



034279

February 27, 2003

Mr. Don Boettcher
PN II, Inc.
1635 Village Center Circle, Suite 250
Las Vegas, Nevada 89134

RE: VAC-1147 - VACATION
CITY COUNCIL MEETING OF JANUARY 8, 2003

Dear Mr. Boettcher:

The City Council at a regular meeting held January 8, 2003 APPROVED the request for a Petition to vacate Public Utility, Sewer, Ingress and Egress Easements generally located west of Broad Peak Drive and north of Mountain Spa Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on January 9, 2003. This approval is subject to:

1. A new public sewer line shall be constructed and new easements granted at a location acceptable to the City Engineer, unless an alternative public sewer service plan is approved by the City Engineer.
2. This Vacation shall be amended to include public sewer and public drainage easements as required by the Department of Public Works.
3. Site development to comply with all applicable conditions of approval for Z-75-91, the Mountain Spa Master Development Plan, the Silverstone Ranch Master Development Plan, and all other subsequent site-related actions.
4. 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.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 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

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

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. Don Boettcher
VAC-1147 – Page Two
February 27, 2003

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 Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Ms. Valerie Powers
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117

Mr. Don Boettcher
Pulte Homes
1635 Village Center Circle, Ste 250
Las Vegas, Nevada 89134