



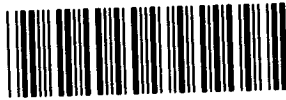
LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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CITY MANAGER



065149

December 7, 2006

A. J. Tipton
1290 South Jones, Suite 250
Las Vegas, Nevada 89146

RE: VAC-16642 - VACATION
CITY COUNCIL MEETING OF DECEMBER 6, 2006

Dear Applicant:

The City Council at a regular meeting held December 6, 2006 APPROVED the Petition to vacate a portion of the Gowan Road Right of Way generally located on the northwest corner of Gowan Road and Decatur Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2006. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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.
4. The limits of this Petition of Vacation shall be defined as the triangular right-of-way area located on the north side of Gowan Road between Decatur Boulevard and Thom Boulevard.
5. 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.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

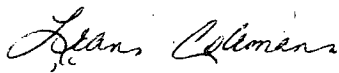
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CLV 7009



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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.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Larry Sayers
Bramble Homes
1290 South Jones, Suite 250
Las Vegas, Nevada 89146

Mr. Larry Sayers
Kobie Creek, LLC
1290 South Jones, Suite 250
Las Vegas, Nevada 89146