

ADVANCED ENGINEERING

September 21, 2009

City of Las Vegas Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: 7320 W. Centennial Pkwy – APN# 125-22-412-001 thru 024
Justification Letter

Dear City,

On behalf of Shiron Development (owner) and Blue Marble Development (applicant), Advanced Engineering would like to request your review and approval of the proposed vacation.

The applicant is requesting a vacation & abandonment of 20.00 foot wide public drainage easement and the Public Utility Easements (P.U.E's) with NV Energy, Cox Communication, Embarq and the Las Vegas Valley Water District.

Due to the current adverse market conditions, our client would like to vacate all aforementioned easements so they can process a Reversionary map to convert the mapped lots within Book 139 of plats, page 13; back into acreage. The current property configuration was created for a past market that is not viable today and therefore has imposed an undo hardship. We feel the above mentioned request will provide greater flexibility to the future development of the property and its marketability.

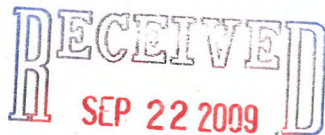
We request your approval at the November 20th, 2007 planning commission and look forward to answering any questions you may have prior to planning commission.

If you should require any additional information feel free to call our office at 405-1590.

Sincerely,


Aimee Ignatowicz

Advanced Engineering



VAC-36135
11/05/09 PC

Consulting Engineers and Planners