



037649



MAYOR
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CITY COUNCIL
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CITY MANAGER
DOUGLAS A. SELBY

July 18, 2003

Ms. Rose Milner
El Durango, Limited Liability Company
5620 Stephanie Street, Suite #203
Las Vegas, Nevada 89122

RE: VAC-2314 - VACATION
CITY COUNCIL MEETING OF JULY 16, 2003

Dear Ms. Milner:

The City Council at a regular meeting held July 16, 2003 APPROVED the Petition to Vacate U.S. Government Patent Easements generally located adjacent to the north side of Farm Road, approximately three hundred fifty feet east of Hualapai Way. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2003. This approval is subject to:

1. This Vacation Application shall be revised to retain all interest within any portion of the Farm Road alignment.
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 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 Site Development Review SDR-1705 may be used to fulfill this requirement.
3. All 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 Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. Development of this site shall comply with all applicable conditions of approval for Zoning Reclassification Z-0014-02, SDR-1705, and all other subsequent site-related actions.

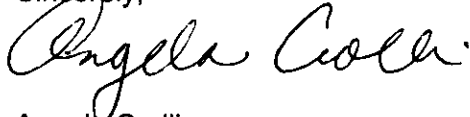
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6. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security 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 Relinquishment 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 Clerk II for
Barbara Jo Ronemus, City Clerk

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

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Perma-Bilt Homes
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