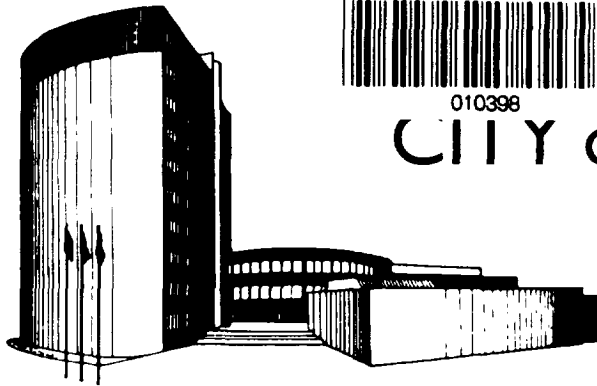


MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

December 10, 1998

Mr. Earnest Patton Jr.
6349 Citrine Avenue
Las Vegas, Nevada 89130

RE: VAC-41-98 - VACATION

Dear Mr. Patton:

The City Council at a regular meeting held December 7, 1998 APPROVED the petition to vacate Fannine Way, south of El Campo Grande Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 1998. This approval is subject to:

1. Prior to recordation of an Order of Vacation for this site, the applicant shall provide to the City proof of an alternate plan to provide legal access to all parcels affected by this Vacation as required by the Department of Public Works. The adjacent property owners shall assume all liability for the future construction and maintenance of the proposed private drive.
2. Meet with the Flood Control Section of the Department of Public Works to determine appropriate drainage easements to be retained prior to the recordation of an Order of Vacation for this site as required by the Department of Public Works.
3. Concurrent with the first parcel developed on this site, construct a minimum of curb, gutter, and asphalt, including an appropriate turn-around area for the private drive, as required by the Department of Public Works.
4. Post signs at the entrance of the cul-de-sac stating that it is a "Private Drive" concurrent with development as required by the Department of Public Works.
5. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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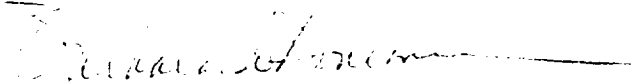
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3810-015-6/98



Mr. Earnest Patton Jr.
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December 10, 1998

6. 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 required by the Department of Public Works.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City departments.
9. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 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.
10. If the 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

/ac

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