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December 9, 2020

Ms. Jan Goyer
Deer Springs Durango Land, LLC
6021 South Fort Apache Road, Suite #100
Las Vegas, Nevada 89148

RE: 20-0273-VAC1

PLANNING COMMISSION MEETING OF DECEMBER 8, 2020

Dear Ms. Goyer:

The Planning Commission at a regular meeting held on **December 8, 2020** voted to **APPROVE** a request for a Petition TO VACATE GOVERNMENT PATENT EASEMENTS generally located on the south side of Deer Springs Way, approximately 320 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore).

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 125-20-301-008 and 125-20-301-020 excluding those portions on Deer Springs Way and Echelon Point Drive required for right-of-way.
2. This Order of Relinquishment shall record concurrent with any mapping action or dedication of rights-of-way or granting of easements.
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. 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.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

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6. 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.
7. If the Order of Vacation 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.

This action by the Planning Commission on **December 8, 2020** 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 Planning and Development at 702.229.6301 after **December 21, 2020**. 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,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl/clb

cc: Ms. Jan Goyer
Ovation Contracting, Inc.
6021 South Fort Apache Road, Suite #100
Las Vegas, Nevada 89148

Mr. Peter Laas
Impulsive Civil Engineering
7485 East Azure Drive, Suite #225
Las Vegas, Nevada 89130

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