



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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June 26, 2025

Joe Genovese
Century Communities Nevada LLC
6345 South Jones Boulevard, Suite 400
Las Vegas, Nevada 89118

RE: 24-0173-VAC1
CITY COUNCIL MEETING OF JUNE 26, 2024

Dear Applicant:

The City Council at a regular meeting held on *June 26, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a roadway slope easement generally located at the southeast corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-110-001), Ward 6 (Brune).

This approval is subject to the following conditions:

Planning:

1. The limits of this Petition of Vacation shall be the Public Slope Easement located near the southeast corner of Iron Mountain Road and Sheep Mountain Parkway, along the western edge of Assessor Parcel Number 126-12-110-001.
2. Provide a grading plan depicting where the wall will be located and how much retaining, if any is proposed. Wall construction and grading is allowed within the Public Slope Easement prior to the recordation of the Order of Vacation. However, the Order of Vacation shall not record until a retaining wall is constructed and inspected to eliminate the need for the Slope Easement. The City may require that some of the existing slope easement is retained.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
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.

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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 the Subdivision Ordinance of the City of Las Vegas. 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 that would/should cross any right-of-way being vacated must be retained.
7. If the Order of 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 June 27, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

Cc:
Mariah Prunchak
Westwood Professional Services
5725 West Badura Avenue, Suite 100
Las Vegas, Nevada 89118