

Plans (PMT)



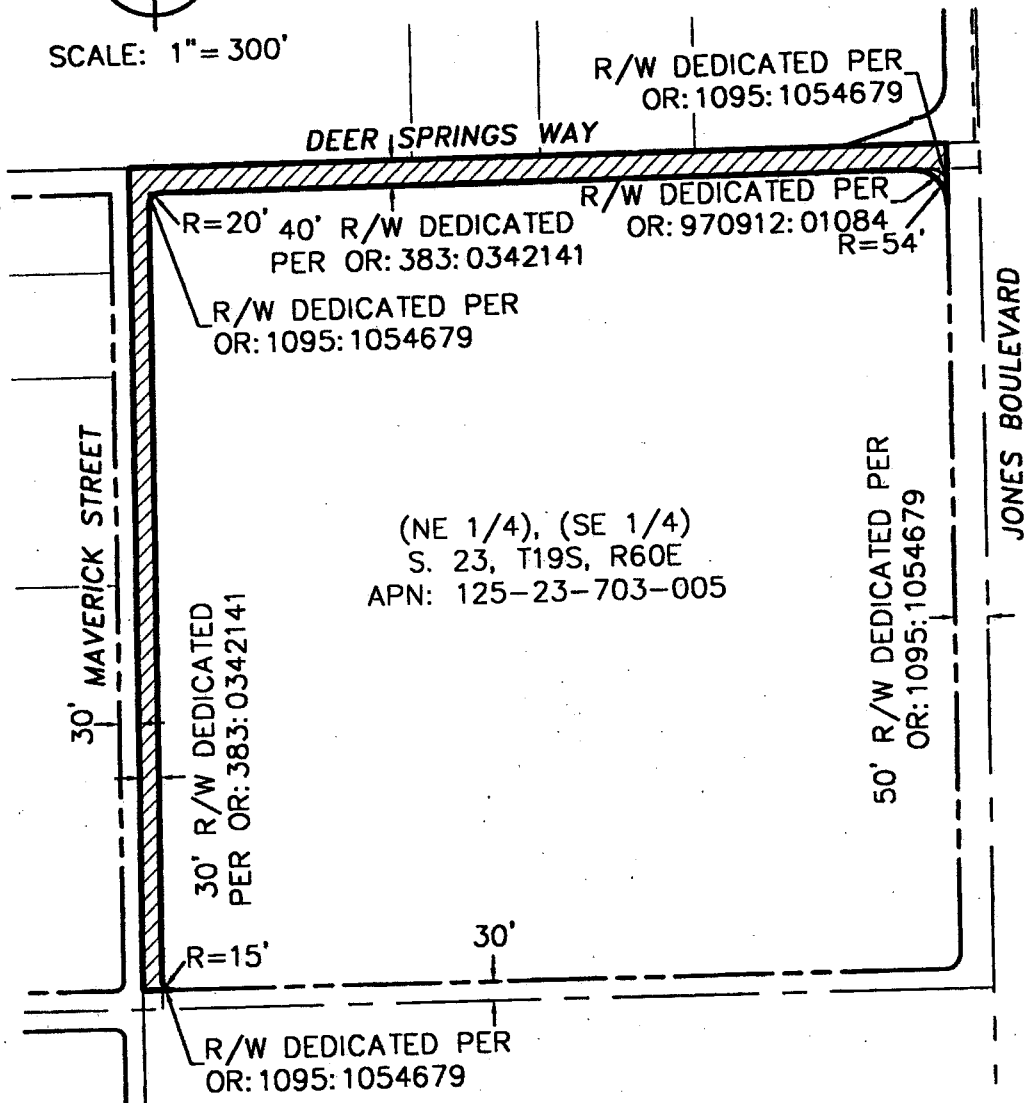
PLANS - PMT

Separator Sheet

APN: 125-23-703-005
PALM MORTUARY INC.



SCALE: 1" = 300'



W R G
DESIGNING INC.

308 W. HOBSON RIDGE PARKWAY #100, HENDERSON, NV, 89028
Tel. 702.990.9300 Fax. 702.990.9305
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

RIGHT-OF-WAY VACATION DEER SPRINGS WAY

JULIET
CLARK COUNTY, NEVADA

PROJECT NO. 3033820.00
DATE: 03/08/2004
BY: CLS
SCALE: 1" = 300'
SHEET NO. 1

Comments



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 10/24/06		
<table style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK</td></tr></table>		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
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: EXTENTION OF TIME FOR APPROVED VACATION			
APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.			
FILE NUMBER: EOT-17525			

A REQUEST HAS BEEN SUBMITTED BY PALM MORTUARY, INC. FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4071) THAT ALLOWED A VACATION OF A PORTION OF DEER SPRINGS WAY BETWEEN JONES BOULEVARD AND MAVERICK STREET; AND MAVERICK STREET BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ALL OF DEER SPRINGS WAY FROM THE WEST RIGHT-OF-WAY OF JONES BOULEVARD TO THE CENTERLINE OF MAVERICK STREET, INCLUDING THE SPANDREL AREAS; AND THE EAST THIRTY FEET OF MAVERICK STREET FROM THE CENTERLINE OF DEER SPRINGS WAY TO THE NORTH RIGHT-OF-WAY LINE OF ROME BOULEVARD, INCLUDING THE SPANDREL AREAS; SAID PROPERTIES BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) AND A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 7, 2006

PLANNING COMMISSION MEETING: ADMINISTRATIVE REVIEW

ATTACHMENT:

All others: location map

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

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. Riekkii, Survey (FM, PM, & A's only)
Date: November 6, 2006
Re: **EOT-17525** Palm Mortuary, Inc. NWC of Deer Springs Way and Maverick Street
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 Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, as long as all previously imposed conditions of approval for VAC-4071 and all applicable subsequent site-related actions are ultimately complied with.

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 24, 2005

Mr. Gary Westerfield
Palm Mortuary
1325 North Main Street
Las Vegas, Nevada 89101

RE: VAC-4071 - VACATION
CITY COUNCIL MEETING OF NOVEMBER 3, 2004

Dear Mr. Westerfield:

The City Council at a regular meeting held November 3, 2004 APPROVED the Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard. The Notice of Final Action was filed with the Las Vegas City Clerk on November 4, 2004. This approval is subject to:

1. Approval of a Special Use Permit prior to recordation of the Vacation. The applicant shall provide proof of the creation of the Property Owner's Maintenance Association and the establishment of a reserve fund for maintenance and improvements prior to recordation of their order of vacation.
2. The provision of signed affidavits, prior to recordation of the Vacation, from all affected property owners (which includes owners to the west in the County along Deer Springs Way up to the area previously approved by the Clark County Commission), in which the affidavit clearly states that the owners understand the impacts of this vacation and agree to it nonetheless.
3. The area to be covered by the private street shall be mapped as a common lot through the Tentative and Final Map process unless the code is amended to delete a common lot requirement prior to the recordation of the order of vacation.
4. A Petition of Vacation for the western half of Maverick Street within Clark County must record concurrently with this Order of Vacation.
5. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas \$17,592.80 for the fees paid to obtain the northwest corner of Jones Boulevard and Deer Springs Way.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

EOT-17525
12/07/06 ADMIN

Mr. Gary Westerfield
VAC-4071 - Page Two
January 24, 2005

6. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the City of Las Vegas Department of Public Works showing how legal access will be provided to all adjacent parcels. The plan must be signed by all parcel owners and notarized.
7. Legal access encumbrances on all affected parcels must be recorded concurrent with recordation of the Order of Vacation.
8. This Petition of Vacation shall be amended to retain a 20 foot wide public sewer easement centered over the existing sewer line within Deer Springs Way and to retain an additional 20 foot wide public sewer easement for future facilities within Deer Springs Way at a location acceptable to the Department of Public Works.
9. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section 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.
10. 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 an Order of Vacation.
11. 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.
12. All development shall be in conformance with code requirements and design standards of all City departments.
13. 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.

EOT-17525
12/07/06 ADMIN

Mr. Gary Westerfield
VAC-4071 - Page Three
January 24, 2005

16. If the Order of Vacation is not recorded within two (2) years after approval by the City Council and the Planning and Development Director does not grant any Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Elizabeth Scott
Mr. Brad Jones
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89074

EOT-17525
12/07/06 ADMIN



AS 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

January 6, 2006

Palm Mortuary
1325 North Main Street
Las Vegas, Nevada 89101

RE: ROC-9974 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF DECEMBER 7, 2005

Dear Applicant:

The City Council at a regular meeting held December 7, 2005 APPROVED the request for a Review of Condition Numbers 2 and 3 of an approved Vacation (VAC-4071) of a portion of Deer Springs Way between Jones Boulevard and Maverick Street, and a portion of Maverick Street between Deer Springs Way and Rome Boulevard TO ALLOW RECORDATION OF THE ORDER OF VACATION WITHOUT THE PROVISION OF SIGNED AFFIDAVITS FROM ALL AFFECTED PROPERTY OWNERS AND WITHOUT MAPPING THE AREA TO BE COVERED BY A PRIVATE STREET AS A COMMON LOT. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2005. This approval is subject to:

1. Condition 2 of VAC-4071 shall be deleted.
2. Conformance to all other conditions of approval of VAC-4071.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Diana Bossard
B2 Developer Services
2920 North Green Valley Parkway
Henderson, Nevada 89014

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

VOICE 702.229.6011

TTY 702.388.9108

www.lasvegasnevada.gov

RECEIVED

JAN 17 2006

EOT-17525
12/07/06 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

November 22, 2006

Mr. Gary Westerfield
Palm Mortuary, Incorporated
1325 North Main Street
Las Vegas, Nevada 89101

RE: EOT-17525 - EXTENTION OF TIME

Dear Mr. Westerfield:

Your request for an Extension of Time of an approved Vacation (VAC-4071) that allowed a Vacation of a portion of Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Ms. Diana Bossard
2920 North Green Valley Parkway
Henderson, Nevada 89014

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



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

December 7, 2006

Mr. Gary Westerfield
Palm Mortuary, Incorporated
1325 North Main Street
Las Vegas, Nevada 89101

RE: EOT-17525 - EXTENTION OF TIME

Dear Mr. Westerfield:

Your request for an Extension of Time of an approved Vacation (VAC-4071) that allowed a Vacation of a portion of Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, 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. Approval of a Special Use Permit prior to recordation of the Vacation. The applicant shall provide proof of the creation of the Property Owner's Maintenance Association and the establishment of a reserve fund for maintenance and improvements prior to recordation of their order of vacation.
2. The area to be covered by the private street shall be mapped as a common lot through the Tentative and Final Map process unless the code is amended to delete a common lot requirement prior to the recordation of the order of vacation.
3. A Petition of Vacation for the western half of Maverick Street within Clark County must record concurrently with this Order of Vacation.
4. Prior to the recordation of this Petition of Vacation, the applicant shall reimburse the City of Las Vegas \$17,592.80 for the fees paid to obtain the northwest corner of Jones Boulevard and Deer Springs Way.
5. Prior to the recordation of this Petition of Vacation the applicant shall provide a plan acceptable to the City of Las Vegas Department of Public Works showing how legal access will be provided to all adjacent parcels. The plan must be signed by all parcel owners and notarized.
6. Legal access encumbrances on all affected parcels must be recorded concurrent with recordation of the Order of Vacation.

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



7. This Petition of Vacation shall be amended to retain a 20 foot wide public sewer easement centered over the existing sewer line within Deer Springs Way and to retain an additional 20 foot wide public sewer easement for future facilities within Deer Springs Way at a location acceptable to the Department of Public Works.
8. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section 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.
9. 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 an Order of Vacation.
10. 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.
11. All development shall be in conformance with code requirements and design standards of all City departments.
12. 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.
13. 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.

Mr. Gary Westerfield
EOT-17525 - Page Three
December 7, 2006

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

Sincerely,

A handwritten signature in black ink, appearing to read "John Korkosz". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Korkosz".

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Ms. Diana Bossard
2920 North Green Valley Parkway
Henderson, Nevada 89014

Deed



Separator Sheet

GRANT BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That THOMAS F. SEAY, a single manin consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
ACT, LTDall that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR
LEGAL DESCRIPTION.SUBJECT TO: 1. Taxes for the fiscal year 19 89 to 90

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness MY hand this 13th day of July 19 89

THOMAS F. SEAY

ILLINOIS
STATE OF NEVADACounty of DOCKOn July 13, 1989 personally appeared beforeme, a Notary Public,
THOMAS F. SEAYknown (or proved) to me to be the person _____ who executed
the foregoing instrument and who acknowledged that _____ he
executed the above instrument

WITNESS my hand and official seal.

Jayne Glaviano-Tipre
Notary Public in and for said County and State" OFFICIAL SEAL "
JAYME GLAVIANO-TIPRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/29/91ESCROW NO. } 8903-0283-SC
ORDER NO. }WHEN RECORDED MAIL TO: James George Abraham
3675 Pecos McLeod, # 700, Las Vegas
Nevada 89121

SPACE BELOW FOR RECORDER'S USE ONLY

EOT-17525
12/07/06 ADMIN

ST-890302925C 3 2 8 7 2 0 0 2 2 6

EXHIBIT 0-A

DESCRIPTION:

Situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

The Northeast Quarter of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 60 East.

Excepting the North Forty (40) feet as conveyed by Deed to Clark County recorded November 27, 1973 as Document No. 342141.

Further excepting the East Fifty (50) feet and the certain spandrel area as conveyed to Clark County by Deed recorded August 1, 1979 as Document No. 1054679.

PARCEL II:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 60 East.

Excepting the East Fifty (50) feet and the South Thirty (30) feet and a certain spandrel area as conveyed to Clark County by Deed recorded August 1, 1979 as Document No. 1054679.

PARCEL III:

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 60 East.

Excepting the South Thirty (30) feet and a certain spandrel area as conveyed to Clark County by Deed recorded August 1, 1979 as Document No. 1054679.

PARCEL IV:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 19 South, Range 60 East, M.D.B. & M.

Except the interest in the North 40 feet and the West 30 feet of said land as conveyed to Clark County by deed recorded November 27, 1973 as Document No. 342141, Official Records.

Also except the interest in that certain spandrel area in the Northwest corner thereof, being the Southeast corner of the intersection of Maverick Street and Deer Springs Way, bounded as follows: on the North by the South Line of the North 40 feet thereof; on the West by the East line of the West 30 feet

Continued on next page

3 3 0 7 2 0 0 0 2 2 6

ST-120102935C

LEGAL DESCRIPTION CONTINUED:
thereof; and on the Southeast by the arc of a curve concave
Southeasterly having a radius of 20 feet and being tangent to
the South line of the North 40 feet and tangent to the East Line
of the West 30 feet, as conveyed to Clark County by deed
recorded August 1, 1979 as Document No. 1054679 of Official
Records.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NV

07-20-89 08:00 CJK 3

OFFICIAL RECORDS

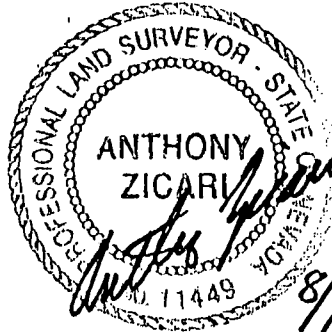
BOOK: 890720 INST: 00226

FEE: 7.00 RPTT: 687.50

STEWART TITLE
GUARANTEE COMPANY



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960



W.O. 5132
AUGUST 19, 1996
BY: TZ
P.R. BY: ARR

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED ON THE NORTHWEST CORNER OF ROME AVENUE AND JONES BOULEVARD FOR USE PERMIT PURPOSES.

LEGAL DESCRIPTION

BEING THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 40 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

END OF DESCRIPTION.

EOT-17525
12/07/06 ADMIN

EXHIBIT "A"

ATTACHMENT TO
ORDER OF VACATION
VS-_____-20__

Public Works Approval:

DATE

That petition of JULIET DEVELOPMENT for Vacation and Abandonment of certain
property being (type property owner's name)

X Public right-of-way: DEER SPRINGS WAY & MAVERICK STREET
(type street name(s))

____ Easements;

____ Other: _____
(type description i.e., utility; flood control; etc.)

Legally described as follows (type exact description(s); if prepared by a registered surveyor or engineer please provide seal):

A TRACT OF LAND BEING A PORTION OF "DEER SPRINGS WAY", AND "MAVERICK STREET",
SITUATED IN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF
SECTION 23, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN TRACT OF LAND AS DEDICATED PER BOOK 970912, INSTRUMENT NO.
01084, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH A SPANDREL AREA BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST
FIFTY (50) FEET OF SAID NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼)
OF SECTION 23, BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH FORTY (40)
FEET OF SAID NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF
SECTION 23, AND BOUNDED ON THE SOUTHWEST BY THE ARC OF A CURVE, CONCAVE TO THE
SOUTHWEST AND HAVING A RADIUS OF 25 FEET AS DEDICATED PER BOOK 1095, INSTRUMENT
NO. 1054679, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH THE NORTH FORTY (40) FEET AND THE WEST THIRTY (30) FEET OF SAID
NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 23 AS
DEDICATED PER BOOK 0383, INSTRUMENT NO. 0342141, OFFICIAL RECORDS, CLARK COUNTY,
NEVADA;

EXCEPTING THEREFROM THE SOUTH THIRTY (30) FEET OF SAID LAND;

FURTHER EXCEPTING THEREFROM THE EAST FIFTY (50) FEET OF SAID LAND;

EOT-17525
12/07/06 ADMIN

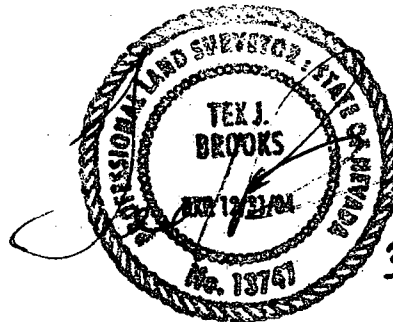
TOGETHER WITH A SPANDREL AREA BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30.00) FEET OF SAID NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 23, BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH FORTY (40.00) FEET OF SAID NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 23, AND BOUNDED ON THE SOUTHEAST BY THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 20 FEET AS DEDICATED PER SAID BOOK 1095, INSTRUMENT NO. 1054679, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

TOGETHER WITH A SPANDREL AREA BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30.00) FEET OF SAID NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 23, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE SOUTH THIRTY (30.00) FEET OF SAID NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 23, AND BOUNDED ON THE NORTHEAST BY THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 15 FEET AS DEDICATED PER SAID BOOK 1095, INSTRUMENT NO. 1054679, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM A PRIVATE INGRESS/EGRESS EASEMENT OVER AND ACROSS SAID LAND.

TEX J. BROOKS
NEVADA PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747

WRG DESIGN, INC
3011 WEST HORIZON RIDGE PARKWAY, SUITE 100
HENDERSON, NEVADA 89052, PH: (702) 990-9300



Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 07, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

EOT-17525

Ambiance Estates HOA

Bradley Ranch HOA

Diamond Creek Community Association

Eagle Creek Heights Community Association

Gilcrease NA

Lamb of God NA

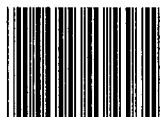
Lone Mountain Citizens Advisory Council

Paradise Falls HOA

Romano Ridge HOA

Tropical Meadows HOA

SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-17525** APN: 1252370 3005
Name of Property Owner: Palm Mortuary, Inc.
Name of Applicant: Palm Mortuary, 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): _____

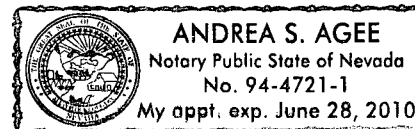
APN: _____

Signature of Property Owner: Ken Knauss

Print Name: KEN KNAUSS

Subscribed and sworn before me

This 11 day of October, 2006
Andrea S. Agee
Notary Public in and for said County and State



Justification Letter



Separator Sheet

October 10, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

Attention: Ms. Margo Wheeler
Director

Subject: Vacation Application VAC-4071

Dear Ms. Wheeler,

On November 3, 2004 the City Council approved the Petition to Vacate Deer Springs Way between Jones Boulevard and Maverick Street, and Maverick Street between Deer Springs Way and Rome Boulevard. On December 7, 2005 we appeared before the City Council and asked for a Review of Conditions which was approved (ROC-9974). At this time we respectfully request an Extension of Time for our application in order to comply with the following condition:

4. A Petition of Vacation for the western half of Maverick Street within Clark County must record concurrently with this Order of Vacation.

Phillip Davis, the applicant within the county, is working diligently to complete the last of the conditions required for his approved application (VS-0872-05). He is working on getting one last signature on the required Reciprocal Easement Agreement, however he needs more time to accomplish this.

We have had great success with all of the other conditions which were required of us and anticipate this last condition, recording concurrently with the approved County Vacation (VS-0872-05), to be fulfilled in a timely manner.

EOT-17525
12/07/06 ADMIN

We appreciate the time and attention this matter has been given from the staff at the City of Las Vegas. Your consideration for the above requested Extension of Time would also be greatly appreciated.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'JB', with a stylized flourish at the end.

Jay Bingham

EOT-17525
12/07/06 ADMIN

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time VAC-4071 / ROC-9974
 Project Address (Location) 6701 N. Jones Las Vegas, Nevada 89131
 Project Name Vacation of Deer Springs/Marenick Proposed Use _____
 Assessor's Parcel #(s) 12523703005 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 35.58 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Palm Mortuary, Inc. Contact Gary Westerfield
 Address 1325 N. Main St. Phone: 303-7476 Fax: _____
 City Las Vegas State Nevada Zip 89101

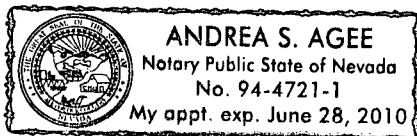
APPLICANT Palm Mortuary, Inc. Contact Gary Westerfield
 Address 1325 N. Main St. Phone: 303-7476 Fax: _____
 City Las Vegas State Nevada Zip 89101

REPRESENTATIVE Diana Bossard Contact _____
 Address 2920 N. Green Valley Pkwy. Phone: 451-3510 Fax: _____
 City Henderson State Nevada Zip 89014

Property Owner Signature* Ken Knauss
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name KEN KNAUSS

Subscribed and sworn before me
 This 11 day of October, 2006

Andrea S. Agee
 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-17525</u>
Meeting Date:	<u>Nov 12-07-06</u>
Total Fee:	<u>300</u>
Date Received:*	<u>10-12</u>
Received By:	<u>[Signature]</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 10/19/2006 01:43 PM

Submitted By

Page 1

A/P # 17525 Type EOT Issued Date Issued By

Parcel 12523703005

Location

Owner PALM MORTUARY INC

Phone

Address 1325 N MAIN ST
LAS VEGAS NV 89101-1018

Country ☐ Foreign

Applicant's Full Name DINA BOSSARD

Day Phone (702)451-3510 x

Fax

Address 2920 N. GREEN VALLEY
HENDERSON NV
89014

Pager

Fees

PROCESSING FEE	300.00
Total Paid	300.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

EOT-17525 - EXTENSION OF TIME - VACATION - APPLICANT/OWNER: PALM MORTUARY, INC. - Request for an Extension of Time of an approved Vacation (VAC-4071) that allowed a Vacation of a portion of Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Ross).

Route Form



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE 10/24/06
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: EXTENTION OF TIME FOR APPROVED VACATION	
APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.	
FILE NUMBER: EOT-17525	

A REQUEST HAS BEEN SUBMITTED BY PALM MORTUARY, INC. FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4071) THAT ALLOWED A VACATION OF A PORTION OF DEER SPRINGS WAY BETWEEN JONES BOULEVARD AND MAVERICK STREET; AND MAVERICK STREET BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ALL OF DEER SPRINGS WAY FROM THE WEST RIGHT-OF-WAY OF JONES BOULEVARD TO THE CENTERLINE OF MAVERICK STREET, INCLUDING THE SPANDREL AREAS; AND THE EAST THIRTY FEET OF MAVERICK STREET FROM THE CENTERLINE OF DEER SPRINGS WAY TO THE NORTH RIGHT-OF-WAY LINE OF ROME BOULEVARD, INCLUDING THE SPANDREL AREAS; SAID PROPERTIES BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) AND A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 7, 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: ADMINISTRATIVE REVIEW

ATTACHMENT:
Nevada Power: application
All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/06		
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK</td></tr></table>			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
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: EXTENTION OF TIME FOR APPROVED VACATION				
APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.				
FILE NUMBER: EOT-17525				

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COMMENTS DUE BY: NOVEMBER 7, 2006

PLANNING COMMISSION MEETING: ADMINISTRATIVE REVIEW

ATTACHMENT:
All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/06
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	
SUBJECT: EXTENTION OF TIME FOR APPROVED VACATION		
APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC.		
FILE NUMBER: EOT-17525		

A REQUEST HAS BEEN SUBMITTED BY PALM MORTUARY, INC. FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4071) THAT ALLOWED A VACATION OF A PORTION OF DEER SPRINGS WAY BETWEEN JONES BOULEVARD AND MAVERICK STREET; AND MAVERICK STREET BETWEEN DEER SPRINGS WAY AND ROME BOULEVARD, WARD 6 (ROSS).

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COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 7, 2006

PLANNING COMMISSION MEETING: ADMINISTRATIVE REVIEW

ATTACHMENT:

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

(Revised 1/02)