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November 13, 2024

Riyan Sharan
Ambleside Properties, LLLP
235 15th Street #300
West Vancouver, British Columbia V7T2X1

RE: 24-0436-VAC1
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *August 8, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of Alpine Place and Appian Way (APNs 138-36-811-000 through 034), Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located Northwest corner of Alpine Place and Appian Way, on Assessor Parcel Number 128-36-811-001 through 138-36-811-034.
2. This Order of Vacation shall record immediately prior to and concurrent with the Final Map associated with 23-0112-TMP1.
3. Comply with all applicable conditions of approval for 23-0112-TMP1 and any other site related actions.
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. All development shall be in conformance with code requirements and design standards of all City Departments.
6. 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.

7. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded prior to August 16, 2027 following 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Michael Markvan
DR Horton
1081 Whitney Ranch Drive #141
Henderson, Nevada 89104

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Taney Engineering
6030 South Jones Boulevard
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