

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 22, 2010

Mr. John D. Bayer
Rancho Circle Shopping Center
4270 Decatur Boulevard, Suite B-11
Las Vegas, Nevada 89103

**RE: VAC-39480 - VACATION RELATED TO TMP-39487
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bayer:

Your Petition to Vacate a 12-foot wide public drainage easement at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 12-foot wide, 320-foot long Public Drainage Easement generally located at the southeast corner of Rancho Drive and Bonanza Road. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to recordation of an Order of Vacation for the Public Drainage Easement. If a Drainage Plan and Technical Drainage Study is required, comply with the recommendations of the Flood Control section in the approved drainage plan/study.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

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



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5. 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.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jody Belsick
Walker Engineering, LLC
5765 South Rainbow Boulevard, Suite #101
Las Vegas, Nevada 89118