



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
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Mayor Pro Tem

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NANCY E. BRUNE

JORGE CERVANTES
City Manager

FEBRUARY 15, 2023

Douglas Brayham
Woerner Eugene W Trs
PO Box 1444
Kilauea, Hawaii 96754

**RE: 22-0665-VAC1
CITY COUNCIL MEETING OF FEBRUARY 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on *February 15, 2023* voted to **APPROVE** a request for a Petition to Vacate a portion of right-of-way generally located 540 feet west of the intersection of Philadelphia Avenue and Fairfield Avenue, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be defined as approximately 50 feet of the west end of the public alley that runs east west between Philadelphia Avenue and St. Louis Avenue, approximately 550 feet west of Fairfield Avenue.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained "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.
3. Reserve a Public Drainage Easement, to be privately maintained by the property owners, over the entire area being vacated.
4. 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.

CITY OF LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
Mayor

DEPARTMENT OF
COMMUNITY DEVELOPMENT
SETH T. FLOYD
DIRECTOR

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

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cityoflasvegas | lasvegasnevada.gov

February 15, 2023

5. 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.
6. 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.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. 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.
9. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

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cc:

Simona Stephens
Suzana Rutar Architect LTD
1950 East Warm Springs Road
Las Vegas, Nevada 89119