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December 14, 2022

Ernest A Becker V  
Becker Equities  
3065 North Rancho Road Suite 130  
Las Vegas, Nevada 89130

**RE: 22-0573-VAC1  
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate the north 30 feet of Regena Avenue between Juliano Road and Durango Drive AND to Vacate U.S. Government Patent Easements generally located at the northwest corner of Regena Avenue and Juliano Road (APNs 125-29-501-002 through 005, 007, 008, 010 and 011), Ward 4 (Anthony) and unincorporated Clark County.

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the unused north half of public right-of-way for Regena Avenue between Juliano Road and Durango Drive and all City of Las Vegas interests in the U.S. Government Patent Reservations generally located at the northwest corner of Regena Avenue and Juliano Road within City of Las Vegas jurisdiction.
2. Unless otherwise allowed by the City Engineer, a companion Order of Relinquishment for U.S. Government Patent Easements in Clark County must record prior to or concurrent with the Order of Relinquishment.
3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an unmaintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.



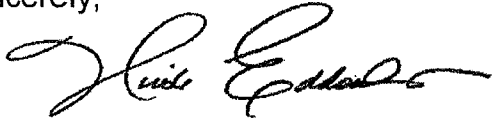
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4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
6. 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.
7. 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.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. 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. 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 or easement being vacated must be retained.
10. If the Order of Vacation and Order of Relinquishment of Interest 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.

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**December 14, 2022**

This item will be considered by the City Council on January 18, 2023. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, written over a light blue horizontal line.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

cc:

Josh Harney  
Baughman & Turner Inc  
1210 Hinson Street  
Las Vegas, Nevada 89102