



000838

July 21, 2000

Cox Communications of Las Vegas, Inc.
121 South Martin L. King Boulevard
Las Vegas, Nevada 89106

RE: VAC-0004-00 - VACATION
CITY COUNCIL MEETING OF JULY 5, 2000

Dear Applicant:

The City Council at a regular meeting held July 5, 2000 APPROVED the Petition for a Vacation to vacate excess right of way generally located at the northeast intersection of Rancho Drive and Bonanza Road from Ernest May Lane to Dike Lane. The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2000. This approval is subject to:

1. All issues related to the future use of the vacated right-of-way shall be resolved by the Site Development Plan Review application. (*Planning and Development*)
2. The Recorded Deed shall include that the City have opportunity to purchase, if necessary, one foot of right-of-way from Cox Communications for \$1.00.
3. This Vacation Application shall be amended to exclude any portions of Bonanza Road and Rancho Drive rights-of-way which is currently occupied as a roadway (including that portion that has existing streetlights and is needed for future sidewalk) and all additional areas needed for future expansion in accordance with Standard Drawings #201.1 and #234.1 or for the possible future widening of Bonanza Road and/or Rancho Drive. This Vacation application shall also be amended to retain an easement over the area that is 300 feet long by 25 feet wide immediately south of Assessor's Parcel #139-29-704-001 adjacent to Rancho Drive for the possible future mass transit guideway system and/or station. (*Public Works*)
4. If any portion of the area proposed to be vacated cannot be vacated for any reason, appropriate dedication may be required to terminate such remaining right-of-way in a manner acceptable to the Department of Public Works prior to the recordation of the Order of Vacation. (*Public Works*)

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

5. The Petition of Vacation shall be amended to retain a public sewer easement for the main servicing Assessor's Parcel Number (APN) #139-29-704-001 and retain a 20 foot public sewer easement from Earnest May Lane southward to the southern boundary of APN #139-29-704-004 unless an alternate sewer service plan or abandonment is submitted to and approved by the City Planning Engineer. *(Public Works)*
6. 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. *(Public Works)*
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required. *(Planning and Development)*
8. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development)*
9. 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 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. *(Public Works)*
10. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac
See Attached List

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

Ms. Elena Arrellano
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146