

PLANNING & DEVELOPMENT



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041221

December 19, 2003

Mr. David Arpin
Ms. Kathleen Olender
7856 Blue Eagle Way
Las Vegas, Nevada 89128

RE: VAC-3307 - VACATION

Dear Applicant:

Your request for a Petition to vacate the east half of Buffalo Drive between Brent Lane and Iron Mountain Road, Ward 6 (Mack), was considered by the Planning Commission on December 18, 2003.

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

1. An application to vacate the western half of Buffalo Drive within Clark County, such as Clark County Petition of Vacation VS-1710-03, must record concurrently with this Order of Vacation.
2. This Petition of Vacation shall be modified to retain a 20 foot wide City of Las Vegas Sewer easement within Buffalo Drive, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation.
3. This Petition of Vacation shall be modified to retain those portions of rights-of-way necessary for a corner at the intersection of Buffalo Drive and Brent Lane.
4. An update to the previously approved Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section 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.
5. Prior to the recordation of an Order of Vacation 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, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)

Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met. 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.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on *January 21, 2004*, 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,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb