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August 13, 2025

Mina Maleki
Tri Pointe Homes of Nevada
4675 West Teco Avenue #115
Las Vegas, Nevada 89118

RE: 25-0273-VAC1
PLANNING COMMISSION MEETING OF AUGUST 12, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 2025** voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate public drainage and public sewer easements generally located adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road, (APN 126-01-401-006) Ward 6 (Brune).

This approval is subject to the following conditions:

25-0273-VAC1 CONDITIONS

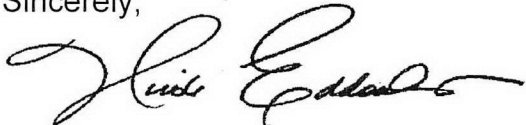
Planning

1. The limits of this Petition of Vacation shall be the unused Sewer and Drainage Easements located on the Northwest corner of Alpine Ridge Way and Radley Avenue on Assessor Parcel Number 126-01-401-006.
2. This Order of Vacation shall record immediately prior to and concurrent with the first mapping action related to 24-0588-TMP1 along with the Order of Vacation for 24-0588-TMP1.
3. 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.
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. 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 and/or Order of Relinquishment of Interest is not recorded by 02/19/29 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 **August 12, 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 **August 25, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Tanya Steadham
Westwood Professional Services
5725 West Badura Avenue #100
Las Vegas, Nevada 89118