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DOUGLAS A. SELBY



036818

May 27, 2003

Mr. Louis Palor
Beazer Homes Holding Corp
4670 South Fort Apache Road, Suite #200
Las Vegas, Nevada 89147

RE: VAC-1939 - VACATION
CITY COUNCIL MEETING OF MAY 21, 2003

Dear Mr. Palor:

The City Council at a regular meeting held May 21, 2003 APPROVED the Petition to vacate U.S. Government Patent Reservations and Right-of-Way generally located adjacent to the southeast corner of Grand Teton Drive and Hualapai Way. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2003. This approval is subject to:

1. The Order of Relinquishment of Interest and 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 Relinquishment of Interest or Order of Vacation.
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 Relinquishment of Interest or Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All development shall be in conformance with code requirements and design standards of all City departments.

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Mr. Louis Palor
VAC-1939 – Page Two
May 27, 2003

5. The Order of Vacation and 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.
6. If the Order of Relinquishment of Interest or Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is granted by the Director of the Planning and Development Department, 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. Mona Brinkmann
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146