

PLANNING & DEVELOPMENT



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011220

December 19, 2003

Mr. Mickey Stratton
Quarterhorse Falls II, Limited Liability Company
5365 South Cameron Street, Suite #200
Las Vegas, Nevada 89119

RE: VAC-3311 - VACATION

Dear Mr. Stratton:

Your request for a Petition to vacate a 10 foot wide public drainage easement at 9721 Paso Fino Street, 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. Appropriate adjacent Final Maps, such as El Capitan/O'Hare Unit 3, to provide alternative Drainage Easements, shall be recorded prior to or concurrent with the recordation of this Order of Vacation as required by the City of Las Vegas Flood Control Section.
2. Any existing Public Sewer Easements shall be retained and not affected by this Vacation Application.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Mr. Mickey Stratton
VAC-3311 - Page Two
December 19, 2003

6. 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

cc: Mr. Mickey Stratton
Sterling S. Development
5365 South Cameron Street, Suite #200
Las Vegas, Nevada 89119

Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146