



050578

November 4, 2004

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

RE: VAC-5013 - 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 U.S. Government Patent Reservations generally located north of Dorrell Lane, west of Hualapai Way. 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 for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for the Tentative Map TMP-5140 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the 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.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest 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

LAS VEGAS CITY COUNCIL

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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.

5. If the 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

Mr. Tom Nichols
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146