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CITY COUNCIL**

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cityoflasvegas
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November 20, 2025

Kausar Chowdhry
Cab Properties LLC
4160 South Pecos Road, Suite 10
Las Vegas, Nevada 89121

RE: 25-0361-VAC1
CITY COUNCIL MEETING OF NOVEMBER 19, 2025

Dear Applicant:

The City Council at a regular meeting held on *November 19, 2025* voted to **DENY** the Appeal of the Approval by the Planning Commission thereby **APPROVING** the following Land Use Entitlement project equest 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:

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.

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:

Rick Barron
Stone Land Holdings, LLC
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3283 East Warm Springs Road, Suite 300
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