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CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

June 17, 2026

Ryan Hanks  
GSI Oso Blanca Las Vegas Owner, LLC  
4210 Yancey Road  
Charlotte, North Carolina 28217

**RE: 26-0226-VAC1  
PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project request for a Petition to Vacate a portion of Right-of-Way (Doe Brook Trail) generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the unused east half of Doe Brook Trail bounded by Oso Blanca Road to the north, the City's Mountain Ridge (Baseball) Park to the west, and the north edge of the Montecito 60 subdivision to the south.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for the site related to 22-0528-SDR1.
3. Reserve a minimum 20-foot wide Public Sewer Easement over the existing Public Sewer Main, or provide a sewer relocation/abandonment plan acceptable to the Sanitary Sewer Planning 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.
4. 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. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, a Public Drainage Easement to be privately maintained must be reserved over the entire area requested to be vacated.

5. Contact the Las Vegas Valley Water District (LVVWD) to determine acceptable 24/7 access to the existing waterline within the area requested to be vacated. Provide LVVWD's acceptable of the applicant's proposal prior the recordation of the Order of Vacation. A reservation shall be made acceptable to LVVWD.
6. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders and reasonable ingress thereto and egress there from shall be provided, unless written verifiable letters of consent without reservation are received prior to recordation.
7. 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.
8. Comply with all applicable conditions of approval for 22-0528-SDR1 prior to recordation of the Order of Vacation.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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 or easement being vacated must be retained.
10. If the Order of Vacation is not recorded by March 15, 2027 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 item will be considered by the City Council on July 15, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Adam Lentz  
GSI Oso Blanca Las Vegas Owner, LLC  
4210 Yancey Road  
Charlotte, North Carolina 28217

Jennifer Lazovich  
Kaempfer Crowell  
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