



048409



July 12, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Matt Werner
MTC 118, Inc.
6600 West Charleston Boulevard, Suite 126
Las Vegas, Nevada 89146

RE: VAC-4348 - VACATION
CITY COUNCIL MEETING OF JULY 7, 2004

Dear Mr. Parks:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for Petition to Vacate U.S. Government Patent Easements generally located north of Dorrell Lane, west of Durango Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 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 ZON-3840 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3840, the Durango/Dorrell commercial subdivision and all other applicable site-related actions.
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. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met; provided, however, 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

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

VOICE 702.229.6011
TDD 702.386.9108

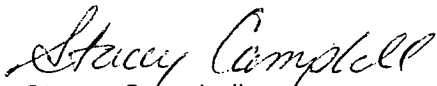
www.lasvegasnevada.gov
18112-001-6/04

Mr. Matt Werner
VAC-4348 – Page Two
July 12, 2004

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. Easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided, if required.
6. All development shall be in conformance with requirements and design standards of all City codes.
7. 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,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite 100
Las Vegas, Nevada 89145