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CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

September 10, 2025

DRP Solaris NV 1, LLC
6385 South Rainbow Boulevard, Suite 300
Las Vegas, Nevada 89118

RE: 25-0299-VAC1
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a portion of a public drainage easement generally located at the southeast corner of Alta Drive and Hualapai Way (APN 138-31-201-005), PD (Planned Development) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

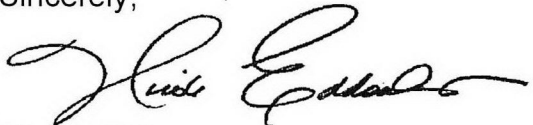
1. The limits of this Petition of Vacation shall be the unused Public Drainage Easement located near the southeast corner of Alta Drive and Hualapai Way, on Assessor Parcel Number 138-31-201-005.
2. This Order of Vacation shall record immediately prior to or concurrent with a Final Map related to 24-0629-TMP1 or similar Tentative Map.
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. The drainage study required by 24-0629-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of Vacation is not recorded by 2/19/2029 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. (matching 24-0629-TMP1's expiration date).

This action by the Planning Commission on **September 9, 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 **September 22, 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:

Jeanette Jeffrey
Greystone Nevada LLC
6385 South Rainbow Boulevard, Suite 300
Las Vegas, Nevada 89118

Cc:

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