



**LAS VEGAS
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April 12, 2023

Michael Swecher
Kyle Canyon Next and Last Frontier LLC
6655 West Sahara Avenue Suite B200-113
Las Vegas, Nevada 89146

RE: 23-0091-VAC1
PLANNING COMMISSION MEETING OF APRIL 11, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on **April 11, 2023** voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Brune)

This approval is subject to the following conditions:

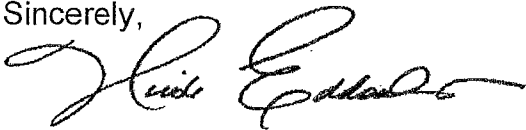
1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located south of Kyle Canyon Road and west of Oso Blanca Road on Assessor Parcel Numbers 126-01-702-007 and 126-01-702-008.
2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with a mapping action for this site, such as Final Map (100301-FMP). Alternatively, the patent easements must be shown on Final Map (100301-FMP).
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 Relinquishment.
4. The Order of Relinquishment of Interest 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.

5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. If the Order of Relinquishment of Interest if a Patent Reservation 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 Director of Community Development, then approval will terminate and a new petition must be submitted.

This action by the Planning Commission on April 11, 2023 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 Community Development at 702.229.6301 after April 24, 2023. 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:ew

cc:

Hailey Shinton
ACD Design
4310 Cameron Street Suite 12-A
Las Vegas, Nevada 89103