

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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April 21, 2008

CORRECTED LETTER

Ms. Patricia Ortiz
Mr. Barton Maybie
4500 Wynn Road
Las Vegas, Nevada 89103

RE: VAC-26611 - VACATION

Dear Applicant:

Your Petition to Vacate an existing 20-foot drainage easement generally located on the northeast corner of Maggie Avenue and Coke Street, Ward 6 (Ross), was considered by the Planning Commission on March 13, 2008.

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

1. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The limits of this Petition of Vacation shall be the drainage easements generally located on the northeast corner of Coke Street and Maggie Avenue that exist per the following recorded documents: 20030714:01152 and 20040401:01564.
4. A Drainage Plan and Technical Drainage Study Update 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.
5. Prior to recordation of the Order of Vacation, submit a recorded Quit Claim Deed to the Right-of-Way section of the Department of Public Works to clarify ownership of this property.
6. 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.



Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A Selby

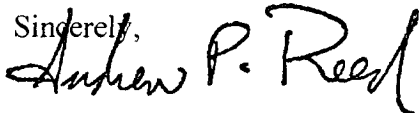


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7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient 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 or easement being vacated must be retained.

This item will be considered by the City Council on **April 16, 2008**, at 1:00 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Scott Ruedy
Barton Maybe
4500 Wynn Road
Las Vegas, Nevada 89103

Ms. Patricia Ortiz
Mr. Scott Ruedy
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89052