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046674

April 8, 2004

Mr. Jeff Thompson
O'Bannon-Jones, Limited Liability Company
7881 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89117

RE: VAC-3726 - VACATION
CITY COUNCIL MEETING OF APRIL 7, 2004

Dear Mr. Thompson:

The City Council at a regular meeting held April 7, 2004 APPROVED the request for a Petition to vacate public sewer and drainage easements; and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2004. This approval is subject to:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation, plan must maintain sewer service to upstream users. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation or Relinquishment of Interest for these easements and U.S. Government Patent Reservations and easements. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3182 may be used to satisfy this condition.
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 Vacation or Relinquishment of Interest.

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4. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3182, Site Development Plan Review SDR-3183 and all other subsequent site-related actions.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation or 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 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.
7. If the Order of Vacation or 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,



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

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

Mr. Jeff Thompson
Olympus Group, Inc.
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