

January 28, 2008

Margo Wheeler
Director of Planning and Development
731 South Fourth Street
Las Vegas, NV 89101



DEVELOPMENT
SERVICES



LAND
PLANNING



CIVIL
ENGINEERING



LANDSCAPE
ARCHITECTURE



LAND
SURVEY

RE: Calgary Crossing aka: Coke & Maggie East – Vacation (Justification Letter)
APN: 125-09-501-003 -Revised

Dear Ms. Wheeler,

On behalf of the applicant, Bart Maybie, we respectfully request review of the attached petition form for a vacation of a drainage easement.

Justification:

The Tentative Map (TMP-22504) was approved by Planning Commission on July 26, 2007 for a 19 lot single family residential subdivision on approximately 10.25 acres located adjacent to the northeast corner of Maggie Avenue and Coke Street (APN-125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation]. Per Carolyn Caviness and Rob Welch, our client is being required to submit a formal vacation application that will vacate an existing drainage easement approximately (12,907 square feet or 0.30 AC+-) along Iron Mountain Road. In addition, we will be vacating a Clark County 20' public drainage easement along Iron Mountain Road and rededicating it to The City of Las Vegas on our Final Map. Per right-of-way, this vacation process will not hold up the final map due to this projects unique situation. Also, our client is unable to pull permits until the existing drainage easement has been vacated: 20030714:01152. Please see the attached exhibits and legal descriptions for further details.

We look forward to addressing any questions or comments you may have during your review and respectfully ask for your recommendation of approval.

Please contact our office if you should require any additional information. Thank you very much for your assistance with this project.

Sincerely,
WRG Design, Inc.

Patricia A. Ortiz
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Planner

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