



058664



December 8, 2005

Mr. Chad Dymon  
Leech West, LLC  
777 North Rainbow Boulevard, Suite #250  
Las Vegas, Nevada 89107

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
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DOUGLAS A. SELBY  
CITY MANAGER

RE: VAC-8986 - VACATION  
CITY COUNCIL MEETING OF DECEMBER 7, 2005

Dear Mr. Dymon:

The City Council at a regular meeting held December 7, 2005 APPROVED the Petition to Vacate a portion of Corbett Street generally located between Jones Boulevard and Bronco Street. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2005. This approval is subject to:

1. The limits of this Petition of Vacation are the entire width of Corbett Street between Jones Boulevard and Bronco Street.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so an unmaintained "no-man's land" area does not result by this action. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
3. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City \$10,835 for the fees paid to obtain the spandrel area at the northwest corner of Corbett Street and Jones Boulevard.
4. A sanitary sewer relocation/abandonment plan must be 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. Alternatively, public sewer easements shall be retained through this Petition of Vacation.
5. 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-6928 may be used to satisfy this requirement provided it addresses the area to be vacated.

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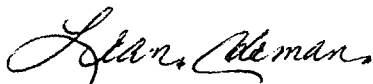
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6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City departments.
9. 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.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



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

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

Ms. Renaye Mendoza  
Taney Engineering  
4445 South Jones Boulevard  
Las Vegas, Nevada 89103

Ms. Shaelyn Sandoval  
Taney Engineering  
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