



041200



January 22, 2004

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
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LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

Mr. Mickey Stratton  
Quarterhorse Falls II, Limited Liability Company  
5365 South Cameron Street, Suite #200  
Las Vegas, Nevada 89119

RE: VAC-3311 - VACATION  
CITY COUNCIL MEETING OF JANUARY 21, 2004

Dear Mr. Stratton:

The City Council at a regular meeting held January 21, 2004 APPROVED the request for a Petition to vacate a 10 foot wide public drainage easement at 9721 Paso Fino Street. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2004. This approval is subject to:

1. Appropriate adjacent Final Maps, such as El Capitan/O'Hare Unit 3, to provide alternative Drainage Easements, shall be recorded prior to or concurrent with the recordation of this Order of Vacation as required by the City of Las Vegas Flood Control Section.
2. Any existing Public Sewer Easements shall be retained and not affected by this Vacation Application.
3. 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.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 being vacated must be retained.

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6. 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,



Kristene Honzik  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. Mickey Stratton  
Sterling S. Development  
5365 South Cameron Street, Suite #200  
Las Vegas, Nevada 89119

Ms. Jessica Flores  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146