



052515



January 21, 2005

Cliff's Edge Development, LLC  
3320 North Buffalo Drive, Suite #204  
Las Vegas, Nevada 89129

RE: VAC-5576 - VACATION  
CITY COUNCIL MEETING OF JANUARY 19, 2005

Dear Applicant:

The City Council at a regular meeting held January 19, 2005 APPROVED the Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Egan Crest Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

1. The Order of Relinquishment of Interest shall be revised to exclude any portion of the existing right-of-way and/or Government Patent Easements on Grand Teton Drive, east of Egan Crest Way.
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 Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Site Development Plan Review SDR-5309 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
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 an Order of Relinquishment of Interest.
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.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE  
MAYOR PRO TEM

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LAWRENCE WEEKLY

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DOUGLAS A. SELBY  
CITY MANAGER

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

VOICE 702.229.6011  
TDD 702.386.9108

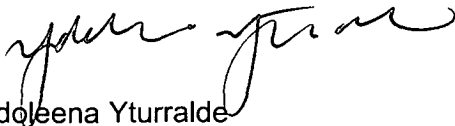
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)  
18112-001-6/04



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6. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions 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 Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,



Ydojeena Yturralde  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

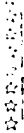
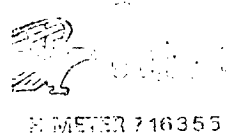
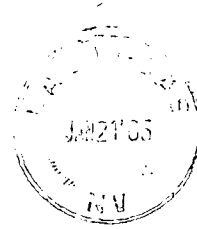
Ms. Angelica Gutierrez  
KB Home  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

Ms. Lindy Hosier  
Carter & Burgess, Inc.  
6655 Bermuda Road  
Las Vegas, Nevada 89119

# CITY of LAS VEGAS

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CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

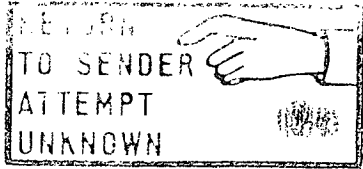
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