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063722

September 7, 2006

Mr. David Bramlett
Asian Development, LLC
PO Box 33130
Las Vegas, Nevada 89133

RE: VAC-14268 - VACATION
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006

Dear Mr. Bramlett:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Petition to Vacate U.S. Government Patent Easements generally located west of Durango Drive, north of Deer Springs Way. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. The limits of this vacation shall be the U. S. Government Patent Easement located on the north side of Deer Springs Way, west of Durango Drive. The limits of the cul-de-sac area and the other portions of right-of-way for Hitt Family Court shall be excluded from this application and all public interest shall be retained.
2. 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 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. The drainage study required by ZON-1913 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

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18112-001-06-05
CLV 7009



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5. 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.
6. 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,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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