



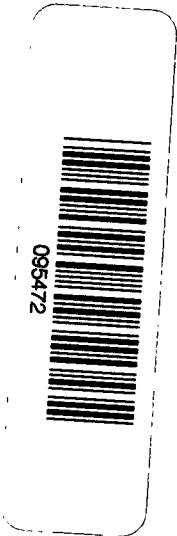
LAS VEGAS CITY COUNCIL

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November 26, 2007

Rev. David Jarman
First Christian Church
101 South Rancho Drive
Las Vegas, Nevada 89106

RE: VAC-24407 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 21, 2007

Dear Rev. Jarman:

The City Council at a regular meeting held November 21, 2007 APPROVED the Petition to Vacate an existing 30-foot wide portion of right-of-way on the west side of Tonopah Drive and a 10-foot wide portion of right-of-way on the south side of Mesquite Avenue generally located east of Rancho Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2007. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be defined as the south 10 feet of Mesquite Avenue from Rancho Drive and extending east approximately 885 feet and the west 30 feet of Tonopah Drive extending from the southern right-of-way line of Mesquite Avenue south approximately 245 feet.
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 ZON-20482 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.

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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. 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,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Bob Gronauer
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169