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040716

December 22, 2003

Pardee Homes of Nevada
10880 Wilshire Boulevard, Suite #1900
Los Angeles, California 90024

RE: VAC-3195 - VACATION
CITY COUNCIL MEETING OF DECEMBER 17, 2003

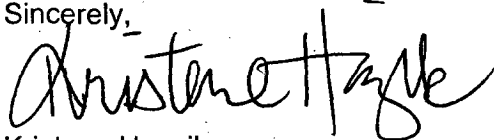
Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Petition to vacate U. S. Government Patent Reservations, generally located west of Tee Pee Lane, between Farm Road and Severence Lane. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

1. Provide a plan for approval by the City Engineer indicating how legal access will be provided to Assessor's Parcel No. 125-18-701-007 prior to recordation of an Order of Relinquishment of Interest. All parcel access issues shall be resolved prior to recordation of an Order of Relinquishment of Interest.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations. 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 Town Center Assemblage R-PD5 60/75 Unit #3 may be used to satisfy this condition provided that it includes a section covering the area to be vacated.
3. Prior to the recordation of an Order of Relinquishment of Interest, 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 Relinquishment of Interest shall not be recorded until all of the above conditions 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.
6. If the Order of 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,



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

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

Ms. April Probasco
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89109

Ms. Diana Bossard
Bossard Developer Services
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