

PLANNING & DEVELOPMENT



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January 29, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAC-37100 - VACATION

Dear Ms. Lawson:

Your Petition to Vacate a portion of the south side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the east side of Juliano Road between Rome Boulevard and Darling 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. This Petition of Vacation shall be defined as the south side of Rome Boulevard from the centerline of Juliano Road extending westward to the 215 Beltway boundary; and the east side of Juliano Road from the south boundary of Rome Boulevard to the northern boundary of the 215 Beltway boundary, excluding those portions of right-of-way necessary to complete the proposed cul-de-sac bulb.
2. Dedicate or obtain dedication prior to or concurrent with the Order of Vacation for the remainder of the proposed cul-de-sac bulb adjacent to the current Assessor Parcel Number 125-20-802-003.
3. A 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. The drainage study required by SDR-36953 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing 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 the Order of Vacation.
5. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments.



Ms. Barbara Lawson
VAC-37100 - Page Two
January 29, 2010

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.
8. 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: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113