



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

MIKE JANSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

August 13, 2025

Ron Portaro
Church International Las Vegas
8100 Westcliff Drive
Las Vegas, Nevada 89145

**RE: 25-0225 [ZON1, MOD1, AND VAC1]
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 12, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 9.69 acres on the south side of Cliff Shadows Parkway, west of Reverence Parkway (APNs 137-12-401-010 and 011; and 137-12-410-003), PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zones, Ward 4 (Allen-Palenske).

ABEYANCE - **25-0225-ZON1** - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [4.62 acres on APN 137-12-401-010]

ABEYANCE - **25-0225-VAC1** - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED SOUTH OF CLIFF SHADOWS PARKWAY AND WEST OF REVERENCE PARKWAY; AND PUBLIC RIGHT-OF-WAY WITHIN THE CHEYENNE AVENUE ALIGNMENT WEST OF CLARK COUNTY 215

The Planning Commission at a regular meeting held on *August 12, 2025* voted to **TABLE** the following Land Use Entitlement project requests on 9.69 acres on the south side of Cliff Shadows Parkway, west of Reverence Parkway (APNs 137-12-401-010 and 011; and 137-12-410-003), PD (Planned Development) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zones, Ward 4 (Allen-Palenske).

ABEYANCE - **25-0225-MOD1** - MAJOR MODIFICATION - TO AMEND THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO CHANGE LAND USE DESIGNATIONS FROM: L (LOW DENSITY) AND PF (PUBLIC FACILITIES) TO: MFM (MULTI-FAMILY MEDIUM)

25-0225 [ZON1, MOD1, AND VAC1] - Page Two
August 13, 2025

This approval is subject to the following conditions:

25-0225-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be defined as the 50 feet of right-of-way and Patent Easements located on 9.69 acres (excluding the Cliff Shadows Parkway Planned width) on the south side of Cliff Shadows Parkway, west of Reverence Parkway (APNs 137-12-401-010 and 011; and 137-12-410-003).
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
3. 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.
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, 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.
7. If the Order of Vacation and Order of Relinquishment of Interest 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.

25-0225 [ZON1, MOD1, AND VAC1] - Page Three
August 13, 2025

This item will be considered by the City Council on September 17, 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:jr

cc:

Jeffrey Armstrong
VTN-NEVADA
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146