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July 18, 2008

220 North 4th Street LV LLC
206 North 3rd Street
Las Vegas, Nevada 89101

RE: VAC-27995 - VACATION
CITY COUNCIL MEETING OF JULY 16, 2008

Dear Applicant:

The City Council at a regular meeting held July 16, 2008 APPROVED the Petition to Vacate a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and 4th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2008. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be the Public Sewer easement located west of 4th Street between Ogden Avenue and Stewart Avenue.
2. Provide a sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works prior to recordation of the Order of the Vacation. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and a temporary sewer easement is submitted overlying the vacation limits. This easement shall remain on file until relocated sewer is accepted for use by the City of Las Vegas or may be recorded if sewer relocation is not completed within one year of civil improvement plan approval.
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 prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in



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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 or easement being vacated must be retained.

6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Croll
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

cc: Blackman Alfred & I Family Trust ET AL
206 North 3rd Street
Las Vegas, Nevada 89101

Mr. Scott Ruedy or Ms. Patricia Ortiz
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89052