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October 11, 2023

Lucia Gonzalez
Century Communities of Nevada, LLC
6345 South Jones Boulevard Suite 400
Las Vegas, Nevada 89118

RE: 23-0394-VAC1
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a roadway slope easement generally located on the west side of Shaumber Road, approximately 556 feet north of Eagle Canyon Avenue (APN 126-12-315-002), T-D (Traditional Development) Zone [MLA (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Brune)

This approval is subject to the following conditions:

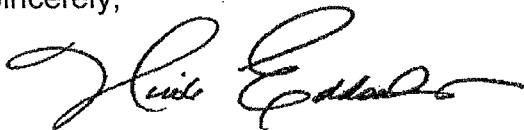
Planning

1. The limits of this Petition of Vacation shall be that portion of the "Roadway Slope Easement" recorded in Book 20180412 of official records, as instrument number 01041, that lie within the boundaries of Lot 2.30 of Skye Canyon Phase 4.
2. Per condition #7 of 21-0472-TMP1, this Order of Relinquishment shall record immediately prior to and concurrent with a mapping action related to 21-0472-TMP1 that is encumbered by this Slope Easement.
3. Wall construction and grading is allowed within the Public Slope Easement prior to the recordation of the Order of Vacation. However, the Order of Vacation shall not record until a retaining wall is constructed and inspected to eliminate the need for the Slope Easement.
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. The Drainage Study required by 21-0472-TMP1 may be used to satisfy this condition.

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. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation 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 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 being vacated must be retained
8. If the Order of Vacation is not recorded by September 15, 2025 or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This action by the Planning Commission on October 10, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after October 23, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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cc:

Aimee English
Triton Engineering
6765 West Russell Road Suite# 200
Las Vegas, Nevada 89118
