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cityoflasvegas  
lasvegasnevada.gov

**November 19, 2025**

Larry Rieder  
CSP Bridger Avenue LLC  
17731 North Mitchell Suite #200  
Irvine, California 92614

**RE: 25-0415-VAC1  
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate multiple City of Las Vegas easements generally located halfway between 13th and 14th Street, north of Lewis Avenue and south of Bridger Avenue, and along the north side of Lewis Avenue (APNs 139-35-410-005 and 021), Ward 3 (Diaz).

This approval is subject to the following conditions:

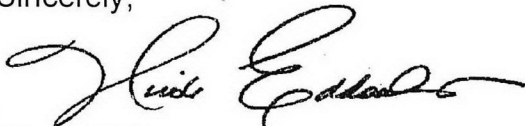
**Planning**

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The limits of this Petition of Vacation shall be unused Public Drainage, Sewer, Streetlight and Fire Hydrant Easements within a vacated 20-foot alley and the 15-foot width north of Lewis Avenue located between and on the south ends of Assessor's Parcel Numbers 139-35-410-005 and 139-35-410-021.
3. Construction drawings related to 24-0666-SDR1 shall be used to determine, what portion, if any, of Public Sewer Easement may be vacated through the Order of Vacation. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and new Public Sewer Easements are granted.
4. Construction drawings related to 24-0666-SDR1 shall be used to determine what portions of the existing easement for public streetlights, fire hydrants, traffic signals, conduits, and appurtenances may not be vacated with the Order of Vacation. If required, grand easements beyond existing or proposed sidewalk along Lewis Avenue, with an additional 2-foot easement to extend beyond the 5-foot easement wherever a public streetlight, fire hydrant, traffic signal, or appurtenance exists.

5. 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 24-0666-SDR1 may be used to satisfy this condition provided that it address the area requested for vacation.
6. 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.
7. 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.
8. If the Order of Vacation is not recorded by August 20, 2025, an Extension of Time may be filed for consideration by the City of Las Vegas; otherwise approval will terminate and a new petition must be submitted.

This action by the Planning Commission on **November 18, 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 **December 1, 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:

Jeffrey Armstrong  
VTN-Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146