

February 13, 2023
W.O. 8092 (VAC01)

City of North Las Vegas
Department of Planning
2250 Las Vegas Boulevard
North Las Vegas, NV 89030
Attention: Public Works

Subject: Letter of Intent for a Vacation Request
The Villages at Tule Springs:
APN: 124-16-799-007 – Village 1.14

Public Works,

On behalf of our client DR Horton, VTN Nevada is requesting to vacate a portion of public right of way within the right of way dedicated for APN:124-16-799-007.

The subject property is located south of Tule Springs Parkway and west of Penelope Cove Place within the City of North Las Vegas jurisdiction. At the direction of the City of North Las Vegas Public Works Department, the applicant is requesting this vacation in order to map these areas as private streets within the master plan development.

Vacation Request

The applicant is requesting to vacate the existing portion of the public right of way/access identified as:

1. Penelope Cove Place is located at the entrance of Parcel 1.14.

The applicant is proposing to provide a gated entry to this development. Gated entries are not permitted within public street rights of way, therefore the vacation of these portions of the public right of way is necessary. The configuration of the entrance will remain unchanged but will be labeled as private streets instead of public streets. Since the land has remained vacant and undeveloped there are no existing dry utilities located within these areas proposed for vacation. The applicant will be dedicating the required public utility and public drainage easements on the final maps as required.

VAC01-This vacation of right of way is in conjunction with CNLV Project # 367-2021.

All interior/private streets are also drainage easements, public utility easements, and a common element to be maintained by the HOA.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,

VTN-Nevada

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager