



REVISED January 4, 2010

Planning & Development Department
City of Las Vegas
731 South Fourth St.
Las Vegas, NV 89101

Subject: Town Center 44/50 #1
Request for Vacation (VAC-36929)

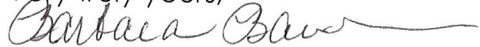
To Whom It May Concern:

On behalf of the applicant, Pardee Homes, we respectfully request review and approval of the attached application for Vacation. The subject property is located at the southwest corner Elkhorn Road and Fort Apache Road and comprises approximately 16.65 acres. The residential subdivision was originally approved and recorded to include 116 residential lots and 13 common elements. A copy of the recorded Final Map, Book 136, Page 48, is included for your reference. The applicant's request is to allow the vacation and abandonment of all easements and rights-of-way that were granted and conveyed per the Final Map that lie *within* the subdivision boundaries – specifically all City of Las Vegas rights-of-way, drainage easements, sewer easements, streetlight and traffic control easements and pedestrian access easements. The dedications that were granted for the public streets surrounding the subdivision are not included as part of this request and will remain in place. The applicant is pursuing a reversion to acreage that is submitted concurrently with this Vacation request.

The reversion of this property to acreage meets with all City standards, regulations and policies. The applicant intends to pursue future approvals for a residential subdivision with different lot configurations that more appropriately address the desires of the home buying market. The applicant understands that any future development will be subject to City review and approval.

Please place this item on the January 28, 2010 Planning Commission agenda. Please contact our office should you have any questions or require further information. Thank you for your kind consideration of this matter.

Very truly yours,


Barbara Baird

Cc: D. Hale, PH
T. Steadham, SHG

VAC-36929
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