



037699

July 18, 2003

Mr. John Ritter
Southwest Desert Equities, Limited Liability Company
3455 Cliff Shadow Parkway
Las Vegas, Nevada 89129

RE: VAC-2318 - VACATION
CITY COUNCIL MEETING OF JULY 16, 2003

Dear Mr. Ritter:

The City Council at a regular meeting held July 16, 2003 APPROVED the Petition to Vacate a portion of Alexander Road, Las Vegas Valley Water District Sewer and Road easements and U.S. Government Patent Easements generally located adjacent to the southwest corner of Alexander Road and Vegas Vista Trail. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2003. This approval is subject to:

1. 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 or Order of Relinquishment of Interest.
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 Zoning Reclassification ZON-1911 may be used to fulfill this requirement.
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.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
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5. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the above 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.

6. If the Order of Vacation and 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,



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

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

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Road, Suite #100
Las Vegas, Nevada 89145

Mr. Manny Pattni
Richmond American Homes
7250 Peak Drive, Suite #212
Las Vegas, Nevada 89128