



037373



June 23, 2003

Mr. Kliff Andrews  
Pardee Homes of Nevada  
7220 Bermuda Road  
Las Vegas, Nevada 89119

RE: VAC-2235 – VACATION  
CITY COUNCIL MEETING OF JUNE 18, 2003  
RELATED TO ZON-2233, VAR-2234, SUP-2232 & SDR-2231

Dear Mr. Andrews:

The City Council at a regular meeting held June 18, 2003 APPROVED the Petition to vacate U.S. Government Patent Reservations and Rights-of-Way generally located south of Farm Road, West of Fort Apache Road. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2003. This approval is subject to:

1. The Order of Vacation shall record prior to the recordation of any Final Maps adjacent to or overlying the subject right-of-way.
2. 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 and Relinquishment of Interest.
3. 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. The Drainage Study required by Rezoning Application ZON-2233 may be used to satisfy this condition.
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.

MAYOR  
OSCAR B. GOODMAN

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

CITY MANAGER  
DOUGLAS A. SELBY

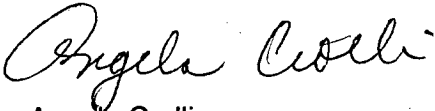
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6. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modifications to public improvements may be fulfilled for purposes of recordation 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 Vacation and 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. Diana Bossard  
Bossard Developer Services  
2920 North Green Valley Parkway, Suite #814  
Henderson, Nevada 89014