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March 9, 2022

Ms. Mina Maleki
Tri Pointe Homes
4675 West Teco Avenue, Ste. 115
Las Vegas, Nevada 89118

**RE: 22-0003-VAC1
PLANNING COMMISSION MEETING OF MARCH 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 8, 2022** voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate Public Right-of-Way and U.S. Government Patent easements generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APNs 126-01-801-010, 011, 012, 013, 014, 015 and 016), R-TH (Single Family Attached) Zone, Ward 6 (Fiore).

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the rights-of-way and U.S. Government Patent Easements described in the submitted legal descriptions date stamped January 24, 2022.
2. This Orders of Relinquishment and Vacation shall record immediately prior to and concurrent with the first Final Map related to 21-0315-TMP1.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0315-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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.
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. Petition to Vacate (21-0315-VAC1) is hereby expunged upon final approval.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the 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. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years 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.

This item will be considered by the City Council on April 20, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc: Ms. Hannah Swan
Westwood Professional Services
5725 W. Badura Avenue, Ste. 100
Las Vegas, Nevada 89118