



066269

March 9, 2007

Mr. David Mitchell  
LiveWork LLC  
20 West 55th Street, 12th Floor  
New York, NY 10019

LAS VEGAS CITY COUNCIL

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MAYOR

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STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
WARD 5 (VACANT)

DOUGLAS A. SELBY  
CITY MANAGER

**RE: VAC-19234 - VACATION**

Dear Mr. Mitchell:

Your Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and 1st Street, Ward 3 (Reese), was considered by the Planning Commission on March 8, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
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.
4. The limits of this Petition of Vacation shall be defined as the public alley between Main Street and 1<sup>st</sup> Street and between Bonneville Avenue and Garces Avenue.
5. Dedicate an additional 5 feet of right-of-way on Main Street adjacent to this site and dedicate a 10-foot radius on the southeast corner of Main Street and Bonneville Avenue, the southwest corner of 1<sup>st</sup> Street and Bonneville Avenue, the northeast corner of Main Street and Garces Avenue and on the northwest corner of 1<sup>st</sup> Street and Garces Avenue prior to the recordation of the Order of Vacation for this application. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the document preparation.

CITY OF LAS VEGAS  
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LAS VEGAS, NEVADA 89101

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6. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.
7. A 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.
8. 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.
9. 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.

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This item will be considered by the City Council on *April 4, 2007*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Mr. David Mitchell  
Mitchell Holdings  
41 East 60th Street, Sixth Floor  
New York, NY 10022

Mr. Robert Johnson  
Baughman & Turner, Incorporated  
1210 Hinson Street  
Las Vegas, Nevada 89102