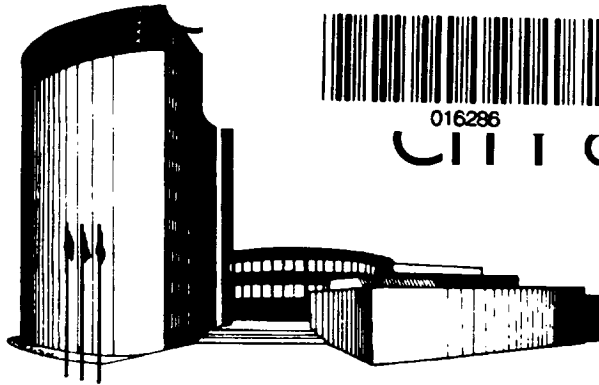


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MAYOR  
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COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
LARRY K. BARTON



016286

CITY OF LAS VEGAS

February 17, 1998

Mr. Arnie Stalk  
Maryland Villas, Limited Liability Company  
3111 South Valley View Boulevard, Suite B-210  
Las Vegas, Nevada 89102

RE: VAC-46-97 - VACATION

Dear Mr. Stalk:

The City Council at a regular meeting held February 9, 1998 APPROVED the petition to vacate Twelfth Street, generally located south of Harris Avenue and north of Wilson Avenue, subject to:

1. The Order of Vacation shall not be recorded until the companion item SD-40-97 is approved by City Council.
2. That portion of Wilson Avenue proposed to be Vacated by this Vacation Application is subject to Nevada Revised Statutes Section 278.480 Paragraph 7, allowing the City to require reasonable payment for such property as it was acquired through condemnation rather than through normal dedication.
3. 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 required by SD-40-97 may be used to fulfill this requirement if approved by the Flood Control section of the Department of Public Works.
4. 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.
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.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
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Mr. Arnie Stalk  
VAC-46-97 – Page Two  
February 17, 1998

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 No. 4 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,



BEVERLY K. BRIDGES  
Chief Deputy City Clerk

/ac

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

Mr. William D. Childs  
Design Engineering Associates  
2900 South Rancho Drive  
Las Vegas, Nevada 89102