



LAS VEGAS CITY COUNCIL

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CITY MANAGER

November 9, 2007

Mr. Kent Wellish
Box Canyon-Wellish LLC
2110 East Flamingo, Suite #210
Las Vegas, Nevada 89119

RE: VAC-24264 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 7, 2007
RELATED TO SDR-24261

Dear Mr. Wellish:

The City Council at a regular meeting held November 7, 2007 APPROVED the Petition to Vacate the north five feet of a 15-foot public sewer and drainage easement generally located east of Tenaya Way and south of Box Canyon Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2007. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be the northern 5 feet of an existing 15-foot drainage and sewer easement along the south side of Assessor's Parcel Number 138-15-810-051 (~110 feet long).
2. An update to the previously approved Drainage Plan and Technical Drainage Study 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 update required by SDR-24261 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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.

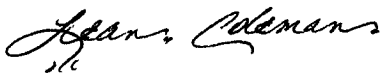
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5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in 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,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Ms. Robin Caulfield
HMC
770 East Warm Springs, Suite #120
Las Vegas, Nevada 89119