

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
SERVICES CENTER

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010764

June 29, 1999

Mr. Frank Neilson
Harmon-Koval, Limited Liability Company
3900 Paradise Road, Suite #185
Las Vegas, Nevada 89109

RE: VAC-20-99 - VACATION

Dear Mr. Neilson:

Your Petition to vacate a portion of Donald Road, generally located west of Bradley Road, Ward 4 (Brown), was considered by the Planning Commission on June 24, 1999.

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

1. Retain a 20 foot wide public sewer easement in Donald Road to provide public sewer service to Assessor's Parcel Number 125-24-103-004, unless an alternate plan to provide sewer access to such parcel is submitted to and approved by the City Planning Engineer as required by the Department of Public Works.
2. Prior to or concurrent with the recordation of an Order of Vacation for this site, the developer shall dedicate or obtain dedication of appropriate right-of-way to terminate Donald Road in a cul-de-sac, offset to the south, meeting current City Standards 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 by Z-37-99 may be used to satisfy this condition.
4. 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.

Mayor
Oscar Goodman

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
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City Manager
Virginia Valentine

Planning Commission
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Mr. Neilson
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5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #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.
6. All development shall be in conformance with code requirements and design standards of all City departments.
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 July 26, 1999 at 2:00 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. Frank Neilson
LVLM, Limited Liability Company
3900 Paradise Road, Suite #185
Las Vegas, Nevada 89109

Mr. Whiting Sutter
PBS&J
901 North Green Valley Parkway, Suite #100
Henderson, Nevada 89014