



**LAS VEGAS  
CITY COUNCIL**

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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



November 15, 2023

George Ross  
Copper Cart LLC  
985 White Drive Suite #100  
Las Vegas, Nevada 89119

**RE: 23-0431-VAC1**  
**CITY COUNCIL MEETING OF NOVEMBER 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on *November 15, 2023* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements and a portion of public right-of-way (Kevin Way) generally located on the east side of Kevin Way, approximately 400 feet north of Centennial Parkway and Kevin Way, Ward 4 (Allen-Palenskse)

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the unused public right-of-way and U.S. Government Patent Easements located on the east side of Kevin Way, approximately 400 feet north of Centennial Parkway and Kevin Way, on Assessor Parcel Number 125-20-402-015 and 125-20-402-17.
2. The Order of Vacation and the Order of Relinquishment of Interest shall record immediately prior to and concurrent with a mapping action for this site (100355-FMP).
3. 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 granted if recommended by the approved Drainage Plan/Study. The new Drainage Easement document must record consecutively after the vacation records. The Drainage Study required by 22-0615-TMP1 may be used to satisfy this condition.
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. 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.

6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation and 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. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting
8. If the Order of Vacation (and/or Order of Relinquishment of Interest if a Patent Reservation) 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 November 15, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:PL:jr

cc:

George Ross  
Dapper Development  
985 White Drive Suite #100  
Las Vegas, Nevada 89119

Nate Ellerd  
GCW, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146