

February 4, 2010

City of Las Vegas
Planning and Development Department
731 S 4th Street
Las Vegas, Nevada 89101

Re: Vacation of Little Acorn Court
APN 162-04-101-022,023 & 024

Justification Letter

The property is located at 2122 Edgewood Avenue in an area of town known as the Scotch 80. This property was created by a parcel map (PM Map 113 Page 52) in February of 2007. The above referenced street was recorded as a Public Right of Way. This request is to Vacate this Public Right of Way to a Private Access easement, Public Drainage easement and Public Utility easement with all recorded easement to remain in place. This street will serve only three lots with the lot fronting Edgewood having access from Edgewood and this proposed private street.

The purpose of the request is two fold. The first is there are above ground utilities within the public right of way that would be difficult to remove without disrupting adjacent property owners. The second is that the pavement of the proposed public street comes to within 3 feet of the existing house in front.

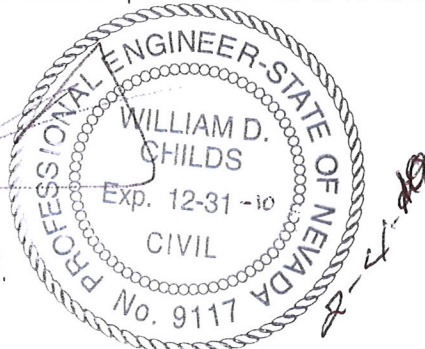
This request is to vacate this street maintain the current width for easements and to reduce the paves access to the bulb of the cul de sac from 48' to 30'. I have had discussions with traffic engineering and they have no objections to the vacation nor the reduction in width as long as the bulb of the cul de sac is paved as currently planned. The owner has no objection to this. This private drive will be owned by the homeowners association which will be created for that purpose. All lots are currently under single ownership (deed attached)

As this street only serves three lots, is not a part of the major street grid and is internal to a semi private neighborhood, this request does not impact City of Las Vegas policies or regulations. And has no significant impact on the neighborhood. In fact the reduction of paving requested seems to be good for the neighborhood in keeping the rural look.

If you require further information please feel free to contact me

Sincerely,


William D. Childs, P.E.



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