



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 18, 2024

Riyan Sharan
Ambleside Properties LLLP
235 15th Street #300
West Vancouver, British Columbia V7t2X1

RE: 24-0436-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 U.S. Government Patent Easements generally located at the northwest corner of Alpine Place and Appian Way (APNs 138-36-811-000 through 034), Ward 1 (Knudsen). 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 U.S. Government Patent Easements located Northwest corner of Alpine Place and Appian Way, on Assessor Parcel Number 128-36-811-001 through 138-36-811-034.
2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with the Final Map associated with 23-0112-TMP1.
3. Comply with all applicable conditions of approval for 23-0112-TMP1 and any other site related actions.
4. 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.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. 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 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.
7. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded prior to August 16, 2027 following 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

STF:PL:jr

cc:

Michael Markvan
DR Horton
1081 Whitney Ranch Drive #141
Henderson, Nevada 89104

Emily Sidebottom
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118