

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TDD 702-385-9108  
voice  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci-las-vegas.nv.us



010662

March 30, 1999

Mr. John Lobrovich  
Deer Springs/ Conough, Limited Liability Company  
3320 North Buffalo Drive, Suite #203  
Las Vegas, Nevada 89129

**RE: VAC-6-99 - PETITION OF VACATION**

Dear Mr. Lobrovich:

Your Petition to Vacate Deer Springs Way between Sky Pointe Drive and Cimarron Road, Ward 4 (Brown), was considered by the Planning Commission on March 25, 1999.

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

1. The Vacation Application shall be amended to include the north half of Deer Springs Way as required by the Department of Public Works.
2. Prior to recordation of an Order of Vacation for this site, an alternative access route connecting Deer Springs Way to Sky Pointe Drive (e.g. extension of Cimarron Road southward) shall be provided as dedicated right-of-way or roadway easement, and a minimum of two lanes of paving shall be in place to preserve the existing paved access 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. The drainage study required by Z-36-98 may be used to satisfy this condition. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
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.
5. Retain a 20 foot wide public sewer easement on the south side of the centerline of Deer Spring Way as required by the Department of Public Works. This condition shall not be enforced if an alternative public sewer access plan to service the existing parcels to the north of this site is presented to and approved by the City Planning Engineer.

Mayor  
Jan Lavery Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



VAC-6-99

Mr. John Lobrovich  
March 30, 1999  
VAC-6-99 - Page Two

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 #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.
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 April 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.

Very truly yours,



Robert S. Genzer, Planning Supervisor  
Current Planning Division

RSG:sd

cc: Ms. Jane Gaster  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146