



001138



April 12, 2000

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

Mr. John Ritter
Focus Commercial Group
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: VAC-57-99 - VACATION

Dear Mr. Ritter:

The City Council at a regular meeting held April 5, 2000 APPROVED the petition to vacate portions of public rights-of-way and U.S. Government Patent Reservations generally located south of Lone Mountain Road, west of Barden Road, east of Puli Drive, and north of Cheyenne Avenue, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on April 6, 2000. This approval is subject to:

1. This Vacation Application shall be hereby amended to delete those patent easements as shown on APN 137-12-301-010 as required by the Department of Public Works.
2. Retain a 20 foot wide public sewer easement along the east side of parcels 137-01-401-012 and 137-12-101-006 (north and south of Alexander Road along the west edge of the Beltway), unless an alternate sewer path is submitted to and approved by the City Planning Engineer as required by the Department of Public Works.
3. All existing 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 as required by the Department of Public Works.
4. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 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

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

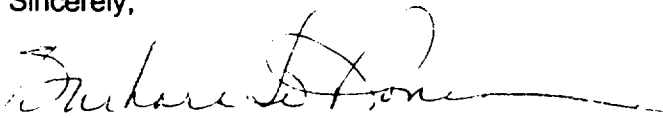


Mr. John Ritter
VAC-57-99 – Page Two
April 12, 2000

visibility or other easements that would/should cross any right-of-way being vacated must be retained.

5. Development of these sites shall comply with all applicable Conditions of Approval for Zoning Reclassification Z-24-99 and all subsequent site-related actions as required by the Department of Public Works.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

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

Concordia Homes Nevada, Inc.
6360 South Pecos Road, Suite G
Las Vegas, Nevada 89120

Mr. Kevin Parkinson
Stanpark Construction Company
3320 North Buffalo Drive, Suite #207
Las Vegas, Nevada 89129

Ms. Christine Roth
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146