

RAH2102 Fullerton Cove (for IPH2201)

July 13, 2023

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

**RE: Fullerton Cove Phase 1 (CNLV #328-2021) – Utility Easements Vacation Application
APN Number 124-21-520-001 and 002**

To Whom It May Concern,

On behalf of our client, Insight Park Highlands, LLC., Westwood Professional Services respectfully submit this Easement Vacation Application for the referenced project, located at the northwest corner of the intersection of Revere Street and Dorrell Lane (south of the I-215).

The applicant proposes to vacate two existing utility easements in Nelson Bay Avenue (private) and another in Fern Bay Street (private) previously dedicated for water main laterals meant to serve the adjacent commercial parcels owned by Insight Park Highlands, LLC. Unfortunately, none of the water laterals can be utilized due to being in a different pressure zone than what is designated for the IPH Commercial parcels. The water laterals in Nelson Bay have not been constructed while the one in Fern Bay is constructed and will be physically removed as part of this Delta 1 revision. The associated utility easements therefore, are deemed obsolete and will need to be vacated per James Hackman (City of North Las Vegas, Utilities).

Insight Park Highlands, LLC. seek the approval of this Application as the easements' 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



Thai Q. Tran, PE
Project Manager