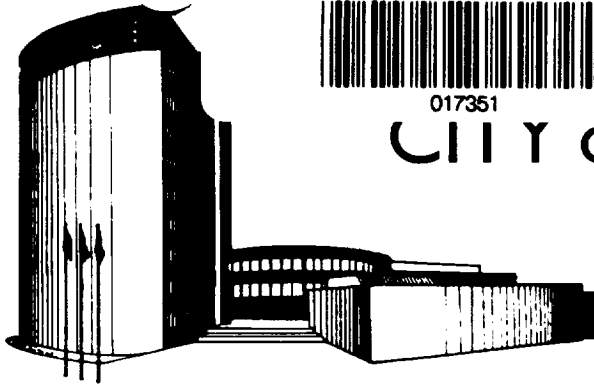


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MAYOR
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GARY REESE

CITY MANAGER
LARRY K. BARTON



017351

CITY of LAS VEGAS

January 15, 1997

Jonathon and Susan Bunker, Et Al
c/o Mr. Richard Welch
2229 South Rainbow Boulevard
Las Vegas, Nevada 89102

RE: VAC-60-96 - VACATION

Dear Mr. Welch:

The City Council at a regular meeting held January 8, 1997 APPROVED the request to vacate Tomsik Street, a dedicated public right-of-way, between O'Bannon Drive and El Parque Avenue, subject to:

1. To ensure all six parcels in the block west of Tomsik Street will have access to public street right-of-way, either provide proof to the City that all six properties are under common ownership or submit an approved plan to the City which details how public street access can be provided to each affected property prior to the recordation of this Vacation as required by the Department of Public Works. Also, provide a copy of a written agreement between the applicant and the property owners of the developed parcels to the east that illustrates how the southeast portion of Tomsik will be developed if this Vacation Application is approved.
2. 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.
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.
4. All development shall be in conformance with code requirements and design standards of all City departments.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

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5. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied provided, however, that Condition No. 2 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.

6. 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

/cmp

cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services