

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

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



December 22, 1998



010661

Mr. Robert Holgate
Charleston Associates, Limited Liability Company
9510 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAC-50-98 - PETITION OF VACATION

Dear Mr. Holgate:

Your petition to vacate a temporary public sewer easement generally located east of Rampart Boulevard, between Alta Drive and Charleston Boulevard, Ward 2 (Adamsen), was considered by the Planning Commission on December 17, 1998.

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

1. Site development to comply with the conditions of the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works.
2. This Vacation Application shall have received City Council approval prior to the issuance of building permits for any structures overlying the area proposed to be vacated as required by the Department of Public Works.
3. Site development to comply with all applicable Conditions of Approval for Z-12-98 and all other site-related actions as required by the Department of Public Works.
4. All 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. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 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.

VAC-50-98

Mr. Holgate
VAC-50-98 - Page Two
December 22, 1998

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 January 25, 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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Robert Holgate
Triple Five Development
9510 West Sahara Avenue
Las Vegas, Nevada 89117

Ms. Christine Roth
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146