

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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June 29, 2007

Ms. Lisa Kremer  
KB Homes  
5655 Badura Avenue  
Las Vegas, Nevada 89118

**RE: VAC-21945 - VACATION**

Dear Ms. Kremer:

Your Petition to Vacate SEWER AND DRAINAGE AND Easements generally located in portions of Oxford Commons, Units 1 & 2, Ward 6 (Ross), was considered by the Planning Commission on June 28, 2007.

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

### Planning and Development

1. The limits of this Petition of Vacation shall be the public sewer and drainage easements generally located within the Oxford Commons Unit 1 and Unit 2 subdivisions.
2. This Vacation application shall be modified to also include the Public Sewer Easement granted per Document #20060324:00968.
3. A Drainage Plan and Technical Drainage Study Update 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 Update. The drainage study update required by SDR-21091 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 Vacation.

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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5. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas of 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 **August 1, 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: Mr. Brian Reed  
Carter & Burgess  
6655 Bermuda Road  
Las Vegas, Nevada 89119