

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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April 23, 2010

Mr. Matthew Fanoë
BCI Coca Cola Bottling Company
2500 Windy Ridge Parkway
Atlanta, Georgia 30339

**RE: VAC-37574 - VACATION
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Fanoë:

Your Petition to Vacate a 20-foot wide public drainage easement at 230 North Mojave Road, Ward 3 (Reese), was considered by the Planning Commission on April 22, 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 a twenty-foot wide by one hundred ninety foot long Public Drainage Easement generally located perpendicular to Stewart Avenue and approximately six hundred feet east of Mojave Road.
2. 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-32475 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all city departments.
4. 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

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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.

5. 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 May 19, 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. Carlos Cadiz
Cadiz & Cadiz Architects
110 West Escalones, Suite A
San Clemente, California 92672