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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

November 20, 2025

Negusse Dirrar
Holy Trinity Eritrean Orthodox Tewahado Church
West Oakey Boulevard and Mohawk Street
Las Vegas, Nevada 89146

RE: 25-0384-VAC1
CITY COUNCIL MEETING OF NOVEMBER 19, 2025

Dear Applicant:

The City Council at a regular meeting held on *November 19, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally bounded by Oakey Boulevard, Mohawk Street, El Parque Avenue, and Edmond Street (APNs Multiple), Ward 1 (Knudsen).

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the Drainage Easements generally bounded by Oakey Boulevard, Mohawk Street, El Parque Avenue, and Edmond Street, on Assessor Parcel Numbers 163-01-702-006 and 163-01-702-010.
2. Per condition #7 of 25-0234-TMP1, 25-0234-VAC1 and this vacation must record prior to the recordation of the Final Map related to 25-0234-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 Vacation 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 25-0234-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated. Any new Public Drainage Easements indicated by the approved drainage study must be recorded consecutively with the Order of Vacation.
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, 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.
7. If the Order of Vacation is not recorded by 08/20/29 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.

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

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Elizabeth Andoscia
Taylor Morrison Nevada, LLC
1985 Festival Plaza Drive, Suite 200
Las Vegas, Nevada 89135

Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135