



**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



cityoflasvegas | lasvegasnevada.gov

October 9, 2024

Alan Riecki
City Of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

RE: 24-0408-VAC1
PLANNING COMMISSION MEETING OF OCTOBER 8, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *October 8, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a public sewer easement generally located at the southeast corner of Jefferson Avenue and D Street (APN 139-27-201-005), T4-C (T4 Corridor) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be the Public Sewer Easement located at the Southeast corner of D Street and Jefferson Avenue on Assessor Parcel Number 139-27-201-005.
2. Relocate public sewer facilities within the area to be vacated prior to recordation of this Petition of Vacation. Record a Resolution of Intent to Record a Public Sewer Easement over the relocated public sewer facilities in order to retain public maintenance rights to the sewer lines in the event the parcel is transferred to a non-City entity at some point in the future.
3. All public improvements, if any, adjacent to and in conflict with this vacation application, such as public sewer relocation, are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. 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 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.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. 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 action by the Planning Commission on October 8, 2024 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 21, 2024. 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

NE:jr

cc:

Nancy Logan
495 South Main Street
Las Vegas, Nevada 89101