

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 29, 2010

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

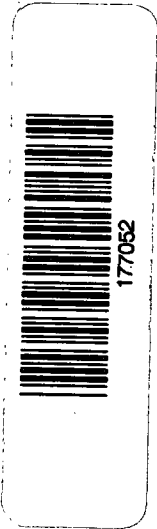
RE: VAC-36929 - VACATION

Dear Mr. Hale:

Your Petition to Vacate public rights-of-way and City of Las Vegas sewer and drainage easements in Forest Meadows Avenue, Apollo Heights Avenue, Blue Granite Street and Spencer Springs Street, generally located at the southwest corner of Elkhorn Road and Fort Apache Road, Ward 6 (Ross), was considered by the Planning Commission on January 28, 2010.

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

1. The limits of this Petition of Vacation shall be defined as the public rights-of-way and all unused City of Las Vegas easements as dedicated and granted by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48.
2. This Petition of Vacation shall be modified to retain Public Sewer Easements over the existing sewer lines located within the streets proposed to be vacated and all within the easements identified by the Town Center 44/50 No. 1 Final Map, Book 136, Page 48. Alternatively, the existing sewer may be abandoned or removed with the approval of the Collection Systems Planning Section of the Department of Public Works.
3. This Petition of Vacation shall be modified to retain the Public Multi-use trail easement.
4. Prior to or concurrent with the recordation of the Order of Vacation, a Reversionary Map, such as FMP-36932, or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be left without legal access by this Petition of Vacation.
5. Prior to the recordation of the Order of Vacation, provide a Document of Record of what is constructed and what is not.
6. An update to the previously approved Drainage Plan and Technical Drainage Study 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.



Mayor
Oscar B. Goodman

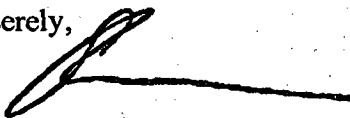
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All existing public improvements, if any, adjacent to and in conflict with this Vacation application shall be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
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 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 rights-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.
11. 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.

This item will be considered by the City Council on March 3, 2010, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Barbara Baird
B2 Developer Services
1170 Center Point Drive
Henderson, Nevada 89119

Mr. Dan Hale
VAC-36934 - Page Two
January 29, 2010

6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
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8. 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.
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Steve Gebeke
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