



January 13, 2016

Mr. Rick Firmine  
805 Land, LLC  
3 Snowy Owl Lane  
Littleton, Colorado 80127

**LAS VEGAS  
CITY COUNCIL**

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CITY MANAGER

**RE: VAC-62357 [PRJ-62201] - VACATION RELATED TO VAR-62407, WVR-62353 AND TMP-62358  
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Petition to Vacate a PUBLIC SEWER EASEMENT generally located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard, Ward 1 (Tarkanian) [PRJ-62201], was considered by the Planning Commission on January 12, 2016.

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

Planning

1. The limits of this Petition of Vacation shall be a 10-foot wide portion of the public sewer easement granted by the map recorded on Book 57, Page 11 of Parcel Maps generally located east of Campbell Road, north of Charleston Boulevard.
2. All 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 an Order of Vacation.
3. 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.

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  
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[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

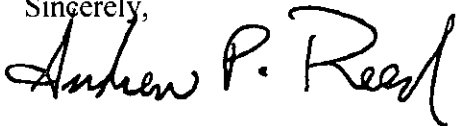


/city of las vegas

4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) 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 **January 12, 2016** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 25, 2016**. 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,



Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

AR:nl

cc:

Mr. Scott Harwood  
DR Horton, Inc.  
1081 Whitney Ranch  
Henderson, Nevada 89104

Mr. Eric Rietz  
Quantum Surveying  
6018 S. Durango Drive, Ste. 110  
Las Vegas, Nevada 89113