



LAS VEGAS CITY COUNCIL

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April 4, 2008

Mr. Bruce Tripp  
KB Home Nevada, Inc.  
5655 Badura Avenue  
Las Vegas, Nevada 89118

RE: VAC-25907 - VACATION  
CITY COUNCIL MEETING OF APRIL 2, 2008  
RELATED TO GPA-25905, ZON-25906 AND SDR-25908

Dear Mr. Tripp:

The City Council at a regular meeting held April 2, 2008 APPROVED the Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2008. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be described as the western most 10 feet of Bradley Road between Sheleheda Avenue and Honeycreek Avenue and the northern most 10 feet of Iron Mountain Road between Leon Avenue and Bradley Road, retaining any area necessary for radius corners.
2. 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 if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-25908 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. 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.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

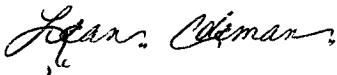
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6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient 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.
7. Dedicate the necessary right-of-way for a 20-foot radius corner on the northeast corner of Leon Avenue and Iron Mountain Road prior to recordation of the Order of Vacation.
8. 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.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

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