



June 2, 2009

Mr. David Mitchell
Livework, LLC
c/o Mitchell Holdings, et al
41 East 60th Street, 6th Floor
New York, New York 10022

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

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(INTERIM)

RE: VAC-30172 - VACATION
CITY COUNCIL MEETING OF MAY 6, 2009

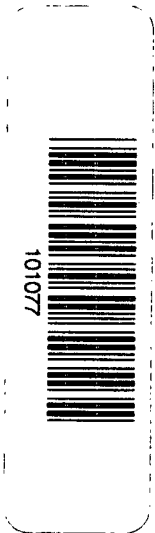
Dear Mr. Mitchell:

The City Council at a regular meeting held May 6, 2009 APPROVED the Petition to Vacate an 80-foot wide portion of First Street between Bonneville Avenue and Garces Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on May 7, 2009. This approval is subject to:

Planning and Development

1. Reservation of easements for the existing facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided where such facilities exist in the area to be vacated, or as required by respective franchise agreements.
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 two (2) years 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 complete width of 1st Street, including the southern spandrel areas, between Garces Avenue northward to a point 24 feet south of Bonneville Avenue as shown in the "Exhibit to Accompany Legal Description" dated 03/02/09. The Order of Vacation may record in phases to coincide with abutting development activities.
5. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Bonneville/Clark One-way Couplet

ELIZABETH N. FRETWELL
CITY MANAGER



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6. This Petition of Vacation shall be modified to retain a Public Drainage Easement unless otherwise allowed by the City Engineer. Pedestrian access shall be preserved through the area proposed to be vacated.
7. 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.
8. All public improvements within the area to this Order of Vacation, 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.
9. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, those modifications to 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.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Dimitri Vezelakis
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