

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 12, 2010

Mr. Jacob Koby Khakshouri
Caroline's Court LLC
10877 Wilshire Boulevard, Suite #1047
Los Angeles, California 90024

RE: VAC-36980 - VACATION

Dear Mr. Jacob Koby Khakshouri:

Your petition to Vacate a 20-foot public sewer easement generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross), was considered by the Planning Commission on February 11, 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 the Public drainage Easements generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080515:00580 and as shown on "The Final Map of Caroline's Court" on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.
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 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.

Mayor
Oscar B. Goodman

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(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
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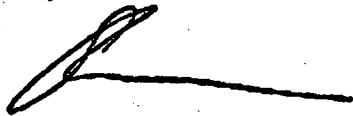


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4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on *March 17, 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:nl

cc: Mr. James Lopez
JPL Engineering, Inc.
5096 West Post Road
Las Vegas, Nevada 89118