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CITY MANAGER  
VIRGINIA VALENTINE



010731

August 30, 1999

Mr. Frank Nielson  
Centennial 95 Limited Partnership/  
Centennial Ranch, Limited Liability Company  
2901 El Camino Avenue #202  
Las Vegas, Nevada 89102

RE: VAC-24-99 – VACATION

Dear Mr. Nielson:

The City Council at a regular meeting held August 18, 1999 APPROVED the Petition to vacate public rights-of-way and all the public utility easements generally located east of Rancho Drive and south of the future Beltway, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 1999. This approval is subject to the following:

1. This vacation application shall be amended to show only the northern 19 feet of Blooming Meadows Drive to be vacated, leaving a total remaining full street width of 51 feet as required by the Department of Public Works.
2. Dedicate 51 feet of right of way for Blooming Meadows Drive between Endless Meadows Drive and Bowles Drive including appropriate corner radii unless an alternate plan to terminate these streets is submitted to and accepted by the City. Also, dedicate or provide dedication of appropriate right of way to terminate Ranch House Road in a location acceptable to the City and in a manner meeting current City Standards. All required rights-of-way shall be dedicated prior to the recordation of an Order of Vacation for this site as required by the Department of Public Works. Construction of improvements within these dedicated rights-of-way shall be required with future site development plans.
3. 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.
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 as required by the Department of Public Works.

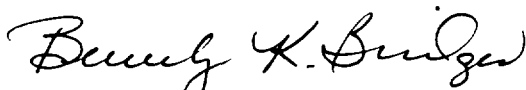
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5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. 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.
8. If the Order of Vacation is not recorded within one (1) year 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,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk

/ac

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

Ms. Diana Bossard  
2920 North Green Valley Parkway, Suite 814  
Henderson, Nevada 89014