041, 19-22-810-042
CNLV Project #298-2024**

To Whom It May Concern,

On behalf of our client, McCormack, Baron, Salazar, Westwood Professional Services respectfully submits this Easement Vacation Application for APNs 139-22-810-041 and 19-22-810-042, located at the southwest corner of the intersection of Tonopah Ave. and Fifth Street.

The applicant proposes to vacate two existing 3' wide underground utility easements and 5' portion of a 10' wide existing utility easement all dedicated with the Final Map of Rose Gardens Subdivision, Book 15, Page 60 of Plats on file in the Clark County, Nevada official records.

The 3' easements were put in place for underground utilities at the side lot lines of the two parcels. These parcels are planned to be combined with this project, so the easements are not needed and would be in conflict with the proposed site plan. The 10' utility easement is wider than is required, so we would like to vacate the inner 5' of it to release space on the site for development and/or landscaping. Along Tonopah Ave. there is evidence of an abandoned NVE transformer pad. All the conductors are cut off and the old wire was direct buried and abandoned. No relocations are required. There are no active existing utilities in the proposed vacation areas.

McCormack, Baron, Salazar, seeks the approval of this Application as the easement vacation does not impact the Public, other public/quasi-public utility service, nor any other landowners now or in the future.

If you have any additional comments, or questions, please feel free to contact me at (702) 284-5300.
Sincerely,

Westwood Professional Services



Amber Allen, PE
Assistant Project Manager