

MAYOR
JAN LAVERTY JONES

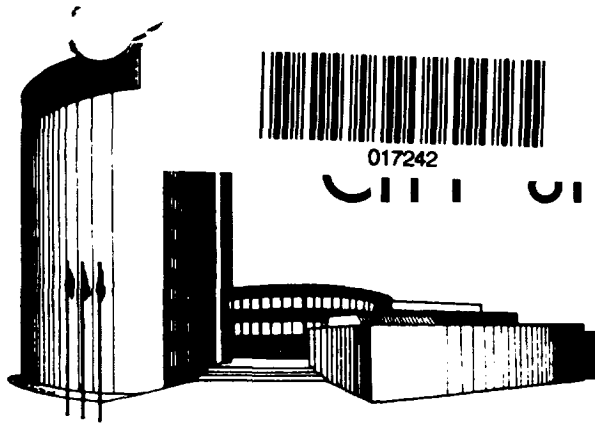
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CITY MANAGER
LARRY K. BARTON



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CITY OF LAS VEGAS



June 26, 1996

Mr. Andrew Blumen
Stratosphere Corporation
2000 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: VAC-21-96 - VACATION

Dear Mr. Blumen:

The City Council at a regular meeting held June 19, 1996 APPROVED the petition to vacate the dedicated public alleys generally located in the block bounded by Chicago Avenue, Fairfield Avenue, Philadelphia Avenue and Commerce Street, subject to:

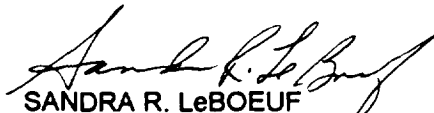
1. City staff shall be empowered to modify or amend this Vacation Application to retain those portions of the alley adjacent to properties not owned by the applicant. To provide for possible future changes in ownership of these properties, staff shall have the option to allow the recordation of this Vacation in "phases", provided the parcels not owned by the applicant have continuous alley access to their parking lots at the rear of their buildings. Alternatively, staff shall have the option to allow the recordation of the entire proposed Vacation if the applicant provides to staff a copy of a written agreement with the abutting property owners providing for continuous, two-way vehicular access from the public streets to the parking areas of the parcels not owned by the applicant.
2. Submit a grading plan to verify that the drainage within the neighborhood will not be impacted by the redevelopment of this site as a parking lot prior to the recordation of the Order of Vacation as required by the Department of Public Works.
3. 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 as required by the Department of Public Works. Also, all unused alley cuts shall be removed and replaced with curb, gutter and sidewalk meeting current City Standards.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.



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6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 3 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.
7. 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 R. LeBOEUF
Senior Deputy City Clerk

/cmp

cc: Dept. of Planning & Development
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

Mr. John Entsminger
Martin & Martin, Inc.
1909 S. Jones Boulevard, Suite B
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Mr. Scott Dawes
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