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CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



October 17, 2024

Scott Swapp
Woodside Homes of Nevada, LLC
7895 West Sunset Road, Suite 110
Las Vegas, Nevada 89113

RE: 24-0334-VAC1
CITY COUNCIL MEETING OF OCTOBER 16, 2024

Dear Applicant:

The City Council at a regular meeting held on *October 16, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way (Median Nose) generally located on Desert Foothills Drive, approximately 900 feet north of Fleet Wing Avenue (APN 137-23-110-002), Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be defined as the median opening on Desert Foothills Drive, North of Clowder Pass Way.
2. The Order of Vacation shall record prior to or concurrently with a Final Map for this site.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing elevations and drainage paths for the Desert Foothills Drive median prior to the recordation of the Order of Vacation. Provide and improve all drainage ways as recommended.
4. The Order of Vacation shall a reserve public sewer easement over the entire area requested 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 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. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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