



050045

October 8, 2004

Southwest Homes, Limited Liability Company
245 East Warm Springs Road
Las Vegas, Nevada 89119

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: VAC-4892 - VACATION
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Applicant:

The City Council at a regular meeting held October 6, 2004 APPROVED the Petition to Vacate public streetlight, fire hydrant and other appurtenant easements generally located east of Campbell Road, north of Elkhorn Road. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

1. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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.

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18112-001-6/04

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4. 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,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Road
Las Vegas, Nevada 89130