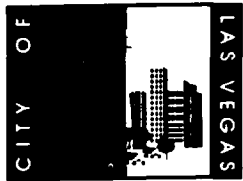


PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251



009065

June 30, 1998

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

RE: VAC-24-98 - PETITION OF VACATION

Dear Mr. Benedict:

Your Petition to vacate portions of Drexel Road and Rio Vista Street 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. Prior to recordation of an Order of Vacation for the Rio Vista Street portion of this vacation application, the applicant shall submit to the City for approval a comprehensive plan indicating the final disposition of the proposed areas to be vacated and how such areas will be utilized by the abutting property owners such that no unmaintained "no-man's land" areas will be created as required by the Department of Public Works.
2. Dedication of the proposed cul-de-sac rights-of-way for Drexel Road and Rio Vista Street shall be provided prior to or concurrent with the recordation of an Order of Vacation for this site as required by the Department of Public Works.
3. Retain 20 foot wide public sewer easements centered over all existing (or proposed and approved) public sewer lines located within the area to be vacated as required by the Department of Public Works. This condition shall not be enforced if an alternate public sewer location/relocation plan is presented to and approved by the Department of Public Works prior to recordation of an Order of Vacation for this site.
4. A Drainage Plan and Technical Drainage Study or other drainage related information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. Appropriate public drainage easements shall be retained if recommended by the approved Drainage Plan/Study. The drainage study required with the Rio Vista Plaza commercial subdivision may be used for this requirement if allowed by the Flood Control Section of the Department of Public Works.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



Mr. Benedict
VAC-24-98 - Page Two
June 30, 1998

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified or removed, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
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 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