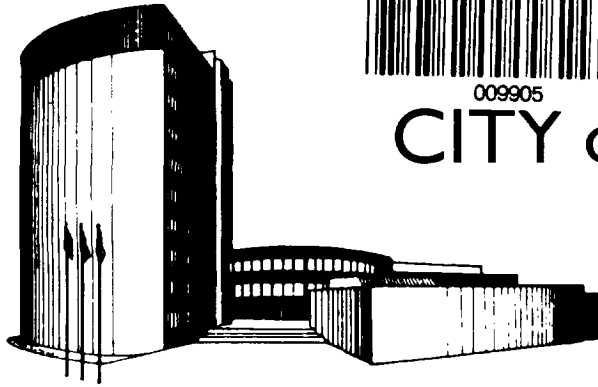


MAYOR
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CITY MANAGER
VIRGINIA VALENTINE



009905

CITY of LAS VEGAS

October 28, 1998

Ms. Nancy Cook
Howard Hughes Properties, Inc.
1645 Village Center Circle, Suite #200
Las Vegas, Nevada 89134

RE: VAC-36-98 - PETITION OF VACATION

Dear Ms. Cook:

The City Council at a regular meeting held October 26, 1998 APPROVED the Petition to vacate a portion of Far Hills Avenue generally located to the west of Sageberry Drive, and on Sageberry Drive to the south of Far Hills Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on October 27, 1998. This approval is subject to:

1. All areas being vacated are subject to the stipulation that if in the future the City determines that all or portions of the areas being vacated are again needed for public purposes, such area or portions thereof shall be rededicated back to the City within 60 days of a written request from the City detailing such needs as required by the Department of Public Works.
2. All areas being vacated shall be maintained in a manner so as to not cause traffic capacity or sight visibility restrictions. All related problems, if and when noted, shall be remedied by the applicant in accordance with the recommendations of the Traffic Engineer as required by the Department of Public Works.
3. Easements together with reasonable ingress thereto and egress therefrom for public street purposes, public sewer purposes, public streetlight purposes, public traffic signal purposes and public drainage (with private maintenance) purposes including appurtenance facilities therefore shall be retained over all areas being vacated as required by the Department of Public Works. Appropriate utility easements shall also be retained for all associated utility facilities.
4. 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.

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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Ms. Nancy Cook
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5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 4 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.
8. 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

Mr. Randy Mrowicki
1645 Village Center Circle, Suite #181
Las Vegas, Nevada 89134