



000766

March 24, 2000

Mr. Walter Curland
W. M. Land Development
3540 West Sahara Avenue, Suite #550
Las Vegas, Nevada 89102

RE: VAC-0003-00 - VACATION

Dear Mr. Curland:

Your Petition for a Vacation to vacate Del Rey Avenue generally located between Buffalo Drive and Tioga Way, Ward 1 (McDonald), was considered by the Planning Commission on March 23, 2000.

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

Public Works

1. A plan demonstrating how the existing right-of-way shall be incorporated into the abutting properties, or otherwise developed as a drainage corridor shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site, in accordance with Condition No. 3 of the Tentative Map for Aurora View Estates (TM-18-98). All necessary improvements to accomplish this plan shall be constructed or guaranteed prior to recordation of the Order of Vacation.
2. Retain a twenty-foot public sewer easement centered over the existing sewer line in Del Rey Avenue and for that portion of the existing sewer line in Del Rey Avenue, which extends south into the Marbella Ridge Court cul-de-sac.
3. A 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 as recommended by the approved Drainage Plan/Study.
4. All public improvements adjacent to and in conflict with this vacation application, such as the existing curb cut on Buffalo Drive for Del Rey Avenue, are to be removed and replaced with new improvements, as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
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Planning

5. 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.
6. All development shall be in conformance with code requirements and design standards of all City departments.

Public Works

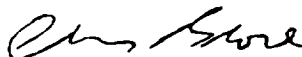
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Conditions No. 1 and No. 4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the 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 being vacated must be retained.

Planning

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on May 3, 2000, 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



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb