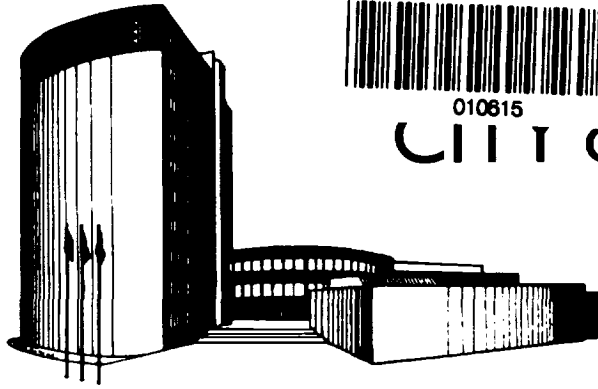


**MAYOR  
JAN LAVERTY JONES**

**COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. McDONALD  
GARY REESE  
LARRY BROWN**

**CITY MANAGER  
VIRGINIA VALENTINE**

April 28, 1999



**CITY OF LAS VEGAS**

Mr. David Mason  
730 Limited  
516 South 6th Street, Suite #400  
Las Vegas, Nevada 89101

RE: VAC-5-99 - PETITION OF VACATION

Dear Mr. Mason:

The City Council at a regular meeting held April 26, 1999, APPROVED the Petition to Vacate a portion of the north/south public alley generally located on the north side of Gass Avenue, between 4<sup>th</sup> Street and Las Vegas Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on April 27, 1999. This approval is subject to:

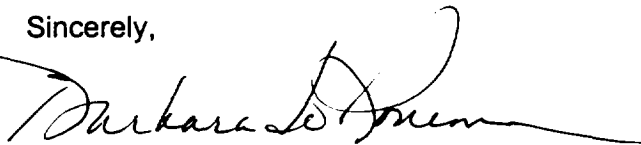
1. Provide a minimum twelve (12) foot wide public access easement across that portion of Parcel No. 139-34-410-156 not used for parking, to accommodate one-way traffic circulation connecting the existing driveway on Las Vegas Boulevard to that portion of the public alley not being vacated by this request. The final alignment of the access corridor shall be determined by the Landlord and the City Planning Engineers as required by the Department of Public Works.
2. Public sewer and public drainage easements shall be retained over the entire area to be vacated as required by the Department of Public Works. However, no public drainage easement shall be retained on areas where new building or entrance features are constructed.
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.



Mr. David Mason  
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5. The Order of Vacation shall not be recorded until all of the above conditions have been met. 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 (5) 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 for 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

BJR

/ac

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