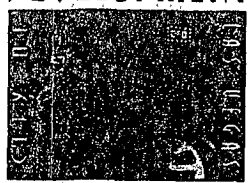


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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February 29, 2008

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

RE: ABEYANCE - VAC-25907 - VACATION

Dear Mr. Tripp:

Your Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

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.~~

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y Barlow

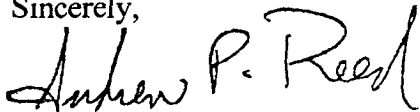
City Manager
Douglas A. Selby



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.

This item will be considered by the City Council on **April 2, 2008**, 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,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Karamali Pastmforoosh	Mr. Bob Genzer
Farrokhtala Farm Marital Trust	Genzer Consulting
9505 West Olympic Boulevard	9612 Hawksbill Court
Beverly Hills, California 90212-4241	Las Vegas, Nevada 89117

Ms. Katherine Logan
GC Wallace, Inc. – Summerlin
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135