

PLANNING &
DEVELOPMENT



Development
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Las Vegas, NV 89101

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Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



November 25, 1997



Mr. Gerry Robbins
Howard Hughes Properties
1645 Village Center Circle, Suite #200
Las Vegas, Nevada 89134

RE: VAC-40-97 - PETITION OF VACATION

Dear Mr. Robbins:


Your Petition to vacate Sight Visibility Restriction Easements (S.V.R.E.'S.) generally located in the Arbors at Summerlin Village 11/12 Development, Ward 2 (Adamsen), was considered by the Planning Commission on November 20, 1997.

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

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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 must be retained.
4. 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 December 15, 1997, 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,


David Clapsaddle, Senior Planner
Current Planning Division

DC:cl

cc: Mr. Mike Csizmadia
G.C. Wallace, Inc.
1645 Village Center Circle, Suite #181
Las Vegas, Nevada 89134