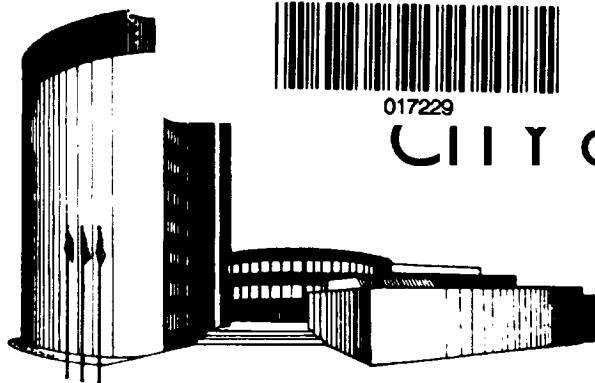


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MAYOR
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CITY MANAGER
LARRY K. BARTON



CITY OF LAS VEGAS

October 9, 1996

Mr. Gerry Robbins
The Howard Hughes Corporation
1645 Village Center Circle, Suite 200
Las Vegas, Nevada 89134

RE: VAC-37-96 - VACATION

Dear Mr. Robbins:

The City Council at a regular meeting held October 2, 1996 APPROVED the petition to vacate public rights-of-way (median islands) generally located within Village Center Circle, south of Hillpointe Road, subject to:

1. 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.
2. 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.
3. 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.
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.



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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,


KATHLEEN M. TIGHE
City Clerk

/cmp

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

Mr. Richard Smedley
Development Services of Nevada
1895 Michael Way
Las Vegas, Nevada 89108

Mr. Gary Busby
Summerlin Development Services
360 Dooley Drive
Henderson, Nevada 89015