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CITY MANAGER
VIRGINIA VALENTINE



013886

January 12, 2000

Mr. Richard Truesdell
Cornerstone Company
201 Las Vegas Boulevard South #250
Las Vegas, Nevada 89101

RE: VAC-49-99 - VACATION

Dear Mr. Truesdell:

The City Council at a regular meeting held December 15, 1999 APPROVED the Petition to vacate a portion of 4th Street generally located between 3rd Street and the current 4th Street alignment, Ward 1 (McDonald). The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 1999. This approval is subject to:

1. Submit a Site Development Plan Review application for this property prior to the recordation of this Vacation action as required by the Department of Planning and Development.
2. This Vacation Application shall be amended to exclude that portion of right-of-way currently used as paved travel lanes on 4th Street, as well as the southernmost portion currently containing the circular arrangement of Palm Trees (part of the 4th Street Beautification Project), and extending 6 feet to the north of the circumferential centerline of the circular palm tree arrangement. The application shall also exclude the existing 10' landscaped strip on the west side of 4th Street as required by the Department of Public Works.
3. The applicant shall purchase for \$35,000 that portion of the area requested to be vacated that was previously purchased by the City of Las Vegas by Order of Condemnation 877:704773 as required by the Department of Public Works.
4. A 20 foot wide public sewer easement shall be retained over that portion of the area to be vacated overlying the existing public sewer line, unless an alternate relocation plan is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works.
5. 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 as required by the Department of Public Works.

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

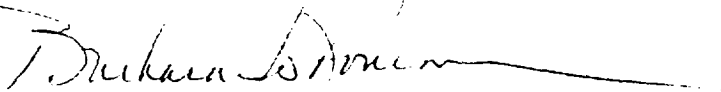
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Mr. Richard Truesdell
VAC-49-99 - Page Two
January 12, 2000

6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 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.
9. If the Order of Vacation is not recorded within two (2) years after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/vwd

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