



July 2, 2009

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Brittan Ashjian
Ashjian Development, LLC
4515 Balsam Street
Las Vegas, Nevada 89108

RE: VAC-34001 - VACATION
CITY COUNCIL MEETING OF JULY 1, 2009

Dear Mr. Ashjian:

The City Council at a regular meeting held July 1, 2009, APPROVED the request to Vacate 10-feet of a 20-foot wide Public Alley generally located north of Red Coach Avenue and west of Rainbow Boulevard alignment. The Notice of Final Action was filed with the Las Vegas City Clerk on July 2, 2009. This approval is subject to:

Planning & Development

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. 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 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.
3. 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.



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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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4. The limits of this vacation shall be a 10-foot wide portion of the 20-foot wide bridal path that is directly adjacent to the west of parcel number 138-03-501-012 located north of Red Coach Avenue, west of Rainbow Boulevard.
5. The submitted Drainage Plan and Technical Drainage Study must be 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 Site Development Plan Review SDR-28397 may be used to satisfy this requirement provided that the area to be vacated is addressed.
6. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an unmaintained "no-man's land" area is not produced by this action. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation.
7. All existing 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 the Order of Vacation.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Ms. Kathy Dancho
VTN Nevada
2727 S. Rainbow Boulevard
Las Vegas, Nevada 89146