



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

January 11, 2023

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

**RE: 22-0665-VAC1**  
**PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project 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:

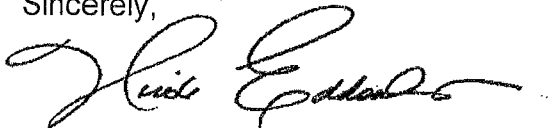
**Planning**

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.

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.

This item will be considered by the City Council on February 15, 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:ew

cc:

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