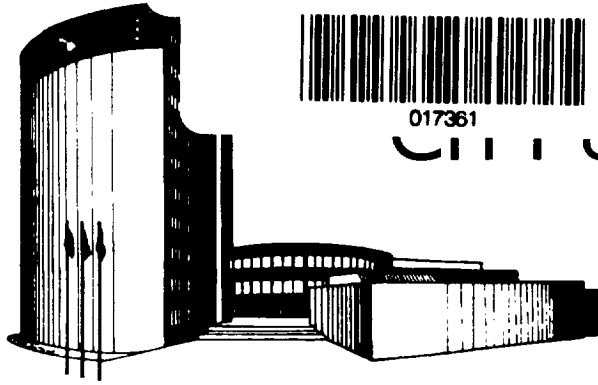


17685

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY OF LAS VEGAS

December 27, 1996

Mr. Karl Bonar
Durable Homes
2800 West Sahara Avenue, Suite 5-F
Las Vegas, Nevada 89102

RE: VAC-52-96 - VACATION

Dear Mr. Bonar:

The City Council at a regular meeting held December 18, 1996 APPROVED the Petition to vacate a portion of Anasazi Drive, generally located at the intersection of Town Center Drive and Anasazi Drive, subject to:

1. 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.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 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
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Mr. Karl Bonar
Durable Homes
December 27, 1996
RE: VAC-52-96 - VACATION
Page 2.

5. 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
Acting City Clerk

/cmp

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

Ms. Dena Darling
PBS&J
901 North Green Valley Parkway, Suite 100
Henderson, Nevada 89014