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CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

November 19, 2025

Palm Fund LLC
9111 Alta Drive
Las Vegas, Nevada 89145

**RE: 25-0448-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 a portion of a 20-foot wide public sewer easement generally located at the southeast corner of Alta Drive and Clubhouse Drive (APN 138-32-210-007), Ward 2 (Kelley).

This approval is subject to the following conditions:

Planning

1. The limits of this Petition of Vacation shall be the 20 feet of Sewer Easements located at the southeast corner of Alta Drive and Clubhouse Drive, on Assessor Parcel Number 138-32-210-007.
2. Provide a sewer relocation/abandonment plan acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works prior to recordation of the Order of the 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. Construction drawings for 25-0324-SDR1 may be used to determine the limits of the Order of Vacation.
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, 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.

6. If the Order of Vacation is not recorded within two (2) 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.

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:

The Calida Group LLC
10777 West Twain Avenue, Suite 115
Las Vegas, Nevada 89135

Cc:

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