

PLANNING & DEVELOPMENT



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January 11, 2008

Mr. Shon Finch
Fairfield Centennial, LLC
5510 Morehouse Drive, Suite 200
San Diego, California 92121

RE: VAC-25666 - VACATION

Dear Mr. Finch:

Your Petition to Vacate portions of U.S. Government Patent easements generally located south of Centennial Parkway and west of Shaumber Road, Ward 6 (Ross), was considered by the Planning Commission on January 10, 2008.

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

1. The limits of this vacation application shall be the U.S. Government Patent Easements generally located on the south side of Centennial Parkway, west of Shaumber Road, retaining 50-feet for Centennial Parkway.
2. Coordinate with the Collection Systems Planning section of the Department of Public Works to provide an alternate sanitary sewer path for this site; grant necessary easements prior to or concurrent with recordation of an Order of Relinquishment of Interest.
3. 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 Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-20479 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. 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 Relinquishment of Interest.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

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

City Manager
Douglas A. Selby

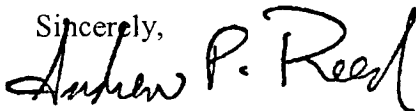


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6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing 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 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.

This item will be considered by the City Council on **February 6, 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:dm

cc: Mr. Shon Finch
FF Development L.P.
5510 Morehouse Drive, Suite 200
San Diego, California 92121

Ms. Valerie Livengood
Stantec Consulting
7252 West Charleston Boulevard
Las Vegas, Nevada 89117