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VIRGINIA VALENTINE



010738

July 27, 1999

Mr. and Mrs. Clarence Bott  
Bott 1983 Trust  
1240 Hinson Street  
Las Vegas, Nevada 89102

**RE: VAC-28-99 - VACATION**

Dear Mr. and Mrs. Bott:

Your Petition to vacate Rowland Avenue and Smithsonian Way generally located south of Tropical Parkway, east of Jones Boulevard, Ward 4 (Brown), was considered by the Planning Commission on July 22, 1999.

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

1. Prior to the recordation of this Vacation, a Site Development Plan Review shall be approved by the Planning Commission at a public hearing. This Vacation request shall be modified as necessary to conform to design of the approved Site Development Plan.
2. Provide to the City a copy of an approved Clark County Vacation Application vacating the west half of Smithsonian Street adjacent to this Vacation Application and those portions of Smithsonian Street and Rowland Avenue which extend south of this site to the two proposed cul-de-sacs prior to the recordation of the Order of Vacation for this site. Additionally, dedicate or provide proof of dedication of the two proposed cul-de-sacs on Smithsonian Street and Rowland Avenue to the south of this site (in Clark County) prior to or concurrent with the recordation of the Order of Vacation for this site as required by the Department of Public Works.
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 if recommended by the approved Drainage Plan/Study. The Drainage Study required with Z-79-98 may be used for this if allowed by the Flood Control Section of the Department of Public Works.
4. Site development to comply with all applicable Conditions of Approval for Z-79-98 and all subsequent site-related actions as required by the Department of Public Works.
5. 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.

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6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 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.
9. 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, September 1, 1999 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  
Current Planning Division

CG:cl

cc: Mr. Paul Verderosa  
P. O. Box 1221  
Las Vegas, Nevada 89110