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VIRGINIA VALENTINE



CITY of LAS VEGAS

January 14, 1999

Mr. Philip Bozeman
1825 West Bonanza Road
Las Vegas, Nevada 89106

RE: VAC-48-98 - VACATION

Dear Mr. Bozeman:

The City Council at a regular meeting held January 11, 1999 APPROVED the Petition to vacate a portion of Clarkway Drive north of Bonanza Road. The Notice of Final Action was filed with the Las Vegas City Clerk on January 12, 1999. This approval is subject to:

1. Construction of an eight foot high block wall with an anti-graffiti sealant around the cul-de-sac terminus of Clarkway Drive. A landscape plan for the terminus shall be submitted to the Planning and Development Department for review and approval prior to the recordation of this Vacation.
2. The Order of Vacation shall record prior to the issuance of any building or grading permits for any portion of the area to be vacated as required by the Department of Public Works.
3. Dedicate or obtain dedication of appropriate right-of-way adjacent to this site to terminate Clarkway Drive in a cul-de-sac bulb meeting current City standards prior to the recordation of an Order of Vacation as required by the Department of Public Works.
4. This Vacation Application shall be modified to retain a twenty foot wide public sewer easement centered over the existing public sewer line in Clarkway Drive as required by the Department of Public Works.
5. Appropriate drainage-related 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.

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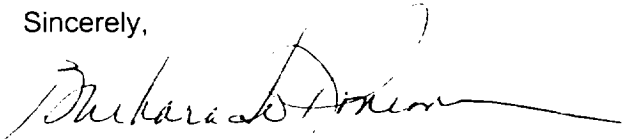
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6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City departments.
9. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 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.
10. 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 *BR*

/ac

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