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cityoflasvegas
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December 14, 2022

Paul Chao
KB Home Las Vegas Inc
5795 Badura Avenue Suite 180
Las Vegas, Nevada 89118

**RE: 22-0610-VAC1
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to **APPROVE** a request for a Petition to Vacate a public drainage easement generally located on the north side of Ann Road, approximately 1,025 feet west of Shaumber Road, Ward 4 (Anthony).

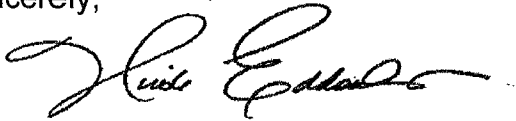
This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the unused Public Drainage Easement located between the South right-of-way line of La Mancha Avenue to the North right-of-way line of Ann Road granted on the Montalado North Unit 1 Final Map (Book 167, Page 31).
2. Replacement easements or right-of-way grants shall be in place to the west of this site prior to recordation of this Petition of Vacation.
3. 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.
4. 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.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have not 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. All development shall be in conformance with code requirements and design standards of all City Departments.

This action by the Planning Commission on **December 13, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **December 27, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Donald Preisler
The WLB Group
3663 East Sunset Road Suite 204
Las Vegas, Nevada 89015