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June 30, 2008

Mr. Wes Isbutt
Corestone, LLC
107 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: VAC-26443 - VACATION
CITY COUNCIL MEETING OF JUNE 4, 2008
RELATED TO WVR-26441

Dear Mr. Isbutt:

The City Council at a regular meeting held June 4, 2008 APPROVED the Petition to Vacate Boulder Avenue between First Street and Casino Center Boulevard, the alley generally located at the northwest corner of Boulder Avenue and Casino Center Boulevard, and a portion of the west side of Casino Center Boulevard located between Coolidge Avenue and Boulder Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2008. This approval is subject to:

Added Condition:

- A. The applicant shall submit an hours of delivery plan to the Departments of Planning and Development and Public Works for approval prior to the recordation of the Order of Vacation. Additionally, no delivery shall be allowed on Saturdays and Sundays.

Planning & Development

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The limits of this vacation shall be defined as those portions of Boulder Avenue between the southern extension of the eastern boundary of First Street and the westerly boundary of the City's Casino Center/3rd Street Realignment project, the 20-foot wide alley located at the northwest corner of Casino Center Boulevard and Boulder Avenue, and a portion of the west side of Casino Center Boulevard located between Coolidge Avenue and Boulder Avenue that has been determined to no longer be needed as a part of the City's Casino Center/3rd Street Realignment Project or any other City projects as determined by the City Engineer.
3. 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.



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4. A Waiver of Title 18.12.130 to allow a public street to terminate other than with a circular cul-de-sac, such as (WVR-26441), shall be approved prior to recordation of the Order of Vacation. If such a waiver is not approved, additional right-of-way for a cul-de-sac shall be dedicated prior to recordation of the Order of Vacation. Provide an engineering plan for approval by the City Engineer, or his designee, that depicts the public street improvements for the termination of 1st Street. The approved termination design for 1st Street shall be constructed prior to the recordation of the Order of Vacation.
5. 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 retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.
6. 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 public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.
7. The Order of Vacation shall retain emergency access easements unless written approval is provided from the Fire Prevention Division prior to recordation of the Order of Vacation.
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. All new improvements shall conform to City of Las Vegas Downtown Centennial Plan standards.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas of an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
10. 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

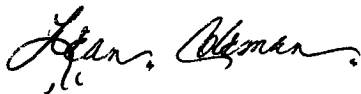
Mr. Wes Isbutt
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corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

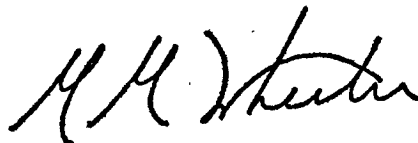
11. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained “no-man’s land” areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.

12. Prior to recordation of the Order of Vacation, submit a Site Development Plan Review for review and approval by the City Council for the entire area of Boulder Avenue requested for vacation with this application, showing this area as a pedestrian-oriented Arts Plaza within a larger overall development. The Order of Vacation may record in phases, with phase one corresponding to the area encumbered by the Tinoco’s Urban Lounge, and phase two being the balance of the area proposed for vacation. Phase two shall not record until a permit is issued for the construction of such plaza improvements, including appropriate 1st Street termination improvements, as to be depicted on the Site Development Plan Review required by condition above. In the interim, appropriate encroachment agreements shall be submitted to allow the design and construction of the required improvements within the public right-of-way prior to recordation of the Order of Vacation, as well as for those portions of the plaza to remain as public right-of-way.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. John Oshima
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128