



042275



January 22, 2004

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
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(MAYOR PRO-TEM)  
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LAWRENCE WEEKLY  
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CITY MANAGER  
DOUGLAS A. SELBY

Ms. Vickey England  
Smith-England Trust, et al  
8900 Surf View  
Las Vegas, Nevada 89117

RE: VAC-3409 - VACATION  
CITY COUNCIL MEETING OF JANUARY 21, 2004  
Related to SUP-3352 & SDR-3253

Dear Ms. England:

The City Council at a regular meeting held January 21, 2004 APPROVED the Petition to Vacate the south six feet of Hoover Avenue, between Las Vegas Boulevard and 4th Street; and a 20 foot public sewer easement generally located south of Hoover Avenue, between Las Vegas Boulevard and 4th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2004. This approval is subject to:

1. This vacation shall include the southerly most 6-feet of Hoover Avenue between the east right-of-way line along 4<sup>th</sup> Street and the west right-of-way line along Las Vegas Boulevard, excepting appropriate radius corners.
2. 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; alternatively appropriate public sewer easements shall be retained in line with the previously vacated alley between 4<sup>th</sup> Street and Las Vegas Boulevard.
3. 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 prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City departments.
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.

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

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Ms. Vickey England  
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6. The Order of Vacation shall not be recorded until all of the above conditions 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 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

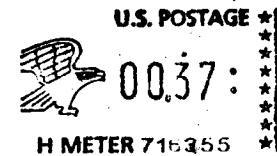
cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Todd McBrayer  
Breslin Builders  
5525 Polaris Avenue, Suite B  
Las Vegas, Nevada 89118

Mr. Sam Cherry  
SOHO Lofts  
1351 West Warm Springs Road  
Henderson, Nevada 89014

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986



|||||  
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