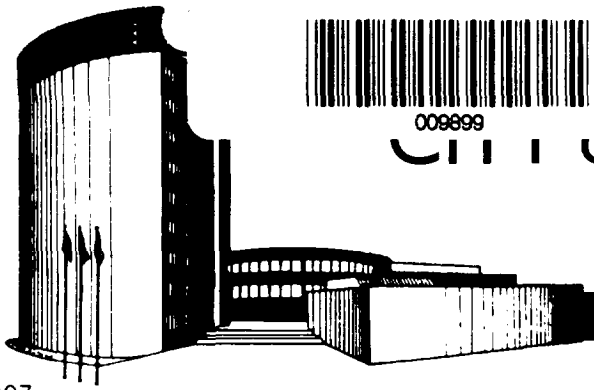


MAYOR  
JAN LAVERTY JONES

COUNCILMEN  
ARNIE ADAMSEN  
MICHAEL J. McDONALD  
GARY REESE  
LARRY BROWN

CITY MANAGER  
LARRY K. BARTON



17,887  
CITY OF LAS VEGAS

October 6, 1997

Mr. Neil Galatz  
7448 West Sahara Avenue  
Las Vegas, Nevada 89117

RE: VAC-28-97 - VACATION REQUEST (Related to Z-72-97)

Dear Mr. Galatz:

The City Council at a regular meeting held September 22, 1997 APPROVED the request for a petition to vacate public right-of-way including spandrel areas and public utility easements on Wittig Avenue, generally located between Pioneer Way and Tenaya Way; and to vacate the public's interests, if any, in a "roadway, utility and incidental purposes" reservation on Dorrell Lane generally located between Tenaya Way and Rio Vista Street, subject to:

1. Acceptance of the withdrawal without prejudice of the 20 acres east of Tenaya.
2. 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 with Z-72-96 may be used to fulfill this requirement.*
3. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall address the impact of the elimination of the existing Wittig Avenue roadway on the adjacent properties to the east (which may currently use the roadway). No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. *The Traffic Impact Analysis required with Z-72-97 may be used to fulfill this requirement*



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Mr. Neil Galatz  
VAC-28-97 - Page Two  
October 6, 1997

4. A 20 foot wide public sewer easement shall be retained centered on the centerline of Wittig Avenue through the entire length of the area to be vacated unless an alternative public sewer route from Rio Vista Street to Pioneer Way is proposed to and approved by the City Planning Engineer as required by the Department of Public Works.
5. 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.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.
8. 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.
9. 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,



SANDRA LeBOEUF  
Chief Deputy City Clerk

/ac

cc: See Attached List

Mr. Neil Galatz  
VAC-28-97 - Page Three  
October 6, 1997

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

Mr. Mark Tomlinson  
Developers of Nevada  
7448 West Sahara Avenue  
Las Vegas, Nevada 89117

Mr. Paul Chao  
Engineers & Surveyors, Inc.  
7548 West Sahara Avenue  
Las Vegas, Nevada 89117