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December 7, 2007

Mr. James Chapman
Pentecostal Temple Church
1117 North F Street
Las Vegas, Nevada 89106

RE: VAC-24711 - VACATION
CITY COUNCIL MEETING OF DECEMBER 5, 2007

Dear Mr. Chapman:

The City Council at a regular meeting held December 5, 2007 APPROVED the Petition to Vacate a 20-foot wide public alley between F Street and G Street, approximately 140 feet south of Madison Avenue; and a 10-foot wide portion of F Street, G Street, Jefferson Avenue and Madison Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on December 6, 2007. This approval is subject to:

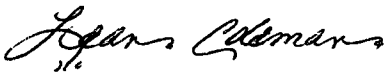
Planning & Development

1. The limits of this Petition of Vacation shall be defined as the public alley between Madison Avenue and Jefferson Avenue and between G Street and F Street, the excess rights-of-way along the south side of Madison Avenue, between G Street and F Street, the west side of F Street between Madison Avenue and Jefferson Avenue, the north side of Jefferson Avenue, between F Street and G Street and the east side of G Street, between Jefferson Avenue and Madison Avenue. Fifteen-foot radius corners will be retained at all public street intersections. Additional portions of radius corners that cannot be reserved through this action, if any, shall be dedicated to the City of Las Vegas prior to recordation of the Order of Vacation.
2. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.
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 Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

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4. 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.
5. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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.
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