



May 25, 2007

Mr. Todd Fink  
REI Neon, LLC  
40900 Woodward Avenue, Suite #130  
Bloomfield Hills, Michigan 48304

**RE: VAC-21173 - VACATION**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
WARD 5 (VACANT)

DOUGLAS A. SELBY  
CITY MANAGER

Dear Mr. Fink:

Your request to Vacate the existing 80-foot rights-of-way of Commerce Street, Industrial Road, Utah Avenue, Imperial Street, Colorado Street, and California Street, the 60-foot right-of-way of Fairfield Avenue, a 25-foot alley right-of-way generally located between Fairfield Avenue and Commerce Street, and a 20-foot alley right-of-way generally located between Commerce Street and Main Street, all bounded by Main Street to the east, Charleston Boulevard to the north, the Union Pacific Railroad to the west and Wyoming Avenue to the south, Ward 3 (Reese), was considered by the Planning Commission on May 24, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The limits of this Petition of Vacation shall be defined as the streets and alleys bounded on the north by Charleston Boulevard, on the east by Main Street, on the south by Wyoming Avenue, and on the west by the Union Pacific Railroad, excluding those portions of right-of-way for Industrial Road as depicted on the Master Plan of Streets and Highways.
2. Provide a plan for approval by the City Engineer showing how legal access to all legal parcels shall be preserved or such legal parcels eliminated or merged into larger parcels that have legal access. If private access rights are proposed then such rights shall be provided through separate documents acceptable to the Department of Public Works and shall record immediately subsequent to the recordation of the Order of Vacation. If all legal parcels are merged such as with a subdivision map, then the appropriate Map must record immediately subsequent to the recordation of the Order of Vacation.
3. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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ROC-23231 08-01-07 CC

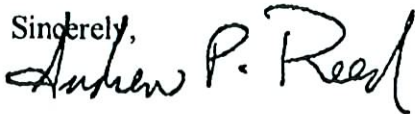
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4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. This application shall be amended, if necessary, to reflect the recommendations of the approved Traffic Impact Analysis. The Traffic Impact Analysis required by SDR-21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. 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-21175 may be used to satisfy this requirement provided that it addresses the area to be vacated.
6. All existing 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 the Order of Vacation.
7. 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.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
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 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 or easement being vacated must be retained.
10. 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 Planning Director, then approval will terminate and a new petition must be submitted.

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This item will be considered by the City Council on **June 20, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Ms. Jill Ferrari  
145 East Harmon Avenue, Suite #02-711  
Las Vegas, Nevada 89109