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November 4, 2004

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Jim Foltz
Danville Land Investment, LLC
3855 South Jones Boulevard, Suite #102
Las Vegas, Nevada 89103

RE: VAC-5011 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 3, 2004

Dear Mr. Foltz:

The City Council at a regular meeting held November 3, 2004 APPROVED the Petition to Vacate a portion of Del Juan Street between Jo Marcy Drive and Gilcrease Avenue, and U.S. Government Patent Reservations generally located south of Jo Marcy Drive, west of Del Juan Street. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

1. 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 and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
2. 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 or the Order of Vacation.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

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LAS VEGAS, NEVADA 89101

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18112-001-6/04

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5. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that 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.
6. If the Order of Vacation and Order of Relinquishment of Interest 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,



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

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

Mr. Jim Foltz
Woodside Homes
3855 South Jones Boulevard, Suite #102
Las Vegas, Nevada 89103