

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

March 14, 2008

Mr. Lance Sherwood  
Decatur 215 of Nevada, LLC  
4440 North 36th Street, Suite #200  
Phoenix, Arizona 85018

**RE: VAC-26687 - VACATION**

Dear Mr. Sherwood:

Your Petition to Vacate portions of Decatur Boulevard, a 30-foot access, drainage and public sewer easement, a 43-foot public drainage, access, public sewer easement and a 56-foot public drainage easement generally located at the northwest corner of Decatur Boulevard and Tropical Parkway, Ward 6 (Ross), was considered by the Planning Commission on March 13, 2008.

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

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The limits of this vacation shall be defined as the public sewer, drainage and access easements and portions of Decatur Boulevard right-of-way that are located on the northwest corner of Decatur Boulevard and Tropical Parkway within the future Decatur and Tropical commercial subdivision.
4. Prior to recordation of the Order of Vacation, construction drawings for the Decatur Boulevard half street adjacent to this site shall be approved and shall show surveyed existing right-of-way lines and proposed street improvement boundaries. The vacation of right-of-way shall be limited to those areas beyond the back of curb.
5. The Order of Vacation shall record concurrently with the Final Map for the Decatur and Tropical commercial subdivision.
6. 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 Site Development Plan Review SDR-22582 may be used to satisfy this requirement provided that it addresses the area to be vacated.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow

City Manager  
Douglas A. Selby

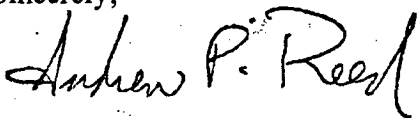


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7. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
8. The Order of Vacation shall not be recorded 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.
9. 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 item will be considered by the City Council on *April 16, 2008*, 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. Kathryn Grider  
Southwest Engineering  
3610 North Ranch Boulevard  
Las Vegas, Nevada 89130