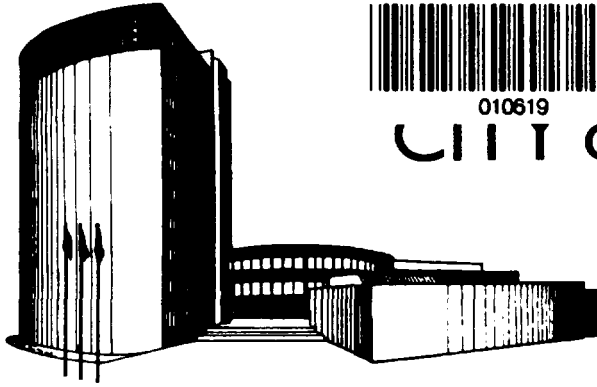


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CITY MANAGER
VIRGINIA VALENTINE



CITY OF LAS VEGAS

June 1, 1999

Mr. Arnold Ross Stalk
Stewart Villas, Limited Liability Company
818 West Brooks Avenue
North Las Vegas, Nevada 89030

RE: VAC-14-99 - PETITION OF VACATION

Dear Mr. Stalk:

The City Council at a regular meeting held May 24, 1999 APPROVED the Petition to vacate a portion of a public alley generally located west of Twenty-Eighth Street, between Stewart Avenue and Marlin Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on May 25, 1999. This approval is subject to:

1. A minimum twenty foot wide public sewer and drainage easement shall be retained over the entire area to be vacated as required by the Department of Public Works. Final layout of the retained easement(s) shall be at the discretion of the City Planning Engineer.
2. If the alley will not continue to be used as a private vehicular access corridor, remove the existing curb cuts where this alley intersects the abutting public streets and replace with new improvements (sidewalk, curb and gutter, etc.) meeting current City standards concurrent with on-site development activities as required by the Department of Public Works.
3. 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.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.

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Mr. Arnold Ross Stalk
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6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition Nos. 2 and 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 visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. 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

/ac

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