

PLANNING & DEVELOPMENT



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June 29, 2007

Mr. Tommy Uribe
DR Horton, Inc.
330 Caroussell
Las Vegas, Nevada 89014

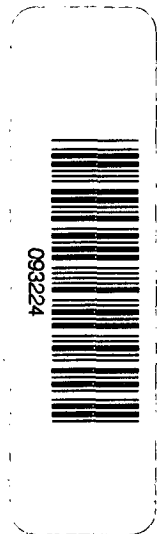
RE: VAC-21906 - VACATION

Dear Mr. Uribe:

Your Petition to Vacate A 40-FOOT WIDE PUBLIC SEWER AND DRAINAGE EASEMENT generally located at the east end of Southern Comfort Avenue, 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:

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. 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.
3. 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 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

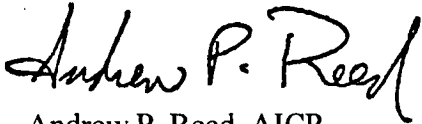


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4. The limits of this Petition of Vacation shall be the easternmost approximately 34- foot long portion of the existing 40-foot wide public sewer and drainage easement generally located at the east end of Southern Comfort Avenue.
5. If the Order of 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: Ms. Faith Fagan
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146