



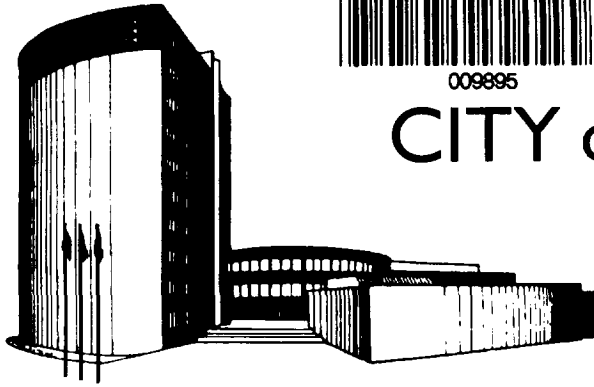
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# CITY of LAS VEGAS

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CITY MANAGER  
VIRGINIA VALENTINE



October 8, 1998

Mr. Andy Tompkins  
P. O. Box 1060  
Las Vegas, Nevada 89125

RE: VAC-30-98 - VACATION

Dear Mr. Tompkins:

The City Council at a regular meeting held September 14, 1998 APPROVED the Petition to vacate Third Street between Stewart Avenue and Ogden Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on September 15, 1998. This approval is subject to:

1. Submit a Site Development Plan Review on this property for review by the City Council at a public hearing prior to the recordation of an Order of Vacation as required by the Department of Planning and Development.
2. Retain a 20 foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sewer access or relocation plan is submitted to and approved by the City Planning Engineer.
3. Prior to formal approval of this Vacation Application by the City Council, a Traffic Impact Analysis (or other related traffic information acceptable to the Traffic Engineer) must be submitted to the City by this applicant (or others) and must be approved by the Department of Public Works. This application shall be amended, if necessary, to reflect the recommendations of the approved Traffic Impact Analysis.
4. All public improvements, including public streetlights and parking meters, adjacent to and in conflict with this Vacation application are to be modified or removed as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation as required by the Department of Public Works. The public street curb cuts for 3<sup>rd</sup> Street shall be closed at Stewart Avenue and Ogden Avenue and new sidewalk, curb and gutter (including appropriate wheelchair ramps) shall be constructed across the openings to provide continuous pedestrian access along Stewart Avenue and Ogden Avenue.

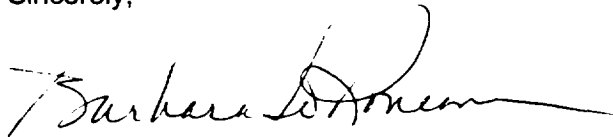
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
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5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall 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 #5 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,



BARBARA JO RONEMUS  
City Clerk

/ac

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

Mr. Greg Borgel  
300 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101