



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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April 18, 2019

Mr. Ben Morris
Upgrowth NV Partners, LLC
11411 Southern Highland Parkway, Suite #300
Las Vegas, Nevada 89141

**RE: VAC-75059 [PRJ-75301]
CITY COUNCIL MEETING OF APRIL 17, 2019**

Dear Mr. Morris:

The City Council at a regular meeting held on April 17, 2019 voted to **APPROVE** a request for a Petition to Vacate a 30-foot portion of Egan Crest Drive, a 30-foot portion of Stephens Avenue, and various right-of-way grants and patent easements on property generally located on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way, Ward 6 (Fiore) [PRJ-75301].

This approval is subject to the following amended conditions:

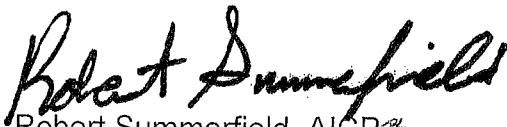
1. The limits of this Petition of Vacation shall be as described in the legal exhibits submitted to the Planning Department date stamped January 10, 2019.
2. The Order of Vacation shall record concurrently with the first mapping action recorded on this site.
3. A Clark County Order of Vacation to remove adjacent Clark County rights-of-way and patent easements so that no "orphan" dedication or patent easement in Clark County remains shall record concurrent with this Order of Vacation unless specifically allowed in writing by Clark County.
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. The drainage study required by TMP-75357 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. 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.

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6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. 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 the Subdivision Ordinance of the City of Las Vegas. 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.
9. If the Order of Vacation (both right-of-way and US Government Patent easements will be vacated) are not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, 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 April 18, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Ben Morris
Olympia Companies
11411 Southern Highland Parkway, Suite #300
Las Vegas, Nevada 89141

Ms. Chelsea Jensen
Slater Hanifan Group
5740 South Arville Street, Suite #216
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