



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

April 30, 2024

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Marcelo Erosa, 702-250-0907, Marcelo.Erosa@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and

please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 26, 2024. (For possible action)
- IV. Approval of the Agenda for April 30, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

05/21/24 PC

- 1. **ET-24-400041 (UC-21-0316)-A K87 LEGACY TRUST: USE PERMITS FIRST EXTENSION OF TIME** for the following 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jm/ng (For possible action) **05/21/24 PC**
- 2. **VS-24-0117-GREYSTONE NEVADA, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and Hammer Lane, and between Tee Pee Lane and Fort Apache Road within Lone Mountain. RM/rp/ng (For possible action) **05/21/24 PC**

- VII. General Business
None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: May 14, 2024.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

March 26, 2024

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.
- II. Public Comment
None
- III. Approval of March 12, 2024, Minutes

Moved by: KIM BURTON
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for March 26, 2024

Moved by: CHRIS DARLING
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **VS-24-0049-DRP NV 4, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and Hammer Lane, and between Grand Canyon Drive and Tee Pee Lane within Lone Mountain. RM/jor/ng (For possible action) 04/16/24 PC

Action: APPROVED as submitted subject to staff conditions

Moved By: CHRIS DARLING

Vote: 5/0 Unanimous

2. **DR-24-0070-TEMPLETON DEVELOPMENT CORPORATION: DESIGN REVIEW** for modifications to an approved single family residential development on 7.7 acres in an RS20 (Residential Single Family 20) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/tpd/ng (For possible action) 04/17/24 BCC

Action: DENIED. Denying board members felt that neighbors had worked too hard with previous owner/applicant to find compromises on the project that both sides could live with and that it was unfair to have those compromises disregarded because there is new owner of the property.

Moved By: KIM BURTON

Vote: 3/2 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be April 9, 2024

X. Adjournment

The meeting was adjourned at 7:32 p.m.

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400041 (UC-21-0316)-A K87 LEGACY TRUST:

USE PERMITS FIRST EXTENSION OF TIME for the following 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jm/ng (For possible action)

RELATED INFORMATION:

APN:

138-05-302-023

USE PERMITS:

1. Increase the area of a proposed accessory building (detached garage) to 4,000 square feet where an accessory building with a maximum area of 2,400 square feet (one-half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 67% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

LAND USE PLAN:

LONE MOUNTAIN RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4280 Kevin Way
- Site Acreage: 1.1
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): Up to 18
- Square Feet: 4,000

History & Site Plan

UC-21-0316 was approved in September 2021 for the site with a condition requiring a drainage study to be performed. In April 2022, this condition was waived by the approved waiver of conditions, WC-22-400019.

The previously approved plans depict a proposed 4,800 square foot single family residence located on the southeast corner of Kevin Way and Helena Avenue. Access to the property is proposed from 2 gated entries off of Helena Avenue. The proposed principal residence is shown facing Kevin Way and located on the western half of the property. The applicant is proposing to install a metal accessory structure (detached garage) in the eastern portion of the site, 5 feet from the east property line.

Landscaping

Landscaping is not required or part of this application.

Elevations

The previously approved plans depict a single story accessory structure (detached garage) that is 18 feet in height, 80 feet in length, and 50 feet in width. The total square footage is 4,000 square feet. The proposed accessory structure (detached garage) will be constructed of metal siding. Three roll-up garage doors are located on the north face of the building with 2 pedestrian doors located on the west face of the building.

Floor Plan

According to the applicant, the accessory structure (detached garage) will have an open floor plan, with 1 interior wall dividing the space into 2 sections, the larger side will be used for storage of vehicles, motor home, and a boat.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0316:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of

Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant states they are in the process of building a new 4,800 square foot home and have proposed a 4,000 square foot metal building, in the rear yard, which will be painted to match the home and will maintain the general look of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-400019 (UC-21-0316)	Waiver of conditions for a use permit requiring a drainage study	Approved by PC	April 2022
UC-21-0316	Accessory building larger than half the footprint of the principal dwelling, architectural compatibility, and design standards for accessory building	Approved by PC	September 2021
VS-20-0391	Vacated and abandoned patent easements	Approved by PC	November 2020
ZC-0296-01	Reclassified to create the RNP-I designation	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP I)	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that building permits BD23-05109 (detached garage) and BD23-52343 (grading) are being diligently pursued. Therefore, staff can support this extension of time request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until September 21, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

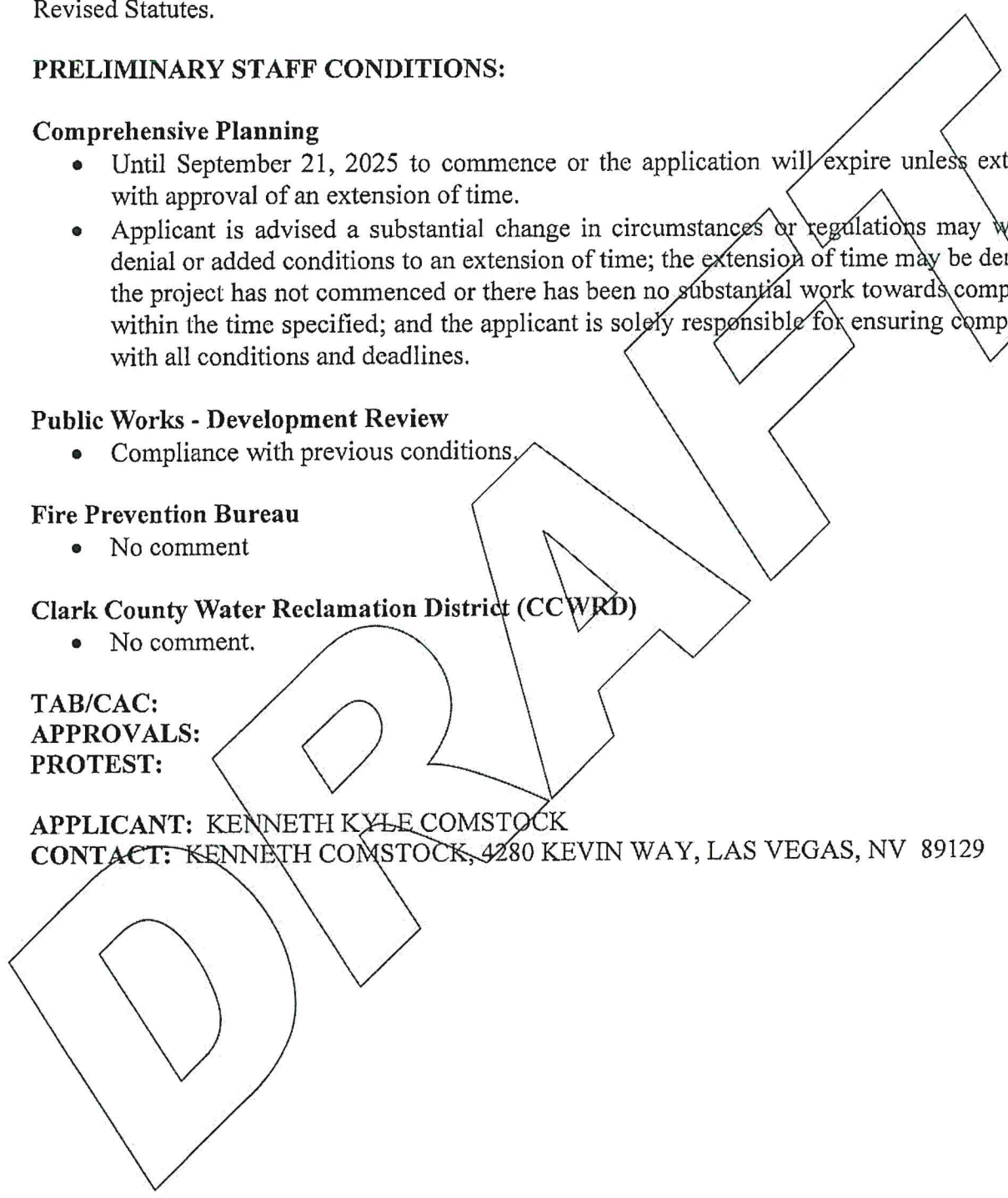
- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

**APPLICANT: KENNETH KYLE COMSTOCK
CONTACT: KENNETH COMSTOCK, 4280 KEVIN WAY, LAS VEGAS, NV 89129**



ET-24-40041



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-302-023

PROPERTY ADDRESS/ CROSS STREETS: 4280 Kevin Way Las Vegas NV 89129

DETAILED SUMMARY PROJECT DESCRIPTION

Accessory structure construction for storage

PROPERTY OWNER INFORMATION

NAME: AK87 Trust
ADDRESS: 4280 Kevin Way
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 7024976134 CELL _____ EMAIL: comstock.kyle@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Kenneth Comstock
ADDRESS: 4280 Kevin Way
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # racermx187
TELEPHONE: 7024976134 CELL _____ EMAIL: comstock.kyle@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kenneth Comstock
ADDRESS: 4280 Kevin Way
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # racermx187
TELEPHONE: 7024976134 CELL _____ EMAIL: comstock.kyle@gmail.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Kenneth Comstock
Property Owner (Print)

03/20/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-40041
PC MEETING DATE 5/21/24
BCC MEETING DATE _____
TAB/CAC LOCATION Lone Mtn

ACCEPTED BY MV
DATE 3/26/24
FEES \$800

DATE 4/30/24

WC-21-0316

ET-24-400.041

Use Permit Justification Letter

We are building a new 4800sqft custom home on the lot and are also proposing to build a 4,000sqft metal building that will be fully contained in the backyard of the property. The building will be color matched to coordinate with the new house and match the general look of our property. The building will be used for storage of RV, boat and trailers. We are requesting use permits for the following reasons: the structure will be over ½ the footprint of the main residence, the accessory structure will not be architecturally compatible as it is metal, and for use of non-decorative metal siding on the structure.

Thank you,



Kenneth Comstock

Co-Trustee The Balicom Trust; Parcel owner

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0117-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane (alignment), and between Tee Pee Lane (alignment) and Fort Apache Road within Lone Mountain (description on file). RM/rp/ng (For possible action)

RELATED INFORMATION:

APN:

125-31-501-006; 125-31-501-009; 125-31-501-012 through 125-31-501-013

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 30 foot wide patent easement along the east and south sides of APN 125-31-501-013, a 30 foot wide patent easement along the west and south sides of APN 125-31-501-012, a 30 foot wide patent easement along the north and west sides of APN 125-31-501-006, and a 30 foot wide patent easement along the north and east sides of APN 125-31-501-009.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500056	107 residential lots	Approved by BCC	June 2023
WS-23-0198	Waiver of development standards and design review for a single family residential subdivision	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Fort Apache Road, 50 feet for Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 30 feet for Stephen Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT

VS-24-0117



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-31-501-006, -009, -012 and -013

PROPERTY ADDRESS/ CROSS STREETS: Ann / Grand Canyon Phase 2

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate 4 patent easements

PROPERTY OWNER INFORMATION

NAME: DRP NV 4 LLC

ADDRESS: 590 Madison Avenue, 13th Floor

CITY: New York

STATE: NY

ZIP CODE: 10022

TELEPHONE: 212-751-6100

CELL _____

EMAIL: dw.legal@dwpartners.com

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC

ADDRESS: 9275 West Russell Road, Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 7028214603

CELL _____

EMAIL: jeanelle.jeffery@lennar.com

CORRESPONDENT INFORMATION

NAME: Tanya Steadham

ADDRESS: 5725 Badura Ave, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Houdin Honarvar
Property Owner (Signature)*

Houdin Honarvar
Property Owner (Print)

1/8/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0117

ACCEPTED BY RP

PC MEETING DATE 5/21/24

DATE 3/25/24

BCC MEETING DATE _____

TAB/CAC LOCATION Lone Mountain DATE 4/30/24

24-0117

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2210.000

February 1, 2024

Clark County
Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Subject: BLM Ann and Grand Canyon – Phase 2 Vacation Justification Letter
APN: 125-31-501-006, -009, -012, and -013

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar Homes respectfully submits this justification letter in support of a Vacation (VS) for the subject site.

Project Description

The project site associated with this proposed development is approximately 32.5± gross acres. The project is located south of the intersection of Ann Road and Fort Apache Road. The assessor's parcel numbers are 125-31-501-006, 009, 012, and 013. The proposed community will be a subdivision with 57 total lots.

The applicant also proposes to vacate 4 patent easements that are in conflict with the proposed site plan:

- Patent Easement Reserved in Patent Number 27-2023-0017, Recorded August 4, 2023 in Book 20230804, Instrument Number 00934, see enclosed exhibit.
- Patent Easement Reserved in Patent Number 27-2023-0021, Recorded June 30, 2023 in Book 20230630, Instrument Number 00389, see enclosed exhibit.
- Patent Easement Reserved in Patent Number 27-2024-0006, Recorded November 16, 2023 in Book 20231116, Instrument Number 00240, see enclosed exhibit.
- Patent Easement Reserved in Patent Number 27-2023-0016, Recorded June 30, 2023 in Book 20230630, Instrument Number 00390, see enclosed exhibit.

Please see enclosed legal descriptions and exhibits for the requested vacations and contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.



Chelsea Jensen
Assistant Project Manager