



056286



November 3, 2005

Ms. Tatianna Maselli
BeaStar, LLC
8100 West Charleston Boulevard, Suite #201
Las Vegas, Nevada 89117

RE: VAC-8641 - VACATION
CITY COUNCIL MEETING OF OCTOBER 19, 2005

Dear Ms. Maselli:

The City Council at a regular meeting held October 19, 2005 APPROVED the petition to Vacate the south half of Horse Drive between Coke Street and Conough Lane, and the east half of Conough Lane from Horse Drive to approximately 375 feet north of Teasha Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2005. This approval is subject to:

1. The limits of this Vacation shall be the south 40 feet of Horse Drive between Coke Street and Conough Lane, including spandrels and the easterly 30 feet of Conough Lane south of Horse Street approximately 320 feet.
2. A Petition of Vacation for the northern half of Horse Drive within Clark County must record concurrently with this Order of Vacation.
3. The owner of this site shall dedicate or obtain dedication for the appropriate right-of-way to terminate Conough Lane with a cul-de-sac meeting current City standards unless proof is provided that Conough Lane will be terminated in Clark County in a manner acceptable to Clark County. In addition, prior to recordation of this Order of Vacation, provide a plan acceptable to the City Engineer showing how parcel access will be maintained to Assessor's Parcel Number 125-09-702-001.
4. 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.
5. 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.

AS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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6. 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.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 street light 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.
9. 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 Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Angela Boca
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146