



**LAS VEGAS
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January 15, 2025

Jirair Konialian
Nevpro Investments LLC
14193 Beresefored Road
Beverly Hills, California 90210

RE: 24-0582-VAC1
PLANNING COMMISSION MEETING OF JANUARY 14, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate a portion of right-of-way dedication, generally located on the southeast corner of Tropical Parkway and Interstate 15 (APN 123-28-201-012), City of North Las Vegas.

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be defined as the right-of-way dedicated to the City of Las Vegas by Book 45, Pages 165 and 166 of Deeds at the southeast corner of East Tropical Parkway and Interstate 15.
2. 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.
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, 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.

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 item will be considered by the City Council on **February 19, 2025**. 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:bp

cc:

Julia Izzolo
Zenith Engineering
1980 Festival Plaza Drive, Suite 450
Las Vegas, Nevada 89135