



040053



November 6, 2003

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CITY MANAGER
DOUGLAS A. SELBY

Mr. Paul Wagner
Day Star Ventures
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: VAC-2940 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mr. Wagner:

The City Council at a regular meeting held November 5, 2003 APPROVED the Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Alexander Road, east of Fort Apache Road. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved 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. The Drainage Study required for ZON-2415 may be used to satisfy this requirement.
2. 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.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. Development of these sites shall comply with all applicable conditions of approval Zoning Reclassification ZON-2415 and Site Development Plan Review SDR-2418.

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5. The Order of Relinquishment of Interest shall not be recorded until all conditions of approval have been met provided, however, that 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 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,



Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Donna Solomon
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146