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cityoflasvegas  
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April 16, 2020

Mr. Ernest Calderon, Chairman  
Twin Lakes Baptist Church  
5700 Vegas Drive  
Las Vegas, Nevada 89108

**RE: VAC-78236 [PRJ-78208] - VACATION RELATED TO SDR-78237  
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Calderon:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Petition to Vacate U.S. Government Patent Easements at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78208].

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located on Assessor Parcel Number 138-27-802-004.
2. This Order of Relinquishment shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.
3. Prior to the Order of Relinquishment, the applicant shall meet with the Sanitary Sewer Section of the Department of Public Works to determine if any Sewer Easements must be granted or reserved. Comply with the recommendations of the Sanitary Sewer Section.
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 SDR-78237 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.
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.

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7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. 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 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 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 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 16, 2020.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Ms. Cindy McAlexander  
Twin Lakes Baptist Church  
5700 Vegas Drive  
Las Vegas, Nevada 89108

Mr. Roy Burson  
JVC Architects  
5385 Cameron Street, Suite #15  
Las Vegas, Nevada 89118