

PLANNING &
DEVELOPMENT



Development
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Comp Planning 229-6022
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Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
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Gary Reese
Larry Brown

City Manager
Larry K. Barton



009059

June 30, 1998

Mr. Don Benedict
Rio Vista Plaza, Limited Liability Company
1000 Quail Street, Suite #190
Newport Beach, California 92660

RE: VAC-22-98 - PETITION OF VACATION

Dear Mr. Benedict:

Your Petition to vacate a portion of Drexel Road generally located south of Ann Road, Ward 4 (Brown), was considered by the Planning Commission on June 25, 1998.

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

1. Provide to the City written documentation of concurrence from the Nevada Department of Transportation for the north portion of Drexel Road which is in NDOT jurisdiction; if such cannot be obtained, this Vacation Application shall be modified to delete that portion of Drexel Road within NDOT right-of-way including appropriate transitions as allowed by the City Traffic Engineer as required by the Department of Public Works.
2. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to recordation of an Order of Vacation for this site. The Traffic Impact Analysis shall determine the impact of the proposed narrowing of Drexel Road with respect to on-street parking and center left turn lanes to service the proposed commercial sites adjacent to the areas proposed to be vacated. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. If allowed by the Traffic Engineer, the Traffic Impact Analysis for the Rio Vista Plaza commercial subdivision may be used for this requirement.
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.



Mr. Benedict
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6. All development shall be in conformance with code requirements and design standards of all City departments.
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 July 27, 1998 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. Jerry Sligar
JW Sligar, Incorporated
820 South Valley View Boulevard
Las Vegas, Nevada 89107