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June 12, 2013

Mr. Frank Pankratz
SH Northeast Land Company, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

**RE: VAC-49335 - VACATION
PLANNING COMMISSION MEETING OF JUNE 11, 2013**

Dear Mr. Pankratz:

Your request for possible action on a request for a Petition to Vacate a 20-foot public drainage easement and the eastern three-foot portion of a 20-foot public sewer easement on property generally located north of Sahara Avenue, east of Hualapai Way, Ward 2 (Beers), was considered by the Planning Commission on June 11, 2013.

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

1. The limits of this Petition of Vacation shall be the 20-foot public drainage easement granted per File 105, Page 53 of Parcel Maps and the easterly three feet of the northerly 103 feet of the public sewer easement granted by Document #960082:01543, as depicted on the revised Exhibit "B" date stamped May 23, 2013, and generally located north of Sahara Avenue, east of Hualapai Way.
2. Grant a three-foot Public Sewer Easement adjacent to the western boundary of the existing sewer easement to maintain a 20-foot wide Public Sewer Easement prior to the recordation of this Order of Vacation.
3. 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 or granted if recommended by the approved Drainage Plan/Study prior to the recordation of this Order of Vacation. The Drainage Study required by Site Development Plan Review SDR-48469 may be used to satisfy this condition.
4. All development shall be in conformance with code requirements and Design standards of all City Departments.



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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. 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. 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 action by the Planning Commission on **June 11, 2013** 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 **June 24, 2013**. 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb