



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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January 18, 2023

Ernest A Becker V
Becker Equities
3065 North Rancho Road Suite 130
Las Vegas, Nevada 89130

RE: 22-0573-VAC1
CITY COUNCIL MEETING OF JANUARY 18, 2023

Dear Applicant:

The City Council at a regular meeting held on *January 18, 2023* voted to **APPROVE** a request for a Petition to Vacate the north 30 feet of Regena Avenue between Juliano Road and Durango Drive AND to Vacate U.S. Government Patent Easements generally located at the northwest corner of Regena Avenue and Juliano Road (APNs 125-29-501-002 through 005, 007, 008, 010 and 011), Ward 4 (Anthony) and unincorporated Clark County.

This approval is subject to the following conditions:

22-0573-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused north half of public right-of-way for Regena Avenue between Juliano Road and Durango Drive and all City of Las Vegas interests in the U.S. Government Patent Reservations generally located at the northwest corner of Regena Avenue and Juliano Road within City of Las Vegas jurisdiction.
2. Unless otherwise allowed by the City Engineer, a companion Order of Relinquishment for U.S. Government Patent Easements in Clark County must record prior to or concurrent with the Order of Relinquishment.
3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an unmaintained "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.



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.
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 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.
10. If the Order of Vacation and Order of Relinquishment of Interest 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.

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The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development

STF:PL:nl

cc:

Josh Harney
Baughman & Turner Inc
1210 Hinson Street
Las Vegas, Nevada 89102