



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

January 15, 2025

Kosta Bakalas
424 Pinecliff Drive
Las Vegas, Nevada 89145

**RE: 24-0574-VAC1
PLANNING COMMISSION MEETING OF JANUARY 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a 10-foot wide pedestrian easement over 420 and 424 Pinecliff Drive (APNs 138-34-214-083 and 084), Ward 1 (Knudsen).

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the 10-foot walkway path located on lots 20 and 21 of book 12, page 50 of plats, on Assessor Parcel Number 138-34-214-083 and 138-34-214-084. This vacation only includes the walkway path and no other utility easements.
2. Prior to recordation, the applicant shall provide an acceptable legal description and exhibit of the area to be vacated to the Right-of-Way Section of the Department of Public Works.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. 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.

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 **January 14, 2025** 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 January 27, 2025. 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,

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:bp