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CITY MANAGER

February 8, 2008

Ms. Lisa Kremer
KB Homes
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: VAC-25592 - VACATION
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

Dear Ms. Kremer:

The City Council at a regular meeting held February 6, 2008 APPROVED the Petition to Vacate portions of right-of-way generally located on the southeast corner of Fort Apache and Severence Lane. 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. Coordinate with the City Surveyor to determine the appropriate boundaries for this Petition of Vacation. The limits of this Petition of Vacation shall be as recommended by the City Surveyor.
2. 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.
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.



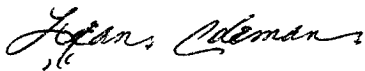
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4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. If the Order of Vacation is not recorded within one (1) year after approval 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

Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146