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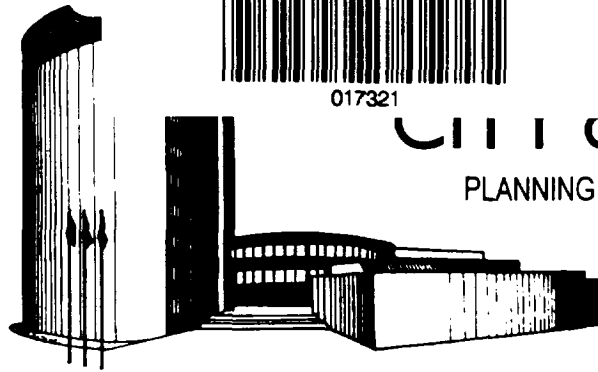
CITY MANAGER  
LARRY K. BARTON



017321

# CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



January 28, 1997

Ms. Rita Alleyne  
IBEW Plus Credit Union  
6378 West Sahara Avenue  
Las Vegas, Nevada 89102

RE: VAC-64-96 - VACATION REQUEST

Dear Ms. Alleyne:

Your request to vacate a portion of El Parque Avenue, generally located between Jones Boulevard and Red Rock Street, Ward 1 (McDonald), was considered by the Planning Commission on January 23, 1997.

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

1. Amend the original application to delete El Parque Avenue east of the west edge of the proposed offset cul-de-sac bulb; the proposed offset cul-de-sac bulb shall have its center point located on the common property line between the IBEW site and the residential property immediately to the east; the offset cul-de-sac bulb shall be shifted northward so that the south edge of the cul-de-sac bulb aligns with the south right-of-way of El Parque Avenue. Additionally, Staff is empowered to relocate the cul-de-sac bulb if the second part of Condition No. 2 is enacted.
2. Provide the City with a document with appropriate signatures affixed to cause the dedication of all right-of-way needed to create the offset cul-de-sac on El Parque Avenue prior to the recordation of the Order of Vacation. If the offset cul-de-sac dedication cannot be provided, the cul-de-sac bulb shall be relocated south and west in accordance with the requirements of Zoning Application Z-57-96; the cul-de-sac bulb in this case shall be centered along the street centerline; the dedication of the south half of the cul-de-sac bulb must be offered by the applicant prior to the recordation of the Order of Vacation. The 24 foot wide common access easement retained by Condition No. 4 may vary in length to accommodate changes in cul-de-sac bulb placement.



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3. Construct a physical barrier at the west edge of the cul-de-sac to prevent traffic from shortcutting through the IBEW site to the El Parque Avenue cul-de-sac as required by the Department of Public Works. The extension of the property line wall along the east edge of the IBEW site would suffice for this requirement to the centerline of the former El Parque Avenue alignment. Install a physical barrier (such as chain link fence, block wall or landscaped berm) from the former centerline of El Parque Avenue to the north ROW line prior to or concurrent with development of the IBEW site. Install appropriate traffic signage to inform the public of the dead-end nature of the resultant traffic corridors. Appropriate performance guarantees must be posted for these required physical barriers prior to the recordation of the Order of Vacation.
4. Retain a 24-foot wide common access easement centered on the former El Parque Avenue alignment running in favor of the parcels both north and south of this former public street corridor; the common access easement shall extend from the east right-of-way line of Jones Boulevard easterly 225 feet. The intent of this common access easement is to provide common access between the private properties both north and south of the former El Parque Avenue alignment and the existing median break on Jones Boulevard at the El Parque Avenue alignment. If no common access is desired by the abutting property owners, letters verifying such must be submitted to the City by both property owners of record prior to the recordation of the Order of Vacation; if letters are received, the common access easement shall not be retained.
5. 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. (*The Drainage Plan/Study required with the associated Zoning Application, Z-57-96, may suffice for this requirement.*)
6. Reclamation/redevelopment of the area being vacated shall be in accordance with all applicable conditions of approval for Zoning Application Z-57-96. In lieu of constructing that portion of the cul-de-sac adjacent to this site, the applicant may instead contribute the City monies equal to the cost of such improvements, to be used when future development prompts the full completion of the cul-de-sac.
7. 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.
8. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

TO: Ms. Rita Alleyne  
RE: VAC-64-96

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9. All development shall be in conformance with code requirements and design standards of all City departments.
10. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition Nos. 3 and 7 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 site-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 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.
11. 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 19, 1997, unless otherwise changed, 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.

Very truly yours,



Robert S. Genzer, Planning Supervisor  
Current Planning Division

RSG:rlr

cc: Ms. Diana Bossard  
Kimley-Horn and Associates, Inc.  
1050 East Flamingo Road, Suite S210  
Las Vegas, Nevada 89119