

PLANNING & DEVELOPMENT



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063818

September 8, 2006

Mr. Steve Gregory
Casino Center Properties, LLC
913 East Charleston Boulevard, Unit #100
Las Vegas, Nevada 8993401

RE: ABEYANCE - VAC-12884 - VACATION

Dear Mr. Gregory:

Your petition to Vacate public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 5 (Weekly). NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE), was considered by the Planning Commission on September 7, 2006.

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

1. The limits of this Vacation shall be all portions of the public alleys south of Garces Avenue, north of Charleston Boulevard, between 9th Street and 10th Street.
2. If any portion of the alley is proposed to remain public, provide a plan for approval by the City Engineer indicating an alternative alley access route providing a legal through-access for this alley. Such alley access shall be dedicated prior to recordation of an Order of Vacation for this alleyway. The proposed alternative shall provide a turning radius acceptable to the City Traffic Engineer.
3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

Mayor
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City Council
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(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



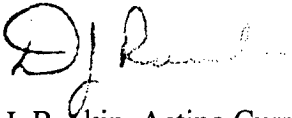
4. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation.
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 or appropriate drainage easements shall be reserved.
6. 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.
7. Approval of a Site Development Plan Review (SDR-14349) application for development of the abutting parcels prior to the recordation of an Order of Vacation.
8. 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.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. 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.
11. 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.

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12. The south part of the north/south alley shall retain access to the property at the southeast corner of Garces Avenue and 9th Street.

This item will be considered by the City Council on **October 4, 2006**, 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,



Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Paul Chandler
Poggemeyer Design Group, Inc.
2601 North Tenaya Way
Las Vegas, Nevada 89128

Ms. Glenda Shaw
Casino Center Properties
916 South Casino Center Boulevard
Las Vegas, Nevada 89101

Mr. David Clapsaddle
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Henderson, Nevada 89014