



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

December 18, 2024

Maria Bash  
Oso Blanca Place LLC  
10161 West Park Run Drive, Suite 150  
Las Vegas, Nevada 89145

**RE: 24-0430-VAC1**  
**CITY COUNCIL MEETING OF DECEMBER 18, 2024**

Dear Applicant:

The City Council at a regular meeting held on *December 18, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a portion of Right-of-Way (Doe Brook Trail) generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road, Ward 4 (Allen-Palenske). The Planning Commission (6-0 vote) and Staff recommends APPROVAL.

This approval is subject to the following conditions:

**Planning**

1. The limits of this Petition of Vacation shall be the unused east half of Doe Brook Trail bounded by Oso Blanca Road to the north, the City's Mountain Ridge (Baseball) Park to the west, and the north edge of the Montecito 60 subdivision to the south.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for this site.
3. Reserve a minimum 20-foot wide Public Sewer Easement over the existing Public Sewer Main, or provide a sewer relocation/abandonment plan acceptable to the Sanitary Sewer Planning section of the Department of Public Works prior to recordation of the Order of the Vacation. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and new Public Sewer Easements are granted.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, a Public Drainage Easement to be privately maintained must be reserved over the entire area requested to be vacated.

5. 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.
6. 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.
7. 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.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. 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 Title 19. 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.
10. Comply with all applicable conditions of approval for 22-0528-SDR1 prior to recordation of the Order of Vacation.
11. 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 Director of Community Development, 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 December 19, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

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STF:PL:jr  
cc:

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Newport Beach, California 92660

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GCW, Inc  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

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