

SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

January 31, 2008

City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: DECATUR/TROPICAL
SWE REFERENCE NO. 070619

Dear Andy Reed:

On behalf of our client, Decatur 215 of Nevada, LLC, we are requesting a Vacation of unnecessary portions of Right-of-Way on the west side of Decatur and an access, drainage and public utility easement across our development in the City of Las Vegas. This project is known as Decatur & Tropical, more specifically as APN 125-25-501-010, 125-25-601-022 & 023. Previous entitlements have created a one lot Tentative Map with intent to develop a one lot commercial subdivision.

The first vacation being sought is for portions of right-of-way along the east boundary of the project along the west right-of-way of Decatur Blvd. These portions are where the sidewalks are detached from the back of curb. Said portions are not necessary for street right-of-way widths for the planned overall width of Decatur Blvd, therefore vacating these portions will still meet the City of Las Vegas' intent for Decatur Blvd. Please see accompanying documentation for more details.

The second vacation being sought is for the access easement to APN 125-25-501-010. This easement was created to supply access to this parcel, which at one time would have been land locked without it. This access is no longer necessary as all three parcels are currently owned by one entity, and all part of the one lot commercial subdivision. There will be cross access easements in place for the entire development, which is typical for this type of project.

Finally, we are requesting the vacation of the public drainage, utility, and sewer easement. These easements were created with essentially the same purpose as the access easement mentioned above. Since all three parcels are part of the one lot commercial

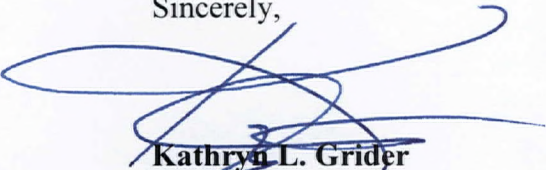
VAC-26687
03/13/08 PC

development these easements are no longer necessary. In addition the aforementioned cross-access easements will be set in place to deal with drainage, utilities and ingress/egress issues within and between the businesses in this commercial development.

This is a routine and customary request for vacations of this type. Approving these vacation requests still meets and supports existing City of Las Vegas policies and regulations. We would therefore respectfully request your recommendation for approval of the above listed vacations.

Please feel free to contact our office should you have any questions or need additional information.

Sincerely,



Kathryn L. Grider
Planning Manager

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