

Plans (PMT)



Separator Sheet

RIGHT-OF-WAY TO BE VACATED

C-2

SPRINT
COMPLEX
C-2
8724

LONE MOUNTAIN RD

95

U(MLA)
ROI
R-PD10

R-E
ROI
R-PD10

U(MLA)
ROI
R-PD10

R-E
CHILD CARE

OFFICE

C-V

C-V
FIRE
STATION

BLVD

U(MLA)
ROI
R-PD10

R-E
ROI
R-PD10
R-E
ROI
R-PD10

CITY LIMITS

R-E

R-E

R-E

CITY LIMITS

ST

BALSAM

CITY LIMITS

R-E

R-E

R-E

R-E

R-E

R-E

U(PROS)

CITY LIMITS

R-E

R-E

R-E

RAINBOW

CITY LIMITS

CITY LIMITS

RED COACH AVE

R-E

R-E

U(O)

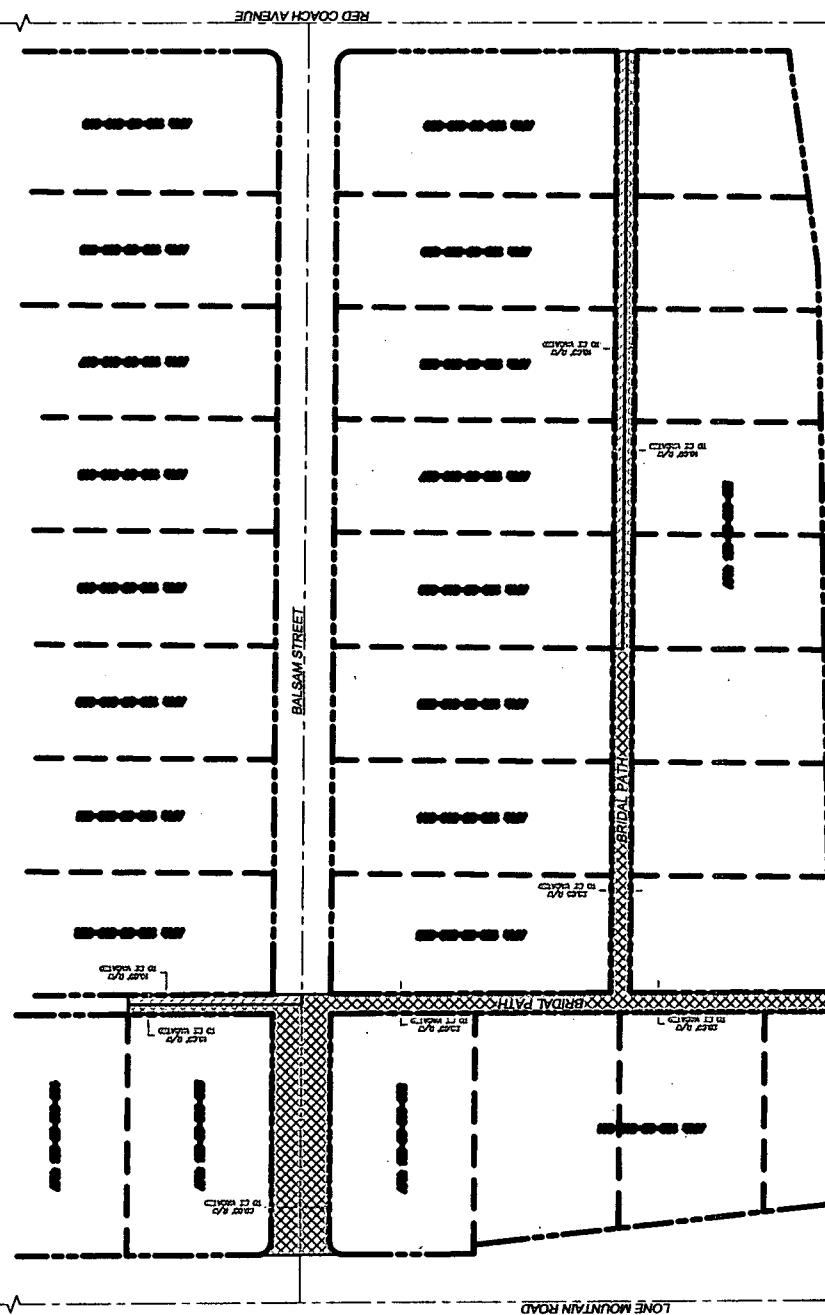
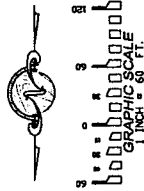
U(O)

0 200 400 Feet

ASE: VAC-8347



A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



ORAN K. GRAGSON HIGHWAY
(U.S. HIGHWAY 95)

EOT-17297
11/16/06 ADMIN

RECEIVED

OCT 03 2006

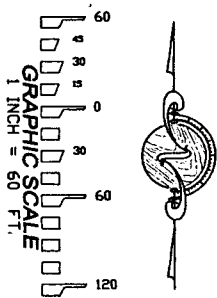
Plans (Approved Site Plan)



Separator Sheet

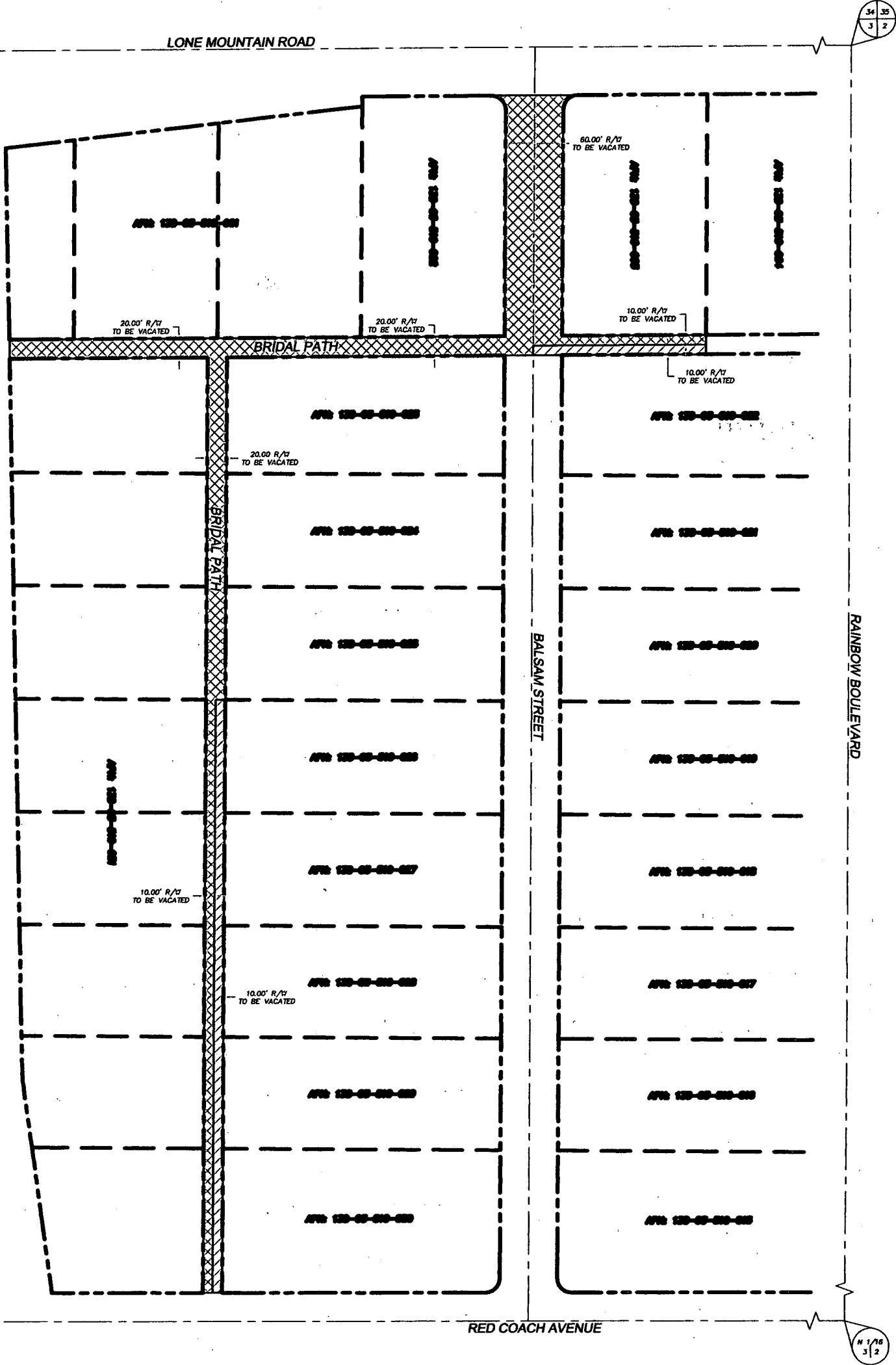
RIGHT-OF-WAY VACATION EXHIBIT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- MAP BOUNDARY LINE
- ADJOINING PROPERTY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY
- CLARK COUNTY RIGHT-OF-WAY
- CITY OF LAS VEGAS RIGHT-OF-WAY
- TO BE VACATED



EOT-17297
11/16/06 ADMIN

RECEIVED
OCT 03 2006

MSG Surveying

3175 E. WARM SPRINGS RD., SUITE 115
LAS VEGAS, NEVADA 89120
PHONE: (702) 832-2885
FAX: (702) 832-5599
HTTP://WWW.MSGSURVEYING.COM



RIGHT-OF-WAY VACATION EXHIBIT
LONE MOUNTAIN / US-95 HIGHWAY
RS CONSULTING

CLARK COUNTY

NEVADA

SCALE (H):

1" = 60'

SCALE (V):

N/A

DRAWN BY:

CHECKED BY:

J. SANTOS

M. SMITH

SEC 03, T 20 S, R 60 E, MDM

DATE

DESCRIPTION OF CHANGES

DRAWING NAME
001-06-02A/VAC

JOB NUMBER
001-06-02A

SHEET 1 OF 1

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: October 13, 2006
Re: **EOT-17297** RS Consulting, Inc. S. of Lone Mountain Rd., E. of U.S. 95
Request for an Extension of Time of an approved Petition of Vacation

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Petition of Vacation for a portion of Balsam Street and unnamed Rights-of-Way located south of Lone Mountain Road and east of U.S. 95, as long as all previously imposed conditions of approval for VAC-8347 and all applicable subsequent site-related actions are ultimately complied with.

Deed



Separator Sheet

3
ESCROW NO: 05018982-086-JR
APN: 138-03-510-003
Affix R.P.T.T. \$1,326.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, NV 89129

20051027-0001841

Fee: \$16.00
N/C Fee: \$0.00

RPTT: \$1,326.00

10/27/2005
120050197561

09:44:11

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

LEX
Pgs: 3

ESCROW NO: 05018982-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

City of Las Vegas, a municipal corporation of the State of Nevada

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

RS Consulting, Inc., a Nevada Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Lot Twenty-One (21) in Block Two (2) of Bridle Path Estates, as shown by map thereof on file in Book 6 of Plats, Page 99, in the Office of the County Recorder of Clark County, Nevada.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

EOT-17297
11/16/06 ADMIN

ESCROW NO: 05018982-086-JR

Witness our hands this 14th day of July 2005.

SELLER:

City of Las Vegas, a municipal corporation of the State of Nevada

ATTEST:

[Signature]
By: Oscar B. Goodman, Mayor

[Signature]
By: Barbara Jo Ronemus, City Clerk

STATE OF NEVADA

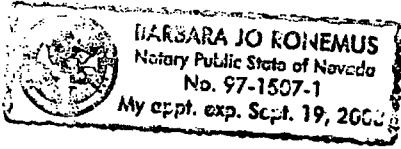
) ss.

COUNTY OF Clark

On this date, July 14, 2005
appeared before me, a Notary Public,
Oscar B. Goodman, Mayor for the City of Las Vegas personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

[Signature]
Notary Public

My commission expires: Sept 19, 2008



STATE OF NEVADA

) ss.

COUNTY OF Clark

On this July 14, 2005
appeared before me, a Notary Public,
Barbara Jo Ronemus, Clerk for the City of Las Vegas personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the instrument for the purposes therein contained.

[Signature]
Notary Public

My commission expires: January 12, 2006

RS CONSULTING, INC.**Business Entity Information**

Status:	Active	File Date:	5/5/2004
Type:	Domestic Corporation	Corp Number:	C12013-2004
Qualifying State:	NV	List of Officers Due:	5/31/2007
Managed By:		Expiration Date:	

Resident Agent Information

Name:	RUSSELL J. SKUSE	Address 1:	7525 HICKAM AVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	100.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

President - RUSSELL J SKUSE			
Address 1:	7525 HICKAM AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C12013-2004-001	# of Pages:	1
File Date:	05/05/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Initial List		
Document Number:	C12013-2004-002	# of Pages:	1
File Date:	08/04/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050145497-77	# of Pages:	1
File Date:	04/25/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060296663-00	# of Pages:	1
File Date:	05/08/2006	Effective Date:	
(No Notes for this action)			

Exhibit 'A'

Explanation

This legal describes right-of-way to be vacated and is located in the southeast quadrant of Lone Mountain Road and US 95. This legal is for convenience only and is not intended to subdivide land not in conformance with the Nevada Revised Statutes.

Legal Description

A portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 3, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

Commencing at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of Lone Mountain Road and Rainbow Boulevard; thence along the north line thereof and the centerline of said Lone Mountain Road, South 89°51'27" West, 680.02 feet; thence departing said north line and said centerline, South 00°31'58" West, 50.00 feet to the south line of said Lone Mountain Road and the **Point of Beginning**; thence along said south line, North 89°51'27" East, 44.83 feet to the easterly right-of-way of Balsam Street and the beginning of a non-tangent curve, concave southeast, having a radius of 15.00 feet, from which the radius bears South 00°08'33" East; thence along said east right-of-way and southwesterly along said curve, through a central angle of 89°19'29", an arc length of 23.39 feet; thence continuing along said east right-of-way and departing said curve, South 00°31'58" West, 235.12 feet to the north line of the Bridal Path as shown in Book 6 of Plats, at Page 99, Official Records of Clark County, Nevada; thence along said north line, North 89°51'25" East, 150.00 feet; thence departing said north line, South 00°08'35" East, 10.00 feet to the centerline of said Bridal Path; thence along said centerline, South 89°51'25" 180.13 feet to the centerline of said Balsam Street; thence along said centerline, South 00°31'58" West, 10.00 feet to the prolongation of the south line of said Bridal Path; thence along the said prolongation and said south line, South 89°51'30" West, 320.02 feet to the east line of Bridal Path; thence along said east line, South 00°31'58" West, 357.44 feet; thence departing said east line, North 89°28'10" West, 10.00 feet to the centerline of said Bridal Path; thence along said centerline, South 00°31'58" West, 624.02 feet to the north right-of-way of Red Coach Avenue; thence along said north right-of-way, North 89°52'47" West, 10.00 feet to the west line of said Bridal Path; thence along said west line, North 00°31'58" East, 981.29 feet to the south line of said Bridal Path; thence along said south line, South 89°51'31" West, 206.89 feet to the east right-of-way of U.S. Highway 95; thence along said east right-of-way, North 00°47'11" West, 20.0 feet to the north line of said Bridal Path; thence along said north line, North 89°51'31" East, 517.37 feet to the west right-of-way of said Balsam Street; thence along said right-of-way, North 00°31'58" East, 234.76 feet to the beginning of a curve, concave to the southwest and having a radius of 15.00 feet; thence northwesterly along said curve, through a central angle of 90°40'31", an arc length of 23.74 feet to the south right-of-way of said Lone Mountain Road; thence along said south right-of-way, North 89°51'27" East, 45.18 feet to the **Point of Beginning**.

Containing 41,223 square feet, more or less.



Basis of Bearing

North 89°51'27" East, being the bearing of the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada as shown in Book 59, at Page 100, Official Records of Clark County, Nevada.

(See Exhibit 'B' attached hereto and by this reference made a part hereof)

End of description.

*Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201*



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

34 35
3 2

RAINBOW BOULEVARD

N00°31'32"E 1333.91'

N 1/16
3 2

NOT TO SCALE



(BASIS OF BEARING)
LONE MOUNTAIN ROAD

S89°51'27"W 1341.69'

661.67'

680.02'

POINT OF BEGINNING

L6
R2

L7
R1

S00°31'58"W 234.78'

41,223 S.F.

60.00' R/W
TO BE VACATED

20.00' R/W
TO BE VACATED

N89°51'31"E 517.37'

S89°51'30"W 320.02'

10.00' R/W
TO BE VACATED

N89°51'25"E 150.00'

S89°51'25"W 180.13'

BALSAM STREET

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°08'35"E	10.00
L2	S00°31'58"W	10.00
L3	N89°28'10"W	10.00
L4	N89°52'47"W	10.00
L5	N00°47'11"W	20.00
L6	N89°51'27"E	45.18
L7	N89°51'27"E	44.83
R1	S00°08'33"E	-
R2	S00°08'33"E	-

SEE PAGE 4 OF 5 FOR CONTINUATION

JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:

001-05-024
J. SANTOS
138-03-501-001, 002, 003, 023, 024, 025, 031
CITY OF LAS VEGAS
2 OF 4



MSG Surveying

3175 E. WARM SPRINGS RD., SUITE 115
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-5599
HTTP://WWW.MSGSURVEYING.COM

LEGALS/EXHIBITS/001-05-024LE01

SEE PAGE 3 OF 5 FOR CONTINUATION

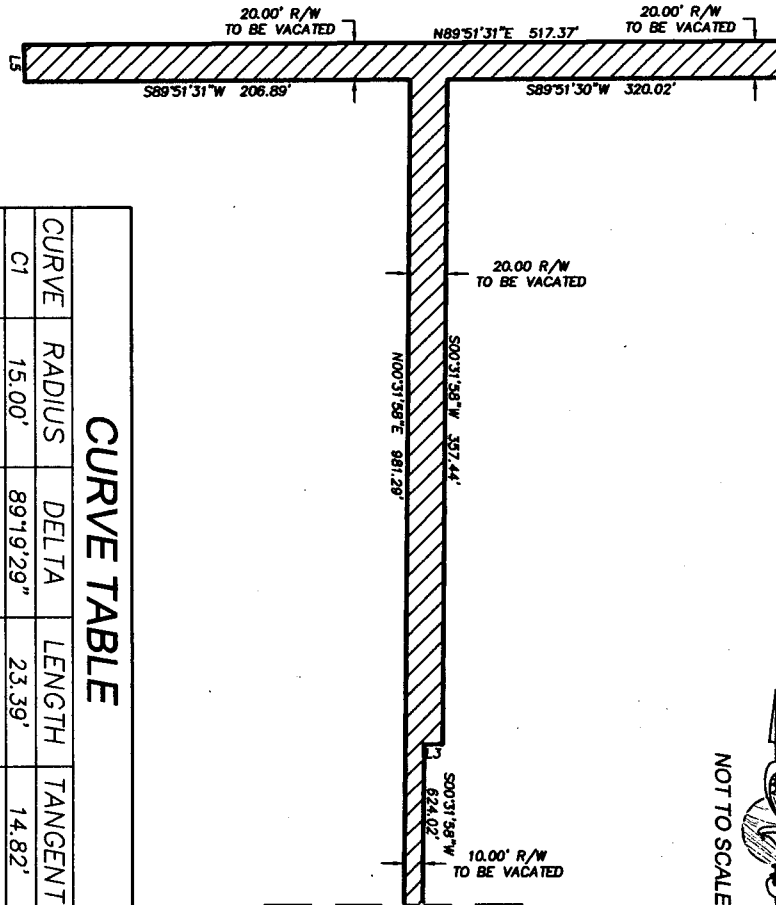
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



LONE MOUNTAIN ROAD

S89°51'22"W 1341.69'
661.67'

E 1/16
34



SEE PAGE 5 OF 5
FOR CONTINUATION

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	89°19'29"	23.39'	14.82'
C2	15.00'	90°40'31"	23.74'	15.18'

JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:
SHEET

001-05-024
J. SANTOS
138-03-501-001, 002, 003, 023, 024, 025, 031
CITY OF LAS VEGAS
4 OF 5



MSG Surveying

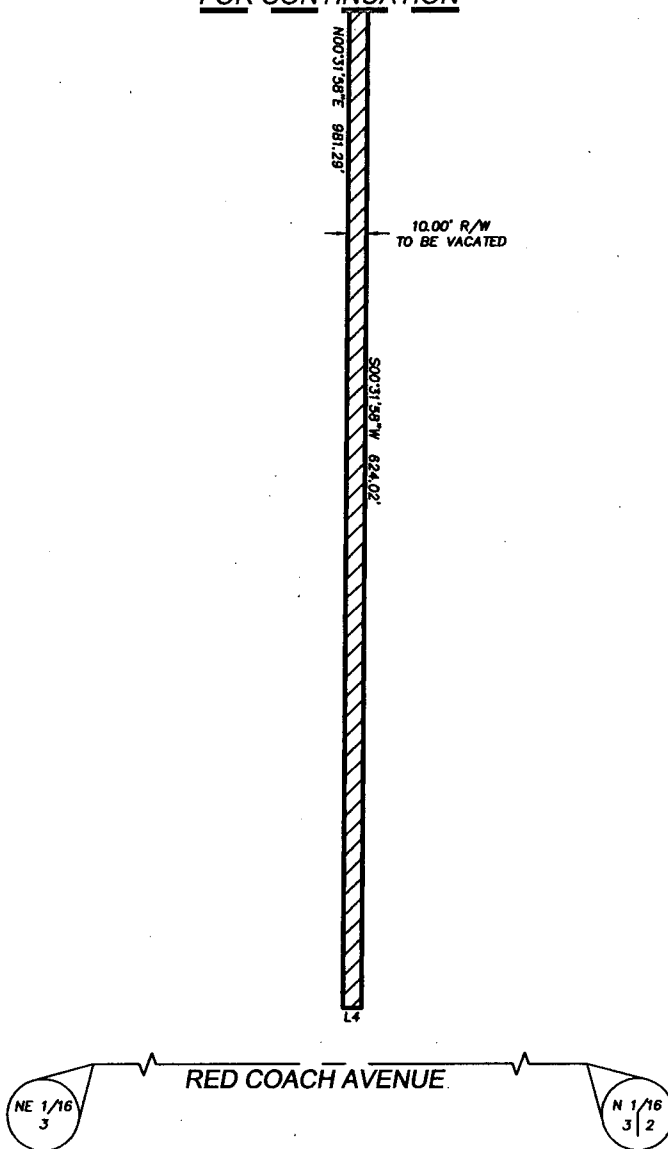
3175 E. WARM SPRINGS RD., SUITE 115
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-6599
HTTP://WWW.MSGSURVEYING.COM

LEGALS/EXHIBITS/001-05-024LE01

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



SEE PAGE 4 OF 5
FOR CONTINUATION



JOB NO:
DRAWN BY:
APN NUMBER:
GRANTOR:

001-05-024
J. SANTOS
138-03-501-001, 002, 003, 023, 024, 025, 031
CITY OF LAS VEGAS
5 OF 5



MSG Surveying

3175 E. WARM SPRINGS RD., SUITE 115
LAS VEGAS, NEVADA 89120
PHONE: (702) 932-2965
FAX: (702) 932-6599
[HTTP://WWW.MSGSURVEYING.COM](http://www.msgsurveying.com)

LEGALS/EXHIBITS/001-05-024LE01

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



October 3, 2006

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Reference: EOT Vacation (VAC-8347-05)

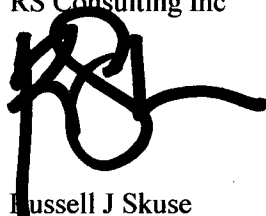
On behalf of RS Consulting Inc we respectfully request your consideration of the attached extension of time vacation application.

Request: At this time, RS Consulting Inc is respectfully requesting the extension for vacation(s) of easements and right-of-ways.

Background/Justification: We are requesting the consideration of a one year extension of time for vacation of the easement(s) and right-of-way previously vacated with VAC-8347-05 which is set to expire on October 5, 2006. As part of the previous approvals there were additional vacations (VS-1193-05 & VS-1292-05) that were submitted with Clark County concurrent with this vacation that hold a two year time limit and are not ready to record at this time. Additionally as part of our city approvals, all vacations must record concurrently and we are not at a point for recordation for either, hence the request for the additional year to have the ability to finalize and satisfy all conditions of approval without having one vacation expire while the other is still active. Thank you for your consideration of this matter.

If you have any questions or require additional information, please feel free to contact me at 384-7701 (office) or on my cell phone at 580-1146.

Sincerely,
RS Consulting Inc



Russell J Skuse

RS CONSULTING, INC.
7525 HICKAM AVENUE - LAS VEGAS NEVADA 89129
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

EOT-17297
11/16/06 ADMIN

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-17297** APN: 188-103-510-003

Name of Property Owner: RS Consulting Inc

Name of Applicant: RS Consulting Inc

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

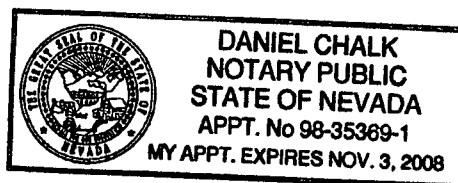
Signature of Property Owner: _____

Print Name: Russell J. Skuse

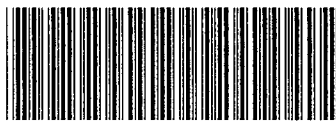
Subscribed and sworn before me

This 3 day of OCT., 2006

Notary Public in and for said County and State



Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation (EOT)
 Project Address (Location) SE corner of Lone Mountain/Balsam
 Project Name _____ Proposed Use Single Family
 Assessor's Parcel #(s) 138-03-510-003 Ward # 4
 General Plan: existing MLA proposed MLA Zoning: existing RPD10 proposed RPD10
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information (CLV VAC-8347) (County VS-1193 & VS-1292)

PROPERTY OWNER RS Consulting Inc Contact Russell J Skuse
 Address 7525 Hickam Ave Phone: _____ Fax: (702) 384-7702
 City Las Vegas State NV Zip 89129

APPLICANT RS Consulting Inc Contact Russell J Skuse
 Address 7525 Hickam Ave Phone: _____ Fax: (702) 384-7702
 City Las Vegas State NV Zip 89129

REPRESENTATIVE RS Consulting Inc Contact Russell J Skuse
 Address 7525 Hickam Ave Phone: _____ Fax: (702) 384-7702
 City Las Vegas State NV Zip 89129

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Russell J. Skuse

Subscribed and sworn before me

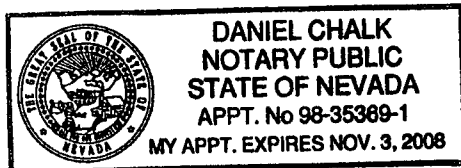
This 3 day of OCT., 20 06

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-17297</u>
Meeting Date:	<u>Admin.</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>10/3/06</u>
Received By:	<u>ASwartz</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Hansen Sheet



Separator Sheet

Report Date 10/03/2006 04:46 PM

Submitted By

Page 1

A/P # 17297 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/03/2006 12:28	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-17297 - EXTENSION OF TIME - VACATION - APPLICANT/OWNER: RS CONSULTING, INC. - Request for an Extension of Time of an approved Vacation (VAC-8347) A PETITION TO VACATE A PORTION OF BALSAM STREET AND UNNAMED RIGHTS-OF-WAY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND EAST OF U.S. 95, Ward 6 (Ross)

Parent A/P #	8347	Project/Phase Name	SPINNAKER VILLAGE II	Phase #	
Project #	17297	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Parcel 13803510003

Location

Owner/Tenant

Contact ID AC1081613	Name	R S CONSULTING INC	Organization	
Mailing Address 7525 HICKAM AVE			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89129-6007			Evening Phone	
Day Phone			Mobile #	
Fax				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803510003

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 10/03/2006 04:46 PM

Submitted By

Page 2

EXTENSION OF TIME

N Will this go to the City Council? Final City Council letter received
N Will this go DIRECTLY to City Council? Annotated minutes received
Parent Application Type VAC
Parent Project # 8347 Hearing Type
Public, Non-Public or Admin? ADMIN

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/16/2006	ADMIN	SCHEDULED	0	0	0
SSWANTON	10/03/2006				

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT	983657	10/03/2006 12:31		0.00
	RS consulting inc ck 1360 / russell skuse / 384-7701				

Route Form



Separator Sheet

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/06/06
TO:	COX COMMUNICATIONS NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON KENNEMER SUE MULANAX
SUBJECT:	EXTENSION OF TIME - VACATION	
APPLICANT:	EOT-17297	
FILE NUMBER:	RS CONSULTING, INC.	

REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-8347) A PETITION TO VACATE A PORTION OF BALSAM STREET AND UNNAMED RIGHTS-OF-WAY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND EAST OF U.S. 95, WARD 6 (ROSS).

A PORTION OF BALSAM STREET, SIXTY FEET (60') WIDE, COMMENCING AT THE SOUTH RIGHT-OF-WAY LINE OF LONE MOUNTAIN ROAD AND EXTENDING SOUTHERLY APPROXIMATELY TWO-HUNDRED THIRTY-FIVE FEET (235') INCLUDING SPANDREL AREAS; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE NORTH TEN FEET (10') OF AN UNNAMED RIGHT-OF-WAY, COMMENCING AT THE CENTERLINE OF BALSAM STREET AND EXTENDING EAST APPROXIMATELY ONE-HUNDRED FIFTY FEET (150'); SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

AN UNNAMED RIGHT-OF-WAY TWENTY FEET (20') WIDE COMMENCING AT THE CENTER LINE OF BALSAM STREET AND EXTENDING FIVE-HUNDRED AND SEVENTEEN-FEET (517') WEST; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE SOUTH THREE- HUNDRED FIFTY-SEVEN FEET (357') OF THE EAST TEN FEET (10') OF THE WEST HALF (W½) AND THE WEST TEN FEET (10') OF THE EAST HALF (E½) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE EAST TEN FEET (10') OF THE WEST HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: OCTOBER 13, 2006

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:
Nevada Power: application
All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 10/06/06

**TO: OFFICE OF BUSINESS DEVELOPMENT
CCSD
FIRE ENGINEERING
FIRE SERVICES, COMMUNICATIONS
NEIGHBORHOOD SERVICES
METRO**

**BILL ARENT
GUY CORRADO
OZZIE MIRKHAH**

**ANNE KILPONEN
SGT. ROBERT ROSHACK**

SUBJECT: EXTENSION OF TIME - VACATION

APPLICANT: EOT-17297

FILE NUMBER: RS CONSULTING, INC.

REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-8347) A PETITION TO VACATE A PORTION OF BALSAM STREET AND UNNAMED RIGHTS-OF-WAY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND EAST OF U.S. 95, WARD 6 (ROSS).

A PORTION OF BALSAM STREET, SIXTY FEET (60') WIDE, COMMENCING AT THE SOUTH RIGHT-OF-WAY LINE OF LONE MOUNTAIN ROAD AND EXTENDING SOUTHERLY APPROXIMATELY TWO-HUNDRED THIRTY-FIVE FEET (235') INCLUDING SPANDREL AREAS; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE NORTH TEN FEET (10') OF AN UNNAMED RIGHT-OF-WAY, COMMENCING AT THE CENTERLINE OF BALSAM STREET AND EXTENDING EAST APPROXIMATELY ONE-HUNDRED FIFTY FEET (150'); SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

AN UNNAMED RIGHT-OF-WAY TWENTY FEET (20') WIDE COMMENCING AT THE CENTER LINE OF BALSAM STREET AND EXTENDING FIVE-HUNDRED AND SEVENTEEN-FEET (517') WEST; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE SOUTH THREE- HUNDRED FIFTY-SEVEN FEET (357') OF THE EAST TEN FEET (10') OF THE WEST HALF (W½) AND THE WEST TEN FEET (10') OF THE EAST HALF (E½) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE EAST TEN FEET (10') OF THE WEST HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: OCTOBER 13, 2006

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:

All others: location map

(Revised 3/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/6/06						
<table style="width: 100%; border: none;"><tr><td style="vertical-align: top; width: 50%; padding-right: 20px;">TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING</td><td style="vertical-align: top; width: 50%;">GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER</td></tr></table>			TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER				
TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER							
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>EXTENSION OF TIME - VACATION</td></tr><tr><td>APPLICANT:</td><td>EOT-17297</td></tr><tr><td>FILE NUMBER:</td><td>RS CONSULTING, INC.</td></tr></table>			SUBJECT:	EXTENSION OF TIME - VACATION	APPLICANT:	EOT-17297	FILE NUMBER:	RS CONSULTING, INC.
SUBJECT:	EXTENSION OF TIME - VACATION							
APPLICANT:	EOT-17297							
FILE NUMBER:	RS CONSULTING, INC.							

REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-8347) A PETITION TO VACATE A PORTION OF BALSAM STREET AND UNNAMED RIGHTS-OF-WAY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND EAST OF U.S. 95, WARD 6 (ROSS).

A PORTION OF BALSAM STREET, SIXTY FEET (60') WIDE, COMMENCING AT THE SOUTH RIGHT-OF-WAY LINE OF LONE MOUNTAIN ROAD AND EXTENDING SOUTHERLY APPROXIMATELY TWO-HUNDRED THIRTY-FIVE FEET (235') INCLUDING SPANDREL AREAS; SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE NORTH TEN FEET (10') OF AN UNNAMED RIGHT-OF-WAY, COMMENCING AT THE CENTERLINE OF BALSAM STREET AND EXTENDING EAST APPROXIMATELY ONE-HUNDRED FIFTY FEET (150'); SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

AN UNNAMED RIGHT-OF-WAY TWENTY FEET (20') WIDE COMMENCING AT THE CENTER LINE OF BALSAM STREET AND EXTENDING FIVE-HUNDRED AND SEVENTEEN FEET (517') WEST; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE SOUTH THREE- HUNDRED FIFTY-SEVEN FEET (357') OF THE EAST TEN FEET (10') OF THE WEST HALF (W½) AND THE WEST TEN FEET (10') OF THE EAST HALF (E½) OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE EAST TEN FEET (10') OF THE WEST HALF (W½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE TO BART ANDERSON BY: OCTOBER 13, 2006

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

City Council Action Letter



Separator Sheet



055943



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

October 6, 2005

S F Investments
6917 West Lone Mountain Road
Las Vegas, Nevada 89108

RE: VAC-8347 - VACATION
CITY COUNCIL MEETING OF OCTOBER 5, 2005

Dear Applicant:

The City Council at a regular meeting held October 5, 2005 **APPROVED** the Petition to Vacate a portion of Balsam Street and unnamed rights-of-way located south of Lone Mountain Road, east of U.S. 95. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

1. The limits of this vacation shall be the full 60-foot width of Balsam Street from Lone Mountain Road south approximately 250-feet. It shall also include the north/south and east/west 20-foot wide bridle paths located on the northwest corner of Red Coach Avenue and Balsam Street and a portion of the east/west 20-foot wide bridle path located east of Balsam Street.
2. This Vacation Application may be recorded in phases.
3. A Petition of Vacation for the 20-foot bridle paths abutting properties within Clark County jurisdiction must record concurrently with this Order of Vacation.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-5827 and ZON-6327 may be used to satisfy this requirement provided that the area to be vacated is addressed.
5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an unmaintained "no-man's land" area is not produced by this action. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05

EOT-17297

11/16/06 ADMIN

6. All existing 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 the Order of Vacation.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements 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 or easement being vacated must be retained.
8. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
9. All development shall be in conformance with code requirements and design standards of all City Departments.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 street light 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.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

EOT-17297
11/16/06 ADMIN

S F Investments
VAC-8347 – Page Three
October 6, 2005

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

Mr. Steve Aizenberg
Royal Construction
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032

Mr. Raymond Lanyon
4723 Balsam Street
Las Vegas, Nevada 89108

Mr. Russell Skuse
RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129

Mr. Serge Charbonneau
4723 Balsam Street
Las Vegas, Nevada 89108

EOT-17297
11/16/06 ADMIN

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 23, 2006

Mr. Russell Skuse
RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129

RE: EOT-17297 - VACATION EXTENSION OF TIME

Dear Mr. Skuse:

Your request for an Extension of Time of an approved Vacation (VAC-8347) A PETITION TO VACATE A PORTION OF BALSAM STREET AND UNNAMED RIGHTS-OF-WAY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND EAST OF U.S. 95, Ward 6 (Ross), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

November 7, 2006

Mr. Russell Skuse
RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129

RE: EOT-17297 - VACATION EXTENSION OF TIME

Dear Mr. Skuse:

Your request for an Extension of Time of an approved Vacation (VAC-8347) A PETITION TO VACATE A PORTION OF BALSAM STREET AND UNNAMED RIGHTS-OF-WAY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND EAST OF U.S. 95, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

1. The limits of this vacation shall be the full 60-foot width of Balsam Street from Lone Mountain Road south approximately 250-feet. It shall also include the north/south and east/west 20-foot wide bridle paths located on the northwest corner of Red Coach Avenue and Balsam Street and a portion of the east/west 20-foot wide bridle path located east of Balsam Street.
2. This Vacation Application may be recorded in phases.
3. A Petition of Vacation for the 20-foot bridle paths abutting properties within Clark County jurisdiction must record concurrently with this Order of Vacation.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-5827 and ZON-6327 may be used to satisfy this requirement provided that the area to be vacated is addressed.
5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an unmaintained "no-man's land" area is not produced by this action. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Mr. Russell Skuse
EOT-17297 - Page Two
November 7, 2006

7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements 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 or easement being vacated must be retained.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 street light 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 of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This action by the Planning and Development Department Staff is final.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb