



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

CEDRIC CREAR  
VICTORIA SEAMAN  
OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

MIKE JANSSEN  
*City Manager*

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

December 20, 2023

Elhorn 56, LLC  
500 South Rancho Drive, Suite #2  
Las Vegas, Nevada 89106

**RE: 23-0477-VAC1  
CITY COUNCIL MEETING OF DECEMBER 20, 2023**

Dear Applicant:

The City Council at a regular meeting held on *December 20, 2023* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a portion of Jones Boulevard public right-of-way, generally located between Deer Springs Way and Elkhorn Road, Ward 6 (Brune)

This approval is subject to the following conditions:

**23-0477-VAC1 Conditions:**

**Planning**

1. The limits of this Petition of Vacation shall be defined on the east side of Jones Boulevard and approximately 845 feet south of Elkhorn Road.
2. In accordance with NRS 278.480(8), reimburse the City of Las Vegas for the City's cost of acquiring this right-of-way (\$375.00) prior to the recordation of the Order of Vacation.
3. 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.
4. 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.
5. All development shall be in conformance with code requirements and design standards of all City Departments.



6. 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.
  
7. If the Order of Vacation 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 December 20, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:PL:jr

cc:

Toll North Las Vegas, LLC  
1140 North Town Center Drive, # 250  
Las Vegas, Nevada 89144

Keeley Smith  
GCW, Inc  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146