



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 11, 2011

Mr. George Daneshgar
Nevada Development Association, LP
1880 Century Park East, Suite #810
Los Angeles, California 90067

**RE: VAC-41152 - VACATION
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Daneshgar:

Your Petition to Vacate a 30-foot wide section of Gilmore Avenue right-of-way and a 33-foot wide U.S. Government Patent Easement located on the east side of Hualapai Way, approximately 675 feet north of Alexander Road, Ward 4 (Anthony), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

Planning

1. The limits of this Petition of Vacation shall be defined as that portion of Gilmore Avenue extending from Hualapai Way eastward to the detention basin, the U.S. Government Patent Easements along the north, east, and south sides of Assessor Parcel Numbers #138-07-201-001 and -002, and the unused easements over the old Logan Avenue alignment reserved with VAC-10222.
2. This Vacation shall record in two parts. Part one shall be the U.S. Government Patent Easements along the north, east, and south sides of Assessor Parcel Numbers #138-07-201-001 and -002 and part two shall be the Gilmore Avenue right-of-way from Hualapai Way eastward to the detention basin along with the unused easements reserved with VAC-10222 over the old Logan Avenue alignment.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



3. Concurrent with the recordation of the Order of Vacation, grant a 50-foot wide Public Drainage Easement to be privately maintained centered on the existing Gilmore Avenue centerline.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. 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 and Order of Relinquishment of Interest.
7. The Order of Vacation and Order of Relinquishment of Interest 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 and Order of Relinquishment of Interest are 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.

Mr. George Daneshgar
VAC-41152 - Page Three
May 11, 2011

This item will be considered by the City Council on **June 15, 2011**, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Faraz Daneshgar
3D Investments, LLC
1880 Century Park East, Suite #810
Los Angeles, California 90067

Mr. David Turner
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102