



**LAS VEGAS  
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November 13, 2024

Christina Van Zandt  
TGP Desert Manor, LP  
428 Encinal Avenue  
Menlo Park, California  
94025

**RE: 24-0395-VAC1**  
**PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 12, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate a portion of Right-of-Way (Alley) generally located on the south side of Bonneville Avenue, between Main Street and 1st Street, Ward 3 (Diaz). Staff recommends APPROVAL.

This approval is subject to the following conditions:

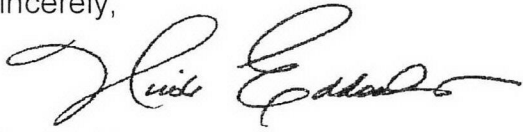
**Planning**

1. The limits of this Petition of Vacation shall be defined as that certain 20-foot wide public alley that runs between Main Street and 1st Street, from Bonneville Avenue to Garces Avenue.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first. A mapping action may be used to satisfy this condition.
3. The Order of Vacation shall reserve a minimum 20-foot wide Public Sewer Easement over the entire area to be vacated.
4. The Order of Vacation shall reserve a Public Drainage Easement, to be privately maintained, over the entire area to be vacated.

5. 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.
6. 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.
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. 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.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. 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 December 18, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Kristin Esposito  
GCW, Inc  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146