



000769

May 4, 2000

Mr. Jim Marsh
Gilbert Enterprises & Gilbert Development Company
P.O. Box 665
Cedar City, Utah 84721-0665

RE: VAC-0005-00 - VACATION

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

Dear Mr. Marsh:

The City Council at a regular meeting held May 3, 2000 APPROVED the Petition for a Vacation to vacate Government Patent Reservations generally located south of Centennial Parkway, west of Durango Drive, Ward 6 (Mack). The Notice of Final Action was filed with the Las Vegas City Clerk on May 4, 2000. This approval is subject to:

Planning

1. All development shall be in conformance with code requirements and design standards of all City departments.

Public Works

2. The Order of Relinquishment of Interest shall not be recorded until the Durango Drive/ El Capitan Way "S" curve alignment is finalized. All areas needed to accommodate the realignment of Durango Drive to intersect the Durango Drive/ El Capitan Way "S" curve at a 90-degree angle shall be excluded from this Vacation Application.
3. Unless a new public sewer alignment is proposed to and accepted by the City Planning Engineer, this Petition of Vacation shall reserve a 20 foot wide public sewer easement centered over the existing public sewer line in Durango Drive, and a 20 foot public sewer easement in the Regena Avenue alignment from Durango Drive to the west edge of this site.
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. Development of these sites shall comply with all applicable Conditions of Approval for the Marsh Commercial Center and all other site-related actions.
6. 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.

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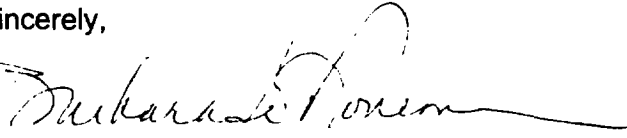
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7. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance 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.

Planning

8. If the Relinquishment of Interest 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Mr. Jim Marsh
2570 Eastern Avenue
Las Vegas, Nevada 89109

Mr. Mark Fiorentino
KKB&R
3800 Howard Hughes Parkway, 7th Floor
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