

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: VAC-11-2020 **Valley Vista Parcel 2.7.1**
Date: December 16, 2020

The Department of Public Works has reviewed the subject application and has no objection to the vacation.

Robert Weible, Land Development Project Leader
Department of Public Works



October 27, 2020

City of North Las Vegas
Planning and Development
2250 N. Las Vegas Blvd., 1st Floor
North Las Vegas, NV 89030

Subject: DR HORTON - LETTER OF INTENT
Valley Vista Parcel 2.7.1 – Vacation Easement of Portion of BLM Grant N-76357
APN #124-18-610-010

As representatives of DR Horton, Inc., we respectfully submit a request to Vacate a portion of the City of North Las Vegas Easement regarding BLM Right-of-Way Grant N-76357. The property is in the City of North Las Vegas off Aviary Way between Farm Road and Virage Park Drive, APN#:124-18-610-010, within Section 18, Township 19S, Range 61E. The applicant is proposing a 99 lot, single family residential development on 6.07 acres with a density of 16.3 units per acre. There is an associated Tentative Map (T-MAP-03-2020). The Final Map is Valley Vista Parcel 2.7.1, NFM#:314-2020.

The easement in question concerns streets, utilities, and drainage and we are requesting to vacate the area of the easement that falls along the East side of Aviary Way North of Farm Road, as it is no longer needed. The site is currently undeveloped. A retirement community is planned directly to the South of this property, with a school planned directly to the North. Additionally, single family residential developments exist to West and South of this pending development. Access to the parcel will be from Aviary Way.

If you should have any questions concerning this request, please contact me at 702.254.1480. Thank you in advance for your consideration and approval.

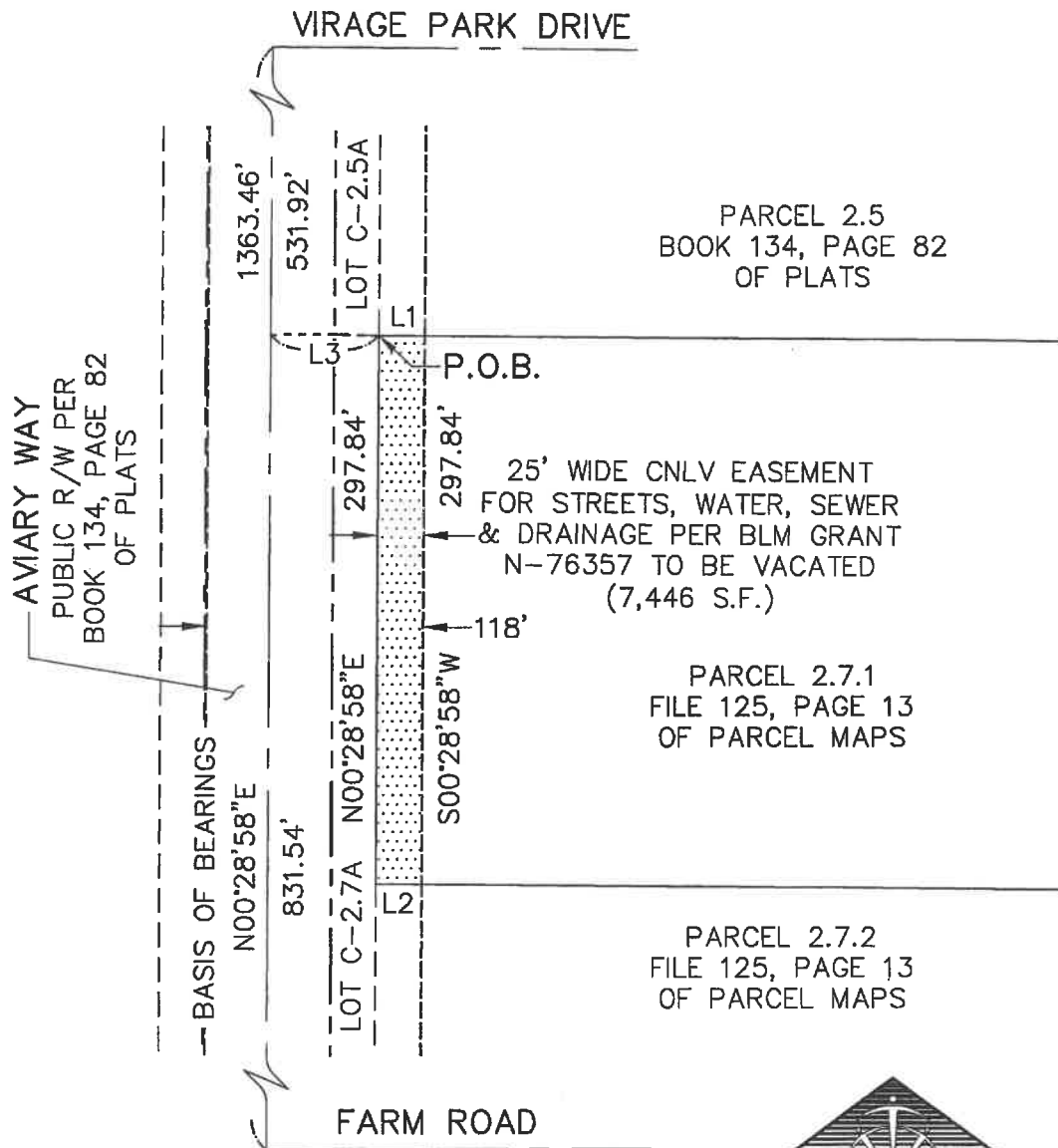
Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Morgan", is written over a light blue horizontal line.

Maria Morgan
Project Coordinator

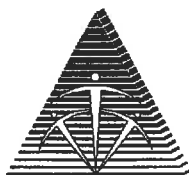
EXHIBIT A-1

PAGE 2 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°31'02"E	25.00'
L2	N89°31'02"W	25.00'
L3	S89°31'02"E	59.00'

01019.0001
LGL_VALLEY VISTA 2.7.1_VAC.dwg

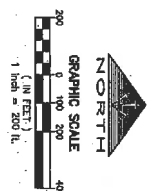


TRI-CORE
SURVEYING, LLC

6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

VACATION EXHIBIT

FOR PARCEL 2.7.1 OF FILE 125, PAGE 13 OF PARCEL MAPS, LYING WITHIN THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA



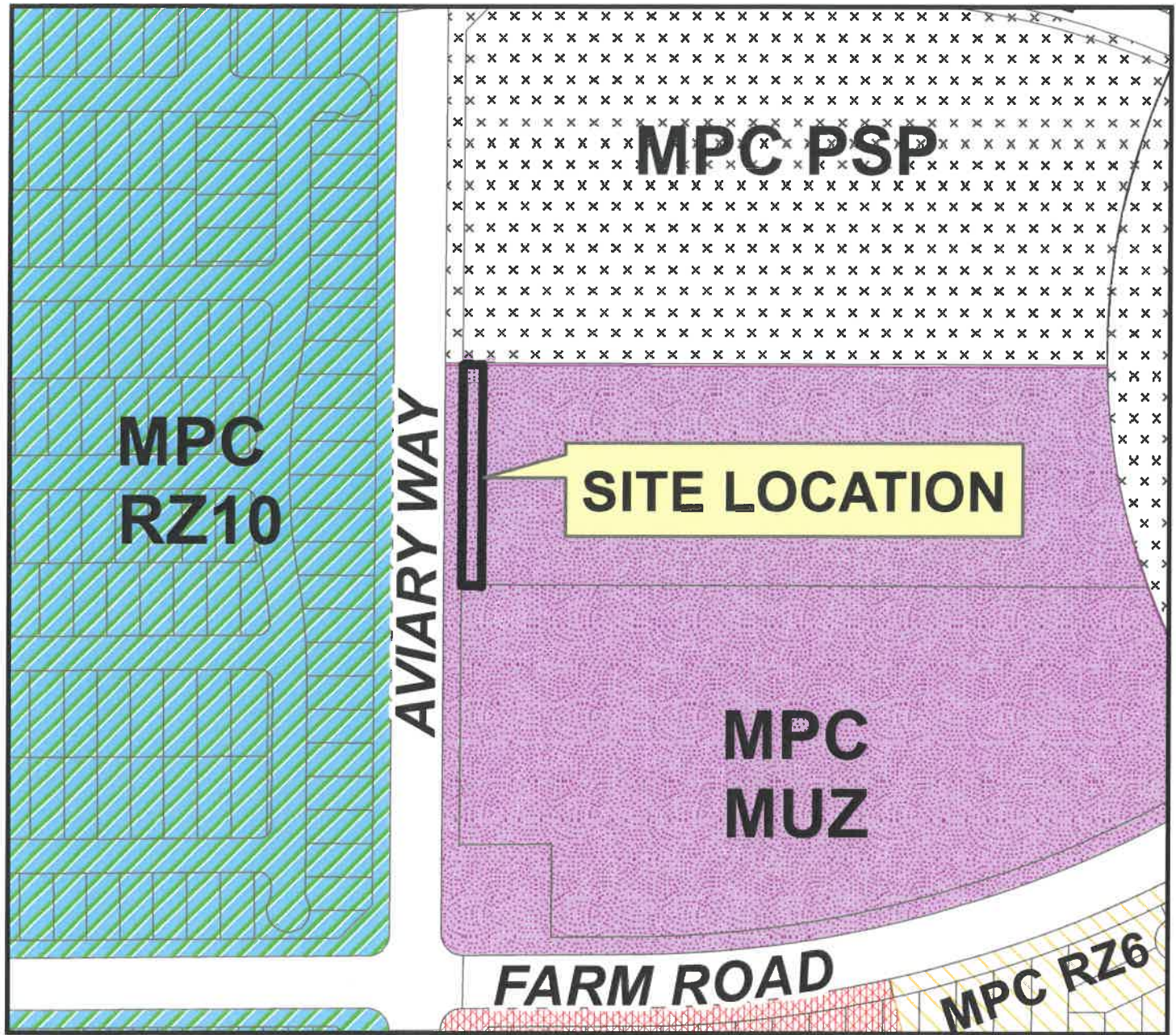
- LEGEND**
- PROJECT BOUNDARY LINE
 - SECTION LINE
 - ALLOTMENT PART LINE
 - RIGHT-OF-WAY LINE
 - CASEMENT LINE
 - STREET CENTERLINE
 - ASSESSOR'S PARCEL LINE
 - R/W
 - RIGHT-OF-WAY

	D.R. HORTON INC. VALLEY VISTA PARCEL 2.7.1 VACATION EXHIBIT	<p>TRI-CORE SURVEYING, LLC LAND SURVEYING • CONSTRUCTION STAKING MAPPING & LAND DEVELOPMENT SERVICES BOUNDARY & TOPOGRAPHIC SURVEYS 8761 WEST CHARLESTON BLVD. LAS VEGAS, NEVADA 89148 TEL (702) 881-1554 FAX (702) 870-4378</p>	DATE: 10/13/2020 PW: ML DRAWN BY: ML DESIGNED BY: RD CHECKED BY: RD ADX CHECKED: RD JOB NO.: 101016.0001 SCALE: 1"=200'	NO. DESCRIPTION DATE APPO.
	SHEET 1 OF 1		DATE: 10/13/2020 PW: ML DRAWN BY: ML DESIGNED BY: RD CHECKED BY: RD ADX CHECKED: RD JOB NO.: 101016.0001 SCALE: 1"=200'	NO. DESCRIPTION DATE APPO.



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 Feet

Applicant: DR Horton, Inc.

Application: Vacation

Request: To vacate a 25 foot wide street, drainage and utility easement located east of Aviary Way, approximately 500 feet north of Farm Road

Case Number: VAC-11-2020

12/21/2020

