

PLANNING &
DEVELOPMENT



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010411

March 12, 1999

Raphael and Liliana Mirchou
Las Vegas City Employees Protective and Benefit Association, Inc.
857 North Eastern Avenue
Las Vegas, Nevada 89101-2312

RE: ABEYANCE - VAC-55-98 - VACATION

Dear Applicant:

Your petition to vacate a portion of Eastern Avenue between Constantine Avenue and Washington Avenue, Ward 3 (Reese), was considered by the Planning Commission on March 11, 1999.

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

1. Retain a 20 foot public sewer easement centered over the existing sewer line in the Eastern Avenue right-of-way as required by the Department of Public Works.
2. Remove the existing curb opening on Washington Avenue and replace with curb, gutter and sidewalk meeting current City Standards concurrent with any onsite development activities adjacent to this site as required by the Department of Public Works.
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 City Code requirements and design standards of all City departments must be satisfied.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #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.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



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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 April 12, 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: Mr. Raphael Mirchou
2021 South Valadez Street
Las Vegas, Nevada 89117

Mr. John LaSpaluto
JDL Architecture
3613 South Procyon Avenue
Las Vegas, Nevada 89103