



013704

November 23, 1999

Mr. E. Nelson  
Wykoff-Newberg & International Smelting  
P. O. Box 1688  
Las Vegas, Nevada 89125-1688

**RE: VAC-54-99 - VACATION**

Dear Mr. Nelson:

Your Petition to vacate a portion of Donald Nelson Avenue, generally located between Cimarron Road and Palm Grove Lane, Ward 4 (Brown), was considered by the Planning Commission on November 18, 1999.

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

1. A Reversionary Map eliminating the existing effected parcels must be approved and recorded prior to the recordation of this Vacation, unless all affected parcels are under the same ownership.
2. 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 if recommended by the approved Drainage Plan/Study. The Drainage Plan/Study required with Z-96-98 may be acceptable for this condition.
3. 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 as required by the Department of Public Works.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

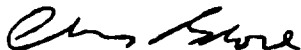
VOICE 702.229.6011  
TDD 702.386.9108  
[www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)

Mr. Nelson  
VAC-54-99 - Page Two  
November 23, 1999

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 3 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.
  
7. 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 Wednesday, January 5, 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 choose 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

cc: Mr. Ed. Taney  
Alpha Engineering  
50 South Jones Boulevard, Suite #202  
Las Vegas, Nevada 89107