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040055

November 6, 2003

Mr. Steve Houchens
City Parkway IV A, Inc.
400 Las Vegas Boulevard
Las Vegas, Nevada 89101

RE: VAC-2948 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 5, 2003

Dear Mr. Houchens:

The City Council at a regular meeting held November 5, 2003 APPROVED the Petition to Vacate a portion of Durango Drive between Centennial Parkway and Darling Road. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

1. Meet with the Flood Control section of Public Works to coordinate the overall drainage of the area prior to the recordation of the Order of Vacation.
2. 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.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

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5. 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.
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,



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. Suzanne Sanders
Paradise Development
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Trudi Lim
V Point
1009 Whitney Ranch Drive
Henderson, Nevada 89014