



040942



January 8, 2004

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

Mr. John Carnesale
Charleston Tower, Limited Liability Company
1701 West Charleston Boulevard, Suite #625
Las Vegas, Nevada 89102

RE: VAC-3056 - VACATION
CITY COUNCIL MEETING OF JANUARY 7, 2004
Related to ZON-3259 & SDR-3261

Dear Mr. Carnesale:

The City Council at a regular meeting held January 7, 2004 APPROVED the Petition to Vacate a twenty-foot (20') wide public alley adjacent to the north side of Bridger Avenue, between 7th Street and 8th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

1. Provide a plan for approval by the City Engineer indicating an alternative alley access route providing a legal through-access for this alley. Such alley access shall be dedicated, or appropriate access easements granted, prior to recordation of an Order of Vacation for this alleyway. The proposed alternative shall provide a turning radius acceptable to the Department of Fire Services.
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.
3. 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 Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. 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.

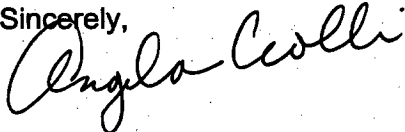
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

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6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that modifications to 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 being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, 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. Robert Curtis
Western U.S. Realty, LLC
1701 West Charleston Boulevard, Suite #625
Las Vegas, Nevada 89102

Mr. Jeffrey Albregts
Cotkins, Collins & Ginsburg
1701 W West Charleston Boulevard, Suite #500
Las Vegas, Nevada 89102

Mr. Ken Riley
LeBaron Capital, Inc.
2857 Paradise Road, Suite #2301
Las Vegas, Nevada 89109

Ms. Yvonne Prock
Prock Sr. Family Trust
6680 Isolated Avenue
Las Vegas, Nevada 89110