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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

October 9, 2024

Grant Garcia  
Arthaus IV, LLC  
1300 South Casino Center Boulevard  
Las Vegas, Nevada 89104

**RE: 24-0393-VAC1**  
**PLANNING COMMISSION MEETING OF OCTOBER 8, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 8, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate portions of Right-of-Way (Jefferson Avenue), Ward 5 (Crear).

This approval is subject to the following conditions:

**Planning**

1. The limits of this Petition of Vacation shall be defined as the 1.5 feet of right-of-way on Jefferson Street approximately 135 feet in length east of D Street.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for this site.
3. 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.
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 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.
8. 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 November 6, 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:jr