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October 15, 2025

Kausar Chowdhry
CAB Properties LLC Clark County Vacant Series
4160 South Pecos Road, Suite 10
Las Vegas, Nevada 89121

**RE: 25-0361-VAC1
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally bounded by Alexander Road, El Capitan Way and Juliano Road (APNs 138-05-801-023 and 024), R-1 (Single Family Residential) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be the Patent Easements located on Alexander Road between El Capitan Way and Juliano Road, on Assessor Parcel Number 138-05-801-023 and 138-05-801-024. Areas that are or would be dedicated public right-of-way shall be excluded from the limits of this Vacation request.
2. The Order of Relinquishment shall record prior to or concurrent with the Final Map related to 24-0631-TMP1.
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 Relinquishment for this application. Portions of the existing drainage easements may be retained, if recommended by the approved Drainage Plan/Study. The drainage study required by 24-0631-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. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest 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. 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 being vacated must be retained.
7. If the Order of 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.

This action by the Planning Commission on **October 14, 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 **October 27, 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:
Rick Barron
Stone Land Holdings, LLC
801 South Rancho Drive Suite E-4
Las Vegas, Nevada 89106

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