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PLANNING &  
DEVELOPMENT



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Las Vegas, NV 89101

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Current Planning 229-6301  
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April 9, 2004

Steadfast AMX I, Limited Liability Company  
Steadfast AMX II, Limited Liability Company  
20411 S W Birch Street  
Newport Beach, California 92660

**RE: VAC-3926 - VACATION**

Dear Applicant:

Your petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly), was considered by the Planning Commission on April 8, 2004.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Submittal of a Site Development Plan Review on this property for review by the Planning Commission and City Council at a public hearing prior to the recordation of an Order of Vacation as required by the Department of Planning and Development.
2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sewer access or relocation plan is submitted to and approved by the City Engineer.
3. Provide to the City written acknowledgment and approval of the proposed Vacation and Parkway Plan from all abutting property owners prior to the recordation of an Order of Vacation as required by the Department of Public Works. All property owners must agree to grant reciprocal access rights across all vacated right-of-way.
4. 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 Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro-Tem)  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
Janet Moncrief

City Manager  
Douglas A. Selby

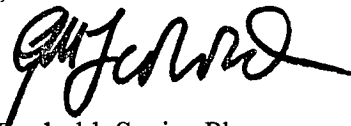


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7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient 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.
8. 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.

This item will be considered by the City Council on *May 5, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary M. Leobold, Senior Planner  
Planning and Development Department  
Current Planning Division

GML:clc

cc: Mr. Bob O'Neil  
Henry Brent Company  
450 East Fremont Street, Suite #310  
Las Vegas, Nevada 89101

Ms. Jolene Guerrero  
Horizon Surveys  
9901 Covington Cross Drive, Suite #190  
Las Vegas, Nevada 89144