



**LAS VEGAS
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December 14, 2022

Mina Maleki
Tri Pointe Homes Nevada Inc
4675 West Teco Avenue Suite 115
Las Vegas, Nevada 89118

**RE: 22-0609-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 public utility, sewer and drainage easements; and public right-of-way generally located on the north side of Kyle Canyon Road, approximately 1,000 feet west of Oso Blanca Road, Ward 6 (Fiore).

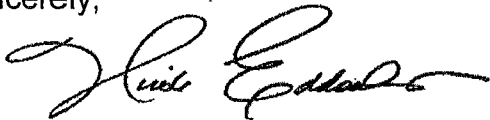
This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the Public Sewer and Drainage Easements generally located at the east end of Quinn Canyon Avenue, east of Egan Valley Street.
2. This Order of Vacation shall record prior to and concurrent with an amended Final Map for this site that revises the private street layout to match, such as 100276-FMP.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The 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.

6. If the Order of Vacation is not recorded within three (3) 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 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Tanya Steadham
Westwood Professional Services
5725 Badura Avenue Suite 100
Las Vegas, Nevada 89118