



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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December 16, 2021

Mr. Bobby Khorshidi
Centennial Holdings, LLC, etal
P.O. Box 16242
Beverly Hills, California 90209

**RE: 21-0563-VAC1
CITY COUNCIL MEETING OF DECEMBER 15, 2021**

Dear Mr. Khorshidi:

The City Council at a regular meeting held on **December 15, 2021** voted to **APPROVE** a Land Use Entitlement project request for a Petition to Vacate public right-of-way generally located on the west side of Main Street between Commerce Street and Gass Avenue, Ward 3 (Diaz).

This approval is subject to the following conditions:

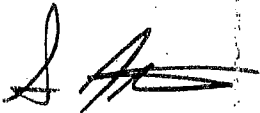
1. The limits of the Petition of Vacation shall be the unused right-of-way located on the west side of Main Street between Commerce Street and Gass Avenue described in the legal descriptions submitted and date stamped September 16, 2021.
2. The Order of Vacation shall be revised to reserve a Public Drainage Easement over the right-of-way being vacated. If a drainage easement isn't compatible with the proposed plans for the site, meet with the Flood Control Section of the City of Las Vegas to determine public drainage easement requirements before the vacation is recorded.
3. The Order of Vacation shall not record until building permits have been issued for the redevelopment of this site as per approved Site Development Review 21-0329, and an inspection has passed for such a permit. Structures are temporarily allowed in the area proposed to be vacated prior to the recordation of the Order of Vacation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Chris Clifford
Colliers International
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

Mr. Tim S. Moreno, P.E.
Wood Rodgers
2190 East Pebble Road, Suite #200
Las Vegas, Nevada 89123