



**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

June 20, 2024

Scott Anderson
Taylor Morrison
1980 Festival Plaza Drive, Suite 500
Las Vegas, Nevada 89135

RE: 24-0191-VAC1
PLANNING COMMISSION MEETING OF JUNE 18, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way on Sky Vista Drive, approximately 480 feet north of Sandstone Rise Drive, Ward 2 (Seaman).

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be defined as the median opening located on Sky Vista Drive between Redpoint Drive and Sandstone Rise Drive.
2. The Order of Vacation shall record prior to or concurrently with a Final Map for this site.
3. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than three-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
4. The Order of Vacation shall reserve public sewer and public drainage easements over the entire area to be vacated, as well as 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.
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. 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 acations 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. 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. 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.

This item will be considered by the City Council on July 17, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Amber Dolce
RCI Engineering
500 South Rancho Drive, Suite 17
Las Vegas, Nevada 89106