



March 1, 2021, Revised 3/9/2021, Revised 8/12/2021
W.O. 8074

City of North Las Vegas
Department of Planning
2250 Las Vegas Boulevard
North Las Vegas, NV 89030

Attention: Planning Department

Subject: SWC Centennial-Pecos (Letter of Intent)
RE: APN's 124-25-501-007 – 15.38 Gross Acres

Planning Department:

Subject: 1. Vacation of Drainage Easement

On behalf of our client Richmond American Homes, VTN Nevada is requesting the approval of a Vacation of easements for the above referenced parcel. Richmond American Homes is proposing to develop the subject parcels of land as a 102-Lot residential development with a proposed zoning of RC-L (Single Family-Compact Lot) from C-1 (Neighborhood Commercial) and a Comprehensive Plan Amendment from CC (Community Commercial to SFM (Single Family Medium within the jurisdiction of the City of North Las Vegas.

The applicant is requesting to vacate 10-foot wide public drainage easement along the eastern portion of the property. The easement is no longer needed to convey any flows due to the improvements done on Centennial Parkway. The proposed development will provide surface flow through the development to the existing inlet located in the southeast corner of the site. The proposed project as a part of the development process will provide detailed Drainage Study for approval which provides a detailed analysis of the on-site drainage conveyance system for the project.

Easement # 1

PUBLIC DRAINAGE EASEMENT BOOK 20070910, INSTRUMENT NO. 01052.

APN: 124-25-501-007

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