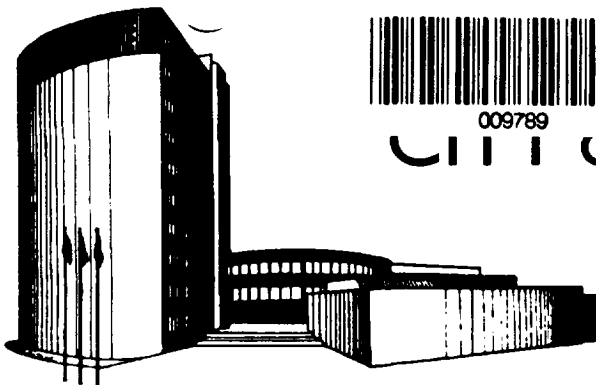


17887

MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. MCDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
LARRY K. BARTON



CITY OF LAS VEGAS

November 21, 1997

Mr. Dennis Atwood  
City of Las Vegas  
Department of Public Works  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: VAC-37-97 - PETITION OF VACATION

Dear Mr. Atwood:

The City Council at a regular meeting held November 10, 1997 APPROVED the petition to vacate a public alley generally located south of Lewis Avenue, between Third Street and Fourth Street, subject to:

1. This Order of Vacation (to eliminate the public ownership and maintenance of the existing public alley corridors) shall be recorded in "phases". City Staff is empowered to "phase" the Order of Vacation and record such "phase(s)" only when the property owners abutting both sides of each "phase" concur in writing to the elimination of the public alley located between their respective properties.
2. A Drainage Plan and Technical Drainage Study addressing the entire alley corridor must be submitted to and approved by the Department of Public Works prior to the recordation of any "phase" of the Order of Vacation; the purpose of this requirement is to determine whether any drainage easements must be retained. This Drainage Plan/Study requirement shall be eliminated if sufficient local drainage information is submitted by the applicant and approved by the Flood Control Section of the Department of Public Works verifying that no public drainage easement is necessary.
3. A "phased" sanitary sewer relocation/abandonment plan must be submitted by the applicant for each "phase" of the vacation and approved by the Department of Public Works prior to the recordation of the Order of Vacation for each "phase"; comply with the recommendations of the "phased" approval plans. If required in the approved relocation/abandonment plans, public sewer easements shall be retained over each "phase" of the vacated areas as necessary.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986  
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

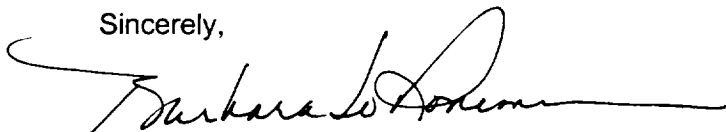
Mr. Dennis Atwood  
VAC-37-97 – Page Two  
November 21, 1997

4. The applicant shall remove all public alley/streetlighting fixtures/appurtenances impacted by each "phase" of this vacation action and return all salvageable materials to the City's Electrical Yard in accordance with the direction of the Traffic/Electrical Field Operations Manager; the applicant shall also eliminate/relocate all impacted alley/streetlighting electrical service meters per the direction of the Traffic/Electrical Field Operations Manager as required by the Department of Public Works.
5. The existing alley driveways (where the alley connects with the public streets abutting this block) shall be removed upon the "phased" Order of Vacation process unless the vacated alley corridor will continue to be utilized as a private access drive; the abutting property owners shall restore such areas with new curb/gutter and new sidewalk meeting current City Standards as required by the Department of Public Works.
6. All utility improvements/facilities, private improvements and public improvements, if any, in conflict with each "phase" and the overall intent of this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of each "phase" of the Order of Vacation as required by the Department of Public Works. The abutting property owner(s) of each "phase" of the alley vacation shall be financially responsible for all utility modifications needed to ensure continued service to those tenants/owners with businesses/properties abutting those portions of Block 27 of Clark's Las Vegas Townsite subdivision not currently being vacated.
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 may be recorded in "phases", however, no "phase" shall not be recorded until all of the above conditions have been met. Conditions Nos. 3 through 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.

Mr. Dennis Atwood  
VAC-37-97 – Page Three  
November 21, 1997

10. If the Reconveyance 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

City of Las Vegas  
Redevelopment Agency  
400 Las Vegas Boulevard South  
Las Vegas, Nevada 89101