



LAS VEGAS CITY COUNCIL

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CITY MANAGER

February 8, 2008

Mr. Shon Finch  
Fairfield Centennial, LLC  
5510 Morehouse Drive, Suite #200  
San Diego, California 92121

RE: VAC-25666 - VACATION  
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

Dear Mr. Finch:

The City Council at a regular meeting held February 6, 2008 APPROVED the Petition to Vacate portions of U.S. Government Patent easements generally located south of Centennial Parkway and west of Shaumber Road. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. The limits of this vacation application shall be the U.S. Government Patent Easements generally located on the south side of Centennial Parkway, west of Shaumber Road, retaining 50-feet for Centennial Parkway.
2. Coordinate with the Collection Systems Planning section of the Department of Public Works to provide an alternate sanitary sewer path for this site; grant necessary easements prior to or concurrent with recordation of an Order of Relinquishment of Interest.
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 Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-20479 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. 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 Relinquishment of Interest.
5. All development shall be in conformance with code requirements and design standards of all City Departments.



CITY OF LAS VEGAS  
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LAS VEGAS, NEVADA 89101

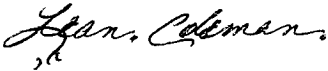
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Mr. Shon Finch  
VAC-25666 – Page Two  
February 8, 2008

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the 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 being vacated must be retained.
7. If the Order of Relinquishment of Interest 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

Mr. Shon Finch  
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