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18112-001-06-05
CLV 7009



063444

August 18, 2006

Mr. Blair Pankratz
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: VAC-13822 - VACATION
CITY COUNCIL MEETING OF AUGUST 16, 2006

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the Petition to Vacate a 20-foot wide public drainage easement generally located approximately 320 feet east of the intersection of Alta Drive and South Rampart Boulevard and a 50-foot wide public drainage easement generally located approximately 1,360 feet east of Rampart Boulevard at the northern boundary of the property. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

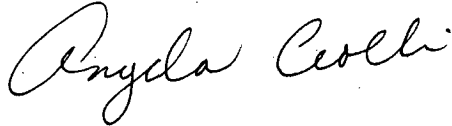
1. The limits of this Petition of Vacation shall be the entire drainage easement as described in Document No. 20051129:04185. No portions of the existing drainage easement recorded as Document No. 940310:01293 shall be vacated.
2. The new drainage easement must be approved by the Department of Public Works and shall record immediately after this Petition of Vacation.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. 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.

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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.

6. 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
Barbara Jo Ronemus, City Clerk

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

Mr. Roy Clark
G.C. Wallace, Incorporated
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146