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CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
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December 18, 2024

J Dapper
Chicks Dig Scars, LLC
5030 Paradise Road, C-214
Las Vegas, Nevada 89119

RE: 24-0451-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 portions of Right-of-Way (Alley, Art Way, and Casino Center Boulevard) generally bounded by Casino Center Boulevard, Coolidge Avenue, 1st Street, Boulder Avenue, and Art Way, Ward 3 (Diaz). 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 defined as the right-of-way on southwest corner of Casino Center Boulevard and Coolidge Avenue including the alley bounded by Coolidge Avenue, Casino Center Boulevard, Boulder Avenue and 1st Street.
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. A mapping action may be used to satisfy this condition.
3. Grant Public Pedestrian Access Easements by separate document to provide for Public Right-of-Way Accessibility Guidelines (PROWAG) for the sidewalk along Casino Center Boulevard and Art Way between Boulder Avenue and Coolidge Avenue where required to the satisfaction of the City Engineer.

4. The Order of Vacation shall not record until a foundation permit is issued related to any future Site Development Review Action. A License Agreement may be issued to allow work within the right-of-way prior to the recordation of the Order of Vacation.
5. Reserve a minimum 20-foot wide Public Sewer Easement over the existing Public Sewer Main in the alley or provide a relocation/abandonment plan acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. 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.
6. Reserve a Public Streetlight Easement for all existing streetlight infrastructure not proposed to be relocated.
7. 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.
8. 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.
9. 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.
10. All development shall be in conformance with code requirements and design standards of all City Departments.
11. 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.
12. If the Order of Vacation is not recorded within one (4) years 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,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Starr Mermejo
Dapper Development
5030 Paradise Road, C-214
Las Vegas, Nevada 89119