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August 21, 2025

Cui Lanfang and Melanie Liang
1935 Lindell Road
Las Vegas, Nevada 89146

**RE: 25-0234 [GPA1, ZON1, VAC1, AND TMP1]
CITY COUNCIL MEETING OF AUGUST 20, 2025**

Dear Applicant:

The City Council at a regular meeting held on *August 20, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 5.06 acres generally bounded by Oakey Boulevard, Mohawk Street, El Parque Avenue, and Edmond Street (APNs 163-01-702-006 and 010), Ward 1 (Knudsen).

25-0234-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

25-0234-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

25-0234-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

25-0234-TMP1 - TENTATIVE MAP - OAKEY MOHAWK - FOR A 38-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following conditions:

25-0234-VAC1 CONDITIONS:

1. The limits of this Petition of Vacation shall be the 33 feet of Patent Easements located on Assessor Parcel Number 163-01-702-006.
2. This Order of Vacation shall record immediately prior to and concurrent with a mapping action that subdivides this site.
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 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.)
6. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded within four (4) years 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.

25-0234-TMP1 CONDITIONS:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of General Plan Amendment (25-0234-GPA1), Rezoning (25-0234-ZON1), and conformance to the Conditions of approval for Vacation (25-0234-VAC1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All landscaping shall be in conformance with the landscape plan date stamped, 08/13/25 except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. An Order of Vacation, such as 25-0234-VAC1, shall record prior to or concurrent with the recordation of a Final Map for this site. Additionally, a separate Order of Vacation for the removal of conflicting Drainage Easements must be recorded prior to the recordation of a Final Map for this site.
8. Grant a minimum 20-foot wide Public Sewer, Drainage, and Pedestrian Easement to be privately maintained for the public sewer, drainage, and pedestrian access within Common Element "E".
9. Construct half-street improvements including appropriate transition and overpaving on Mohawk Street, El Parque Avenue, and Edmond Street adjacent to this site meeting current City Standards concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. All Homeowner's Association common lot elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.
11. Extend public sewer in El Parque Avenue from its current terminus to the western edge of this site at a size, depth and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
16. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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