



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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November 7, 2024

City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

RE: 24-0393-VAC1
CITY COUNCIL MEETING OF NOVEMBER 6, 2024

Dear Applicant:

The City Council at a regular meeting held on *November 6, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate portions of Jefferson Avenue right-of-way between C Street and D Street, Ward 5 (Crear). Staff recommends APPROVAL.

This approval is subject to the following conditions:

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 therefrom 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 7, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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