

PLANNING &
DEVELOPMENT



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

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Current Planning: 229-6301
www.ci.lasvegas.nv.us



010408

January 15, 1999

Ms. Michelle Saxton
Saxton, Inc.
5440 West Sahara Avenue
Las Vegas, Nevada 89146

RE: ABEYANCE - VAC-49-98 - VACATION

Dear Ms. Saxton:

Your Petition to vacate portions of public rights-of-way generally located on the north side of Madre Mesa Drive, east of Michael Way, Ward 4 (Brown), was considered by the Planning Commission on January 14, 1999.

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

1. This Vacation Application shall be revised to exclude any portion of Madre Mesa Drive at the west edge of this site as required by the Department of Public Works.
2. Provide proof that the east half of Tappi Street will be incorporated into the development plans of an abutting property (either the applicant's or the neighboring property to the east), and will not become an unmaintained "no man's land" between two block walls. If such proof cannot be provided, the Vacation Application shall be amended to delete the Vacation of Tappi Street.
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.
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. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.

Mayor
Jan Lavery Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



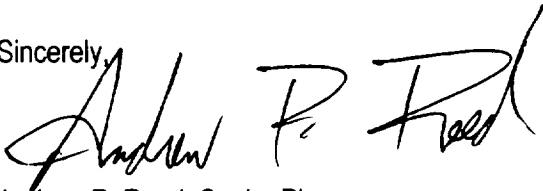
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7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance 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.

8. 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 February 8, 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,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd