



010606

July 6, 1999

MAYOR
OSCAR B. GOODMAN

COUNCILMEN
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE

Ms. Heidi Bretthauer
Iron Mountain Ranch, Limited Liability Company, et al
444 East Warm Springs Road, Suite 120
Las Vegas, Nevada 89119

RE: VAC-8-99 - VACATION

Dear Ms. Bretthauer:

The City Council at a regular meeting held June 28, 1999 APPROVED the Petition to vacate portions of the following public rights-of-way: Bradley Road, Unicorn Street, Brent Lane, Thom Boulevard, Iron Mountain Road, Racel Street, Duneville Street, Guy Avenue and Jones Boulevard in the area bounded by Iron Mountain Road on the north, Decatur Boulevard on the east, Grand Teton Drive on the south and Jones Boulevard on the west, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on June 29, 1999. This approval is subject to:

1. 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. *The drainage study submitted for Z-16-98 is sufficient to satisfy this condition.*
2. 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.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.

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

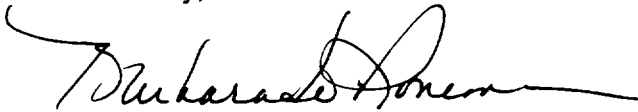
VOICE 702.229.6011
TDD 702.386.9108
WEBSITE www.ci.las-vegas.nv.us



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5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 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.
6. 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,


BARBARA JO RONEMUS
City Clerk *pb*

/ac

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

Ms. Heidi Bretthauer
Virginia L. Reid
2708 Saint Clair Drive
Las Vegas, Nevada 89128

Ms. Mary Barry
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Ms. Heidi Bretthauer
Charleston Auto Parts
P. O. Box 98519
Las Vegas, Nevada 89193-8519

Ms. Heidi Bretthauer
Prem Land, Limited Liability Company, et al
2942 Marida Court
Las Vegas, Nevada 89120