



039070



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CITY MANAGER
DOUGLAS A. SELBY

September 10, 2003

Mr. Nick Azouz
Shiron Corporation
5447 South Rainbow Boulevard, Suite #6
Las Vegas, Nevada 89118

RE: VAC-2552 - VACATION
CITY COUNCIL MEETING OF AUGUST 20, 2003
RELATED TO GPA-2551 AND ZON-2548

Dear Mr. Azouz:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Petition to Vacate a portion of Monte Cristo Way generally located between Darling Road and Centennial Parkway. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

1. This Vacation Application shall be modified to retain an appropriate knuckle radius at the southeast corner of Darling Road and Monte Cristo Way. In addition, dedicate or obtain dedication of any additional area needed to complete a standard knuckle per Clark County Area Standard Drawing #211. Construction drawings for this intersection shall show improvement of the knuckle unless a deviation from standards is approved by the City Engineer.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section 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.
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. 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 development shall be in conformance with code requirements and design standards of all City departments.

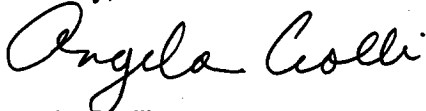
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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

Mr. Nick Azouz
VAC-2552
September 10, 2003

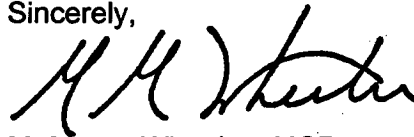
6. The Order of Vacation shall not be recorded until all conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision 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 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,



Angela Crolli
Deputy City ClerkII for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Bob Harmsma
The Keith Companies, Inc.
444 East Warm Springs Road, Suite #110
Las Vegas, Nevada 89119