

# Plans (PMT)

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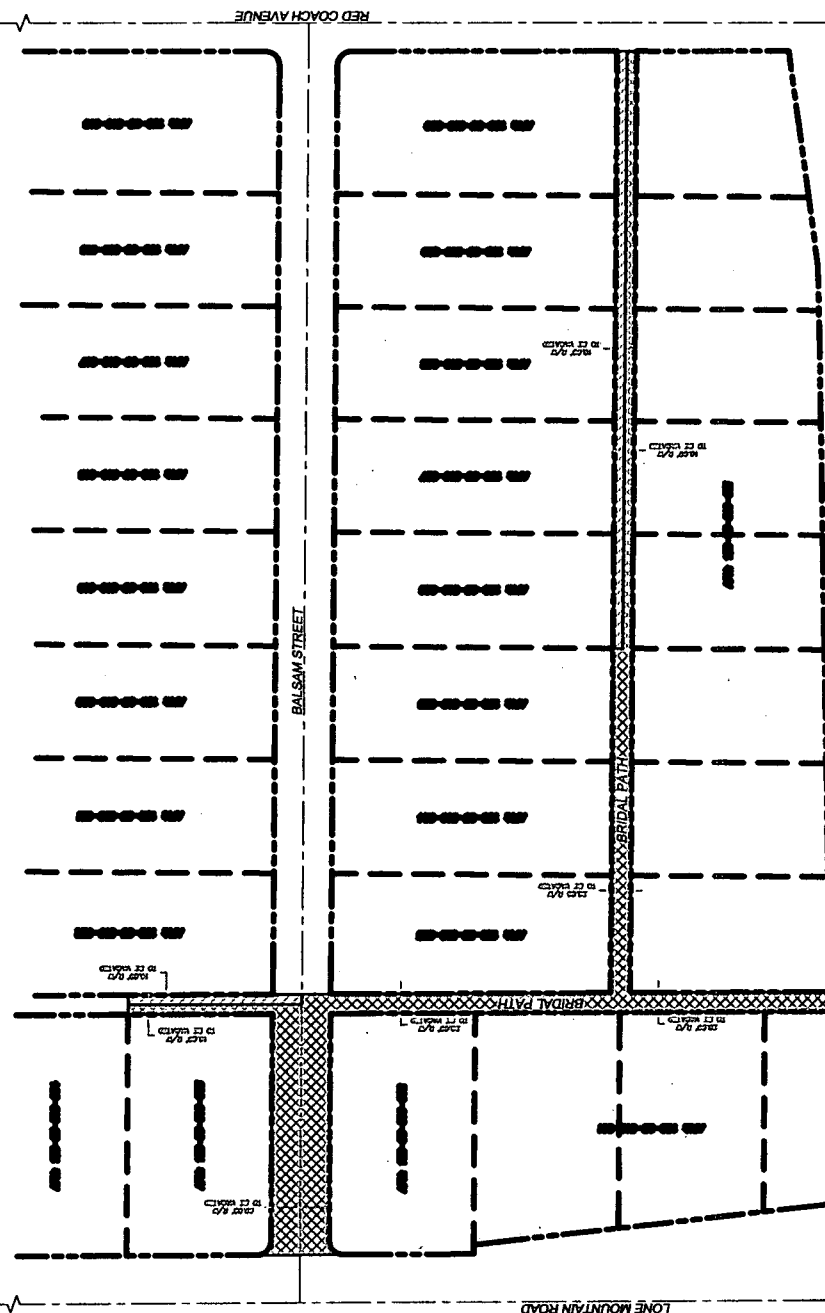
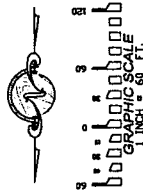


Separator Sheet

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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)

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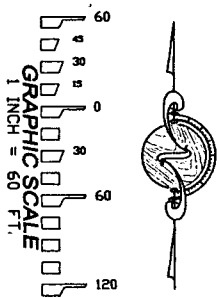


Separator Sheet

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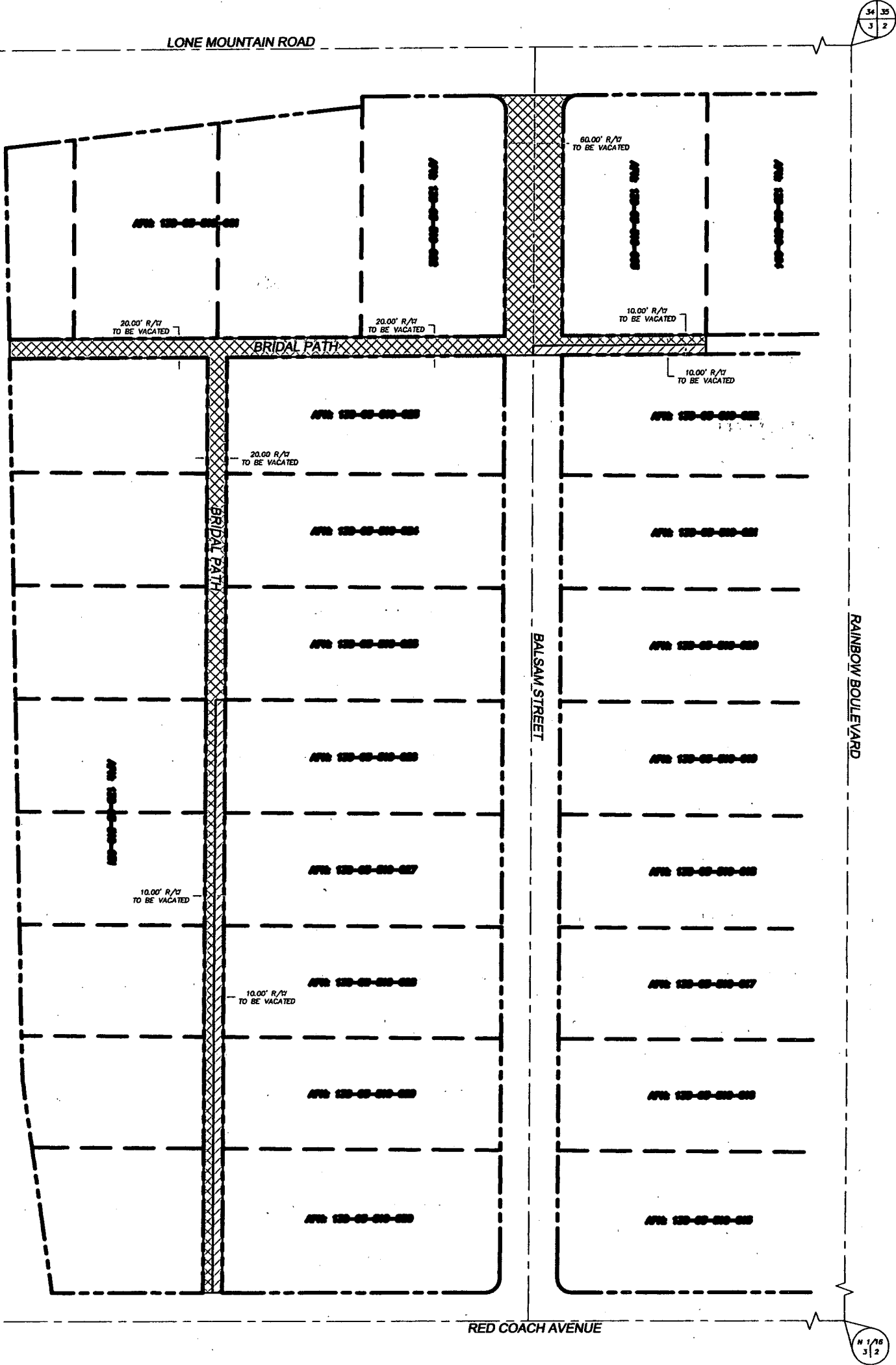
RIGHT-OF-WAY VACATION EXHIBIT

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 CHANGING SURVEY

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

DRAWING NAME  
001-06-024/VAC

JOB NUMBER  
001-06-024

SHEET 1 OF 1

# Comments

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# Separator Sheet

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# 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

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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

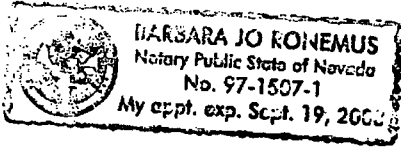
) ss.

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**

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

**Resident Agent Information**

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

**Financial Information**

|                                         |        |                        |      |
|-----------------------------------------|--------|------------------------|------|
| <b>No Par Share Count:</b>              | 100.00 | <b>Capital Amount:</b> | \$ 0 |
| No stock records found for this company |        |                        |      |

**Officers**☐ Include Inactive Officers

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

**Actions\Amendments**

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

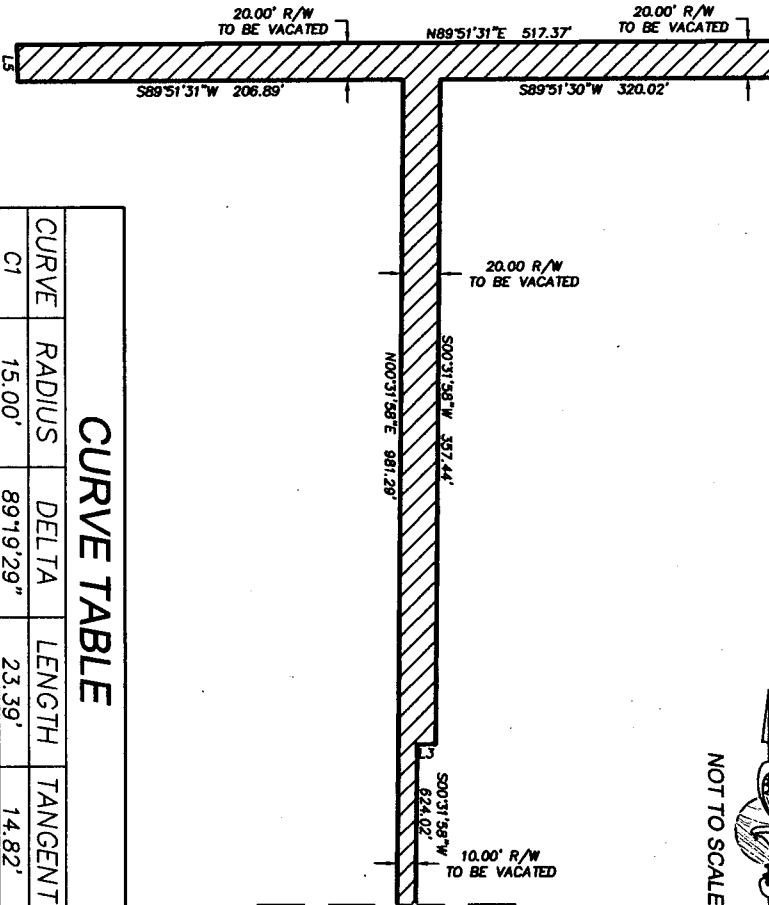
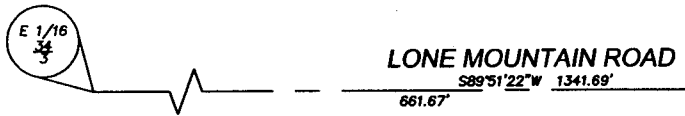
LEGALS/EXHIBITS/001-05-024LE01

SEE PAGE 3 OF 5 FOR CONTINUATION

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



LONE MOUNTAIN ROAD



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**

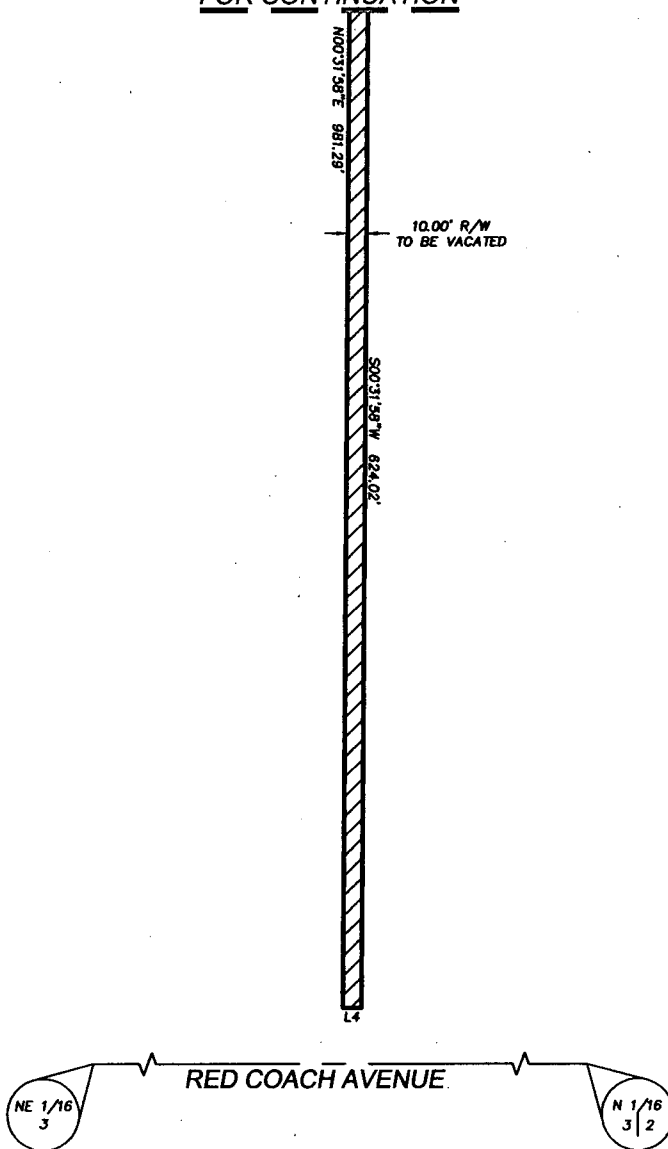
3175 E. WARM SPRINGS RD., SUITE 115  
LAS VEGAS, NEVADA 89120  
PHONE: (702) 932-2965  
FAX: (702) 932-6599  
HTTP://WWW.MSGSURVEYING.COM

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

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JUSTIFICATION LETTER

Separator Sheet

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October 3, 2006

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

**Reference: EOT Vacation (VAC-8347-05)**

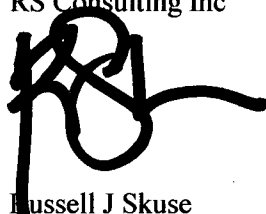
On behalf of RS Consulting Inc we respectfully request your consideration of the attached extension of time vacation application.

**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

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-17297** APN: 188-03-510-003

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: \_\_\_\_\_

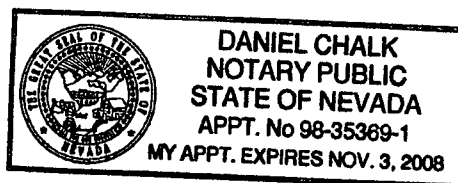
Signature of Property Owner: \_\_\_\_\_

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

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Separator Sheet

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# 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

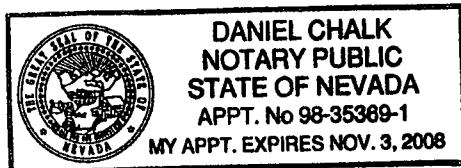
This 3 day of OCT., 20 06

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

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# Separator Sheet

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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         | <input checked="" type="checkbox"/> 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 Start     |                      | % Completed      | 0.00 |
| Proposed Stop      |       |                    |                      |                  |      |
| % 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           | <input type="checkbox"/> 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<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified by<br>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<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
|-------------------------|------|-------|----|----------|

No Employee Entries

| Log<br>Action<br>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

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Separator Sheet

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

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

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**

|                                                                                                                                               |  |                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>                                                                                              |  | <b>DATE: 10/06/06</b>                                                                              |
| <b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b> |  | <b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b> |
| <b>SUBJECT: EXTENSION OF TIME - VACATION</b>                                                                                                  |  |                                                                                                    |
| <b>APPLICANT: EOT-17297</b>                                                                                                                   |  |                                                                                                    |
| <b>FILE NUMBER: RS CONSULTING, INC.</b>                                                                                                       |  |                                                                                                    |

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).

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**COMMENTS DUE BY: OCTOBER 13, 2006**

PLANNING COMMISSION MEETING: NOVEMBER 16, 2006

ATTACHMENT:  
All others: location map

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

|                                                                                                                                                                                 |                                                                                                                                              |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>                                                                                                                                |                                                                                                                                              | <b>DATE: 10/6/06</b> |
| <b>TO:</b> DEVELOPMENT COORDINATION<br>TEFO<br>FLOOD CONTROL<br>LAND DEVELOPMENT<br>RIGHT-OF-WAY<br>ROADWAY PLANNING<br>SANITARY SEWERS<br>SID<br>SURVEY<br>TRAFFIC ENGINEERING | GARY REID<br>TOM WILKING<br>RAUL CRUZ<br>JEFF GALAMBAS<br>CAROLYN CAVINESS<br><br>TIM PARKS<br>TIM McDANIEL<br>ALAN RIEKKI<br>RICK SCHROEDER |                      |
| <b>SUBJECT: EXTENSION OF TIME - VACATION</b>                                                                                                                                    |                                                                                                                                              |                      |
| <b>APPLICANT: EOT-17297</b>                                                                                                                                                     |                                                                                                                                              |                      |
| <b>FILE NUMBER: RS CONSULTING, INC.</b>                                                                                                                                         |                                                                                                                                              |                      |

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).

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**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

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Separator Sheet

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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](http://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

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APPLICANT LETTER

# Separator Sheet

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# 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](http://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

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ACTION LETTER

Separator Sheet

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# 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](http://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.
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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.
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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

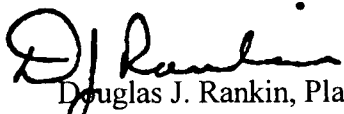


Mr. Russell Skuse  
EOT-17297 - Page Two  
November 7, 2006

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.
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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