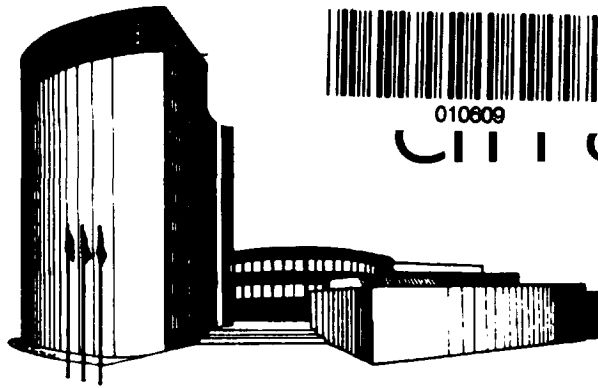


MAYOR
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MICHAEL J. McDONALD
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LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE

June 11, 1999



CITY OF LAS VEGAS

Mr. Frank Ksiazek
Spring Mountain Ranch, Limited Liability Company
9102 Horse Drive
Las Vegas, Nevada 89131

RE: VAC-10-99 - VACATION

Dear Mr. Ksiazek:

The City Council at a regular meeting held May 10, 1999 APPROVED the petition to vacate U. S. Government Patent Reservations generally located south of Grand Teton Drive and east of Durango Drive, Ward 4 (Brown). The Notice of Final Action was filed with the Las Vegas City Clerk on May 11, 1999. This approval is subject to:

1. All 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 required by the Department of Public Works.
2. Development of these sites shall comply with all applicable Conditions of Approval for the Spring Mountain Ranch Subdivision, Z-92-96, and all other site-related actions as required by the Department of Public Works.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. This condition shall not apply to the Vacation of U.S. Government Patent Reservations.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest and/or Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 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 being vacated must be retained.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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Mr. Frank Ksiazek
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6. If the Order of Relinquishment of Interest and/or Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Sincerely,


BARBARA JO RONEMUS
City Clerk
*psls
bxb*

/ac

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

Ms. Kelli Galagan
CVL Consultants, Inc.
6280 South Valley View Boulevard, #200
Las Vegas, Nevada 89118