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LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

November 4, 2004

Brian & Julie Lee
Gary Licker Trust
2660 Magic Moon Lane
Las Vegas, Nevada 89146

RE: VAC-4998 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 3, 2004

Dear Applicant:

The City Council at a regular meeting held November 3, 2004 APPROVED the Petition to Vacate U. S. Government Patent Reservations and Bureau of Land Management Easements generally located south of Alexander Road, east of Cliff Shadows Parkway. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

1. The roadway easement at the southeast corner of Alexander Road and Cliff Shadows Parkway for a dedicated right-turn lane shall be deleted from this application and all interests retained.
2. Dedication of necessary sewer easements for development of this site must be provided prior to or concurrent with recordation of this Order of Relinquishment of Interest and Order of Vacation, unless allowed otherwise by the Collection Systems Planning Section of the Department of Public Works.
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 Site Development Plan Review SDR-4636 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. Reservation of easements for Nevada Power facilities together with reasonable ingress thereto and egress there from shall be retained.
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 an Order of Relinquishment of Interest and an Order of Vacation.

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

VOICE 702.229.6011
TDD 702.386.9108

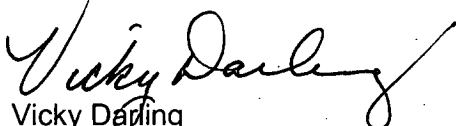
www.lasvegasnevada.gov
18112-001-6/04



Brian & Julie Lee
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November 4, 2004

6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Relinquishment of Interest and 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.
8. If the Order of Relinquishment of Interest or the Order of Vacation are 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,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

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

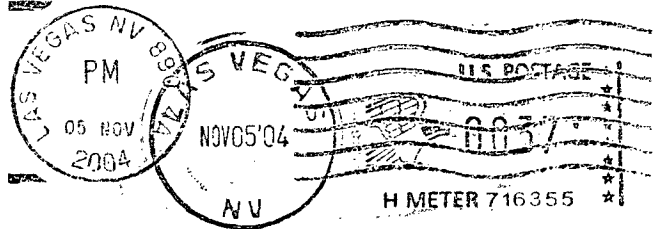
Ms. Temple Mullen
KB Home Nevada
750 Pilot Road, Suite F
Las Vegas, Nevada 89119

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

National Group #1, LLC
c/o Focus Commercial Group
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986



~~Eric S. Jolie Lee~~
Gary Licker ~~Trust~~
2660 Magic Moon Lane
Las Vegas, Ne

deceased

RECEIVED
CITY CLERK
2004 DEC - 7 A 10:12

NO RETURN
TO SENDER
NO SUCH NUMBER

LICK660 891463029 1A04 09 11/10/04
NOTIFY SENDER OF NEW ADDRESS
LICKER, GARY M
9101 SHADY SHORES DR
LAS VEGAS NV 89117-0000

