



May 15, 2013

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89178

**RE: VAC-48854 - VACATION RELATED TO MOD-48855 AND SDR-48852
PLANNING COMMISSION MEETING OF MAY 14, 2013**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Kenner:

Your request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross), was considered by the Planning Commission on May 14, 2013.

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 unused portions of the public sewer and drainage easements granted by FMP-10004 recorded with Subdivision Map, File 132 Page 69.
2. Prior to the recordation of the Order of Vacation, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works for the existing public sewers proposed to be abandoned or relocated by this project. This Petition of Vacation shall be modified to include those portions of the existing public sewer easement this project proposes to relocate or abandon. Provide written proof that the owner of the private sewer lines overlying this area agrees with the development plans proposed by SDR-48852 prior recordation of the Order of Vacation.
3. The Order of Vacation shall record concurrent with the recordation of a Final map subdivision overlying the areas requesting to be vacated.
4. Prior to recordation of the Order of Vacation, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The Drainage Study required by SDR-48852 may used to satisfy this condition.

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

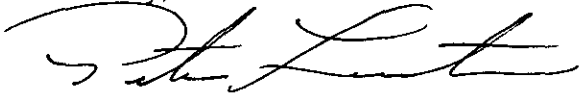


Mr. Paul Kenner
RES NV TVL, LLC
VAC-48854 - Page Two
May 15, 2013

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. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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 **June 19, 2013**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: DR Horton, Inc.
330 Carousel Parkway
Las Vegas, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118