

Recordation Memo



Separator Sheet

INTER - OFFICE M E M O R A N D U M

August 10, 2006

TO:

City Clerk's Office

FROM:

Steve Swanton, Senior Planner
Current Planning
x4714

SUBJECT:

Stamp In Planning Applications

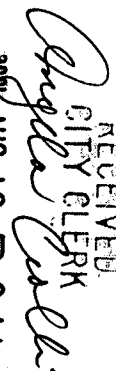
COPIES TO:

Attached is one (1) Vacation application that needs to be stamped in and returned to Current Planning:

**VAC-15514 - VACATION - PUBLIC HEARING - APPLICANT:ROMANO REALTY
- OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP -**
Petition to Vacate a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road, Ward 6 (Ross).

This application will be considered at the September 21, 2006 Planning Commission meeting.
Thank you.

Please return the stamped Application materials to Carman Burney, x6897. Please contact me if there are any questions.

RECEIVED
CITY CLERK
2006 AUG 10 P 2:44


Extraction List



Separator Sheet

13/9

PARCELS	_____
LABELS	_____

Report of All Selected Parcels

Case Number: VAC-15514

Printed On: Tue: August 8, 2006

Owner
RANCHO DRIVE-TULE SPRINGS RD

Address
7321 W CHARLESTON BLVD LAS VEGAS NV

Parcel Number
12521102001

Project Checklist



P R O J E C T C H E C K L I S T

Separator Sheet

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____
Applicant Name: JAMES VELTMAN Telephone: 396-1044
Project Number: VAC-15514 Ward Number: 6

STAFF ACTIONS

Initial/Date

Initial/Date

- | | |
|--|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: <u>8.8.06</u> | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: <u>8.11.06</u> | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>8.22.06</u> | |

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|--|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>9.21.06</u> |
| ☐ Hearing Notices Mailed: <u>9.8.06</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>9.14.06</u> | ☐ Letter to Applicant: <u>9.8.06</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

- | | |
|---|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: _____ | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: _____ | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-15514** APN: 125-21-102-001
Name of Property Owner: RANCHO DE TULE SPRINGS RD LTD. PART.
Name of Applicant: DONALD T. ROMANO, GENERAL PARTNER

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): _____

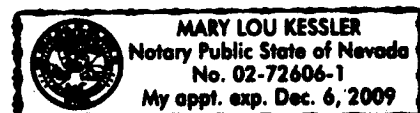
APN: _____

Signature of Property Owner: 

Print Name: Donald T. Romano, General Partner

Subscribed and sworn before me

This 26 day of July, 2006
Mary Lou Kessler
Notary Public in and for said County and State



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Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Abandonment of Old Elkhorn Rd
 Project Address (Location) Elkhorn Road and Rancho Dr. (from new Elkhorn Road)
 Project Name Vacant Land Proposed Use Unknown
 Assessor's Parcel #(s) 125-21-102-001 Ward # 6
 General Plan: existing T-C proposed T-C Zoning: existing T-C proposed T-C
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Rancho Dr/Tule Springs Rd L.P. Contact Donald T Romano
 Address 7321 W. Charleston Boulevard Phone: (702) 877-6222 Fax: (702) 877-3237
 City Las Vegas, State Nevada Zip 89117

APPLICANT Romano Realty Contact Donald Romano, President
 Address 7321 W. Charleston Boulevard Phone: (702) 877-6222 Fax: (702) 877-3237
 City Las Vegas State Nevada Zip 89117

REPRESENTATIVE Studio VBM, LLC Contact James A. Veltman
 Address 1601 S. Rainbow Blvd. Suite 250 Phone: (702) 396-1044 Fax: (702) 255-0466
 City Las Vegas, State Nevada Zip 89146

FOR DEPARTMENT USE ONLY

Property Owner Signature* Donald T. Romano, General Partner

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

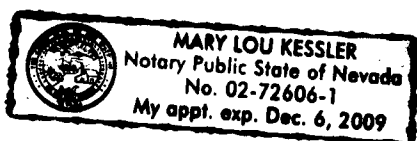
Print Name Donald T Romano, General Partner

Subscribed and sworn before me

This 26 day of July, 2006.

Mary Lou Kessler

Notary Public in and for said County and State



Case #	<u>15514-VAC</u>
Meeting Date:	<u>9/21/06</u>
Total Fee:	<u>800.00</u>
Date Received:*	<u>8/1/06</u>
Received By:	<u>RA</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.

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Hansen Sheet



Separator Sheet

Report Date 08/08/2006 08:22 AM

Submitted By

Page 1

A/P # 15514 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/01/2006 08:28	983967	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

VAC-15514 - VACATION - PUBLIC HEARING - APPLICANT:ROMANO REALTY - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - Petition to Vacate a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road, Ward 6 (Ross).
--

Parent A/P #

Project #	15514	Project/Phase Name	OLD ELKHORN ROAD BETWEEN SKY P	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12521102001

Location

Owner/Tenant

Contact ID AC31482	Name	RANCHO DRIVE-TULE SPRINGS RD	
Mailing Address 7321 W CHARLESTON BLVD	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89117-1569	Country		☐ Foreign
Day Phone (702)877-6222 x	Evening Phone		
Fax (702)877-3237	Mobile #		

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

12521102001

Activity Review Details

Detail PLANNING LEGAL DESCRIPTION	Modified By SSWANTON	Modified Date/Time 08/08/2006 08:17
Comments		
No Comments		

Report Date 08/08/2006 08:22 AM

Submitted By

Page 2

PLANNING LEGAL

Enter legal description

VAC-15514

A REQUEST HAS BEEN RECEIVED FROM ROMANO REALTY TO VACATE A 40-FOOT PUBLIC RIGHT-OF-WAY BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS AN UNNAMED RIGHT-OF-WAY, FORTY FEET (40') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Detail SUBMITTAL CHECKLIST (VAC)

Modified By RSUMMERFIELD

Modified Date/Time 08/01/2006 08:27

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- ☒ Application/Petition Form
- ☒ Deed and Legal Description
- ☒ Assessors Parcel Map
- ☐ Patent Reservation Document (for Patent Res. Vacations only)
- ☒ Vacation Exhibit (3 Folded/ 1 Rolled)
- ☒ Statement of Financial Interest

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

There is no planning condition for this project.

Report Date 08/08/2006 08:22 AM

Submitted By

Page 3

VACATION

N Parent Project link required?

Vacation Routing Process after City Council

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments					
Added By	Add Date	Modified By	Modified Date		
09/21/2006	PC	SCHEDULED	0	0	0
RSUMMERFIELD	08/01/2006				

Vacation Final Review Process

CC	Expiration Date	Request for Legal	Devco Received Legal	Legal sent back to ROW	Recorded Date
Planning Received Legal		Request for Order	Order Received	Request for Recordation	
Recorded Doc Number		Comments			

There are no items in this list

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	08/01/2006 08:31	0.00
Gary Yaymayan, Studio VBM LLC ck #3032, 396-3057				

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: September 21, 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:

VAC-15514

Appaloosa Canyon Quarterhorse Falls HOA

Briar Hill Park HOA

Carriage Park Community Association

Cimarron Springs HOA

Eagle Heights at Elkhorn Springs HOA

Elkhorn Springs Community Association

Lone Mountain Citizens Advisory Council

Meadows at Elkhorn Springs HOA

Northern Lights at Elkhorn Springs HOA

San Marino Circle HOA

The Preserves at Elkhorn Springs HOA

Timberlake HOA

Wildflower II HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VACATION

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAC-15514

APPLICANT: ROMANO REALTY - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - PETITION TO VACATE A 40-FOOT PUBLIC RIGHT-OF-WAY BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD, WARD 6 (ROSS).

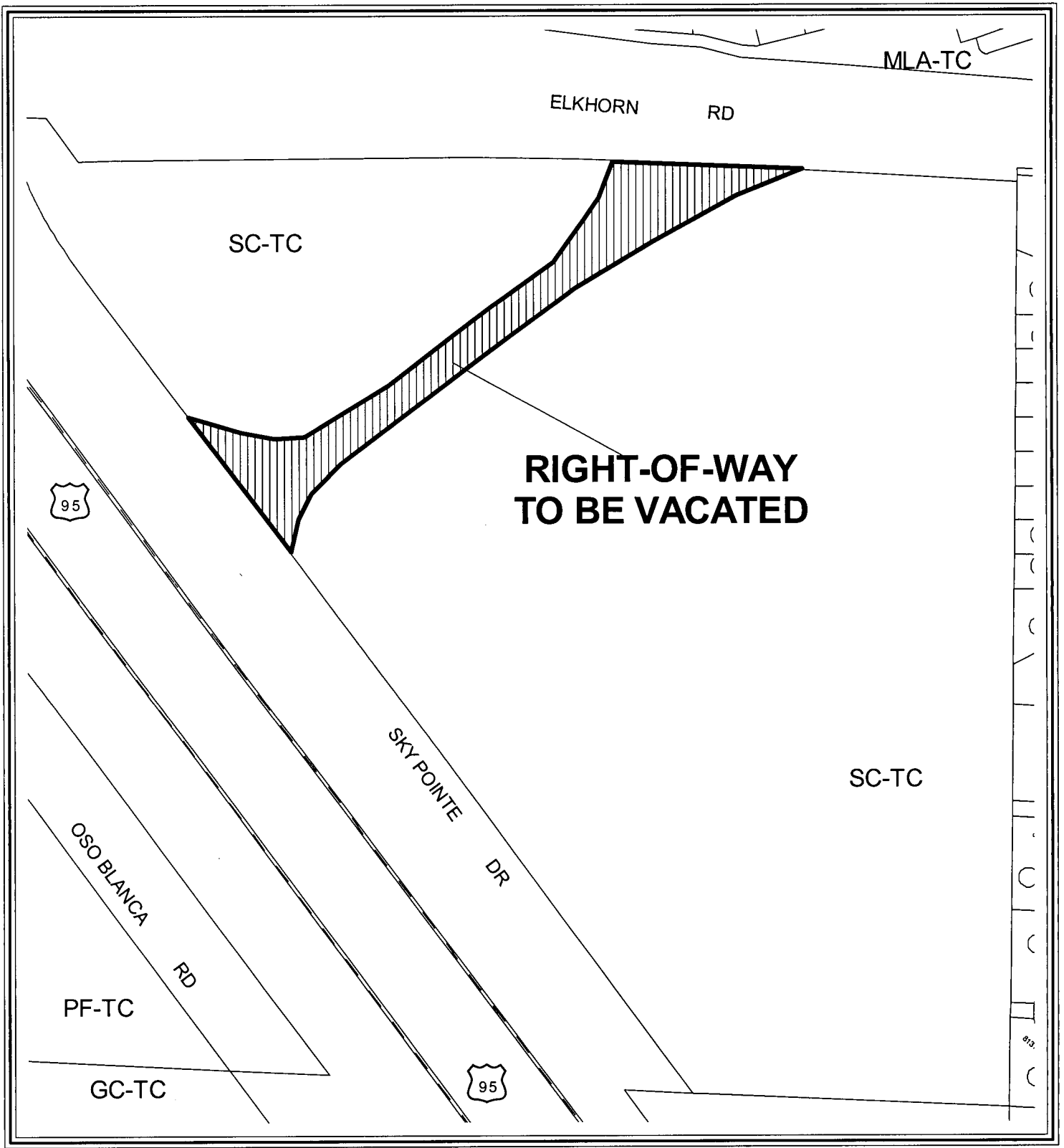
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS AN UNNAMED RIGHT-OF-WAY, FORTY FEET (40') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting will be announced at the Planning Commission meeting after the discussion of this item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

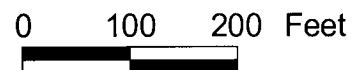


JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAC-15514



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

OCTOBER 2, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VACATIONS:
VAC-15514 and VAC-15661

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, OCTOBER 6, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

**NOTICE OF PUBLIC HEARINGS
OCTOBER 18, 2006**

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, OCTOBER 18, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Vacations:

VAC-15514 – APPLICANT: ROMANO REALTY - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - Petition to Vacate a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road.

VAC-15661 – APPLICANT/OWNER: NERCES SARKIS HIMIDIAN LIVING TRUST - Petition to Vacate all portions of a radius corner generally located west of Hillside Place, south of Charleston Boulevard.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

BARBARA JO RONEMUS, CITY CLERK

Deed



Separator Sheet

RANCHO DRIVE - TULE SPRINGS ROADLIMITED PARTNERSHIP

Business Entity Information			
Status:	Active	File Date:	8/18/1992
Type:	Domestic Limited Partnership	Corp Number:	LP787-1992
Qualifying State:	NV	List of Officers Due:	8/31/2006
Managed By:		Expiration Date:	6/4/2029

Resident Agent Information			
Name:	DONALD T. ROMANO	Address 1:	7321 W CHARLESTON BLVD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

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

Officers				☐ Include Inactive Officers
General Partner - DONALD T ROMANO				
Address 1:	7321 W CHARLESTON BLVD	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		
General Partner - ROMANO REALTY, INC.				
Address 1:	7321 W CHARLESTON BLVD	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Certificate of Limited Partnership		
Document Number:	LP787-1992-001	# of Pages:	1
File Date:	08/18/1992	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	LP787-1992-003	# of Pages:	1
File Date:	12/06/2000	Effective Date:	
DONALD T. ROMANO SUITE A DMM			
6773 WEST CHARLESTON BLVD. LAS VEGAS NV 89146 DMM			
Action Type:	Annual List		
Document Number:	LP787-1992-005	# of Pages:	1
File Date:	07/10/2001	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	LP787-1992-004	# of Pages:	1
File Date:	07/18/2003	Effective Date:	
(No Notes for this action)			

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AUG 1 2006

Action Type:	Annual List		
Document Number:	LP787-1992-002	# of Pages:	1
File Date:	07/26/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050295324-62	# of Pages:	1
File Date:	07/30/2005	Effective Date:	
(No Notes for this action)			

RECEIVED
AUG 01 2006

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROMANO REALTY INC., a Nevada corporation

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to RANCHO DRIVE-TULE SPRINGS ROAD, a Limited partnership

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 21,
Township 19 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM U.S. Highway No. 95 and the Westerly 30 feet thereof.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1979-80.
 - (2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.
 - (3) A Deed of Trust now of record.
 - (4) A Deed of Trust now of record.

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

Witness my hand this 4th day of June, 1979

STATE OF NEVADA }
COUNTY OF Clark } SS.

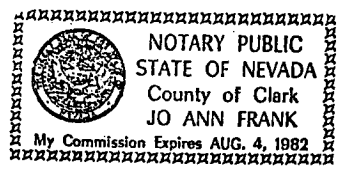
ROMANO REALTY, INC.
By: Donald T. Romano
Donald T. Romano, President

On June 11, 1979
personally appeared before me, a Notary Public, DONALD T. ROMANO

who acknowledged that he executed the above instrument

Signature Jo Ann Frank
(Notary Public)

(Notarial Seal)



ESCROW NO.) LE-1747-JF
ORDER NO.)
WHEN RECORDED MAIL TO: Rancho Drive- Tule Springs Road, a Limited Partnership, c/o Romano Realty 2031 Paradise Road, Las Vegas, Nevada 89104

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LIBERTY TITLE OF NEVADA
JUL 2 8 08 AM '79
FEE 3.00 DEPUTY SW
OFFICIAL RECORDS
BOOK INSTRUMENT

1079 1038297

300/8

Item 5
Title Report
2280766-TL/BF

94071401054

ORIGINAL

RIGHT OF WAY GRANT
FOR ROAD PURPOSES

(3)

(WE) RANCHO DRIVE-TULE SPRINGS ROAD, a limited partnership

the undersigned, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, an easement for road purposes upon, over, under and across the following described parcel of land.

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

A.P.N. 125-21-102-001
(61D-130-001)

FOR: 40' access to Elkhorn Springs Unit 1

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

Witness his hand this 6th day of May, 1994

RANCHO DRIVE/TULE SPRINGS ROAD LIMITED PARTNERSHIP

By: Donald T. Romano, General Partner

STATE OF NEVADA

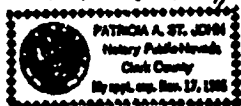
COUNTY OF CLARK

ss.

On May 6, 1994 personally appeared before me,
a Notary Public, Donald T. Romano
(Personal appearing before Notary)

personally known (or proved) to me to be the person
whose name is subscribed to the above instrument who
acknowledged that he executed the above
instrument.

Patricia A. St. John
Notary Public Signature



WHEN RECORDED MAIL TO:
CITY CLERK
400 E. Stewart Ave., Las Vegas, NV 89101

SPACE BELOW FOR RECORDER'S USE ONLY

RECEIVED

AUG 01 2003

9 4 0 7 1 4 0 1 0 5 4

ORIGINAL

EXHIBIT "A"

A.P.N. 125-21-102-001

(01D-130-001)

40' ACCESS TO ELKHORN SPRINGS UNIT #1

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 19 South, Range 60 East, N.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as:

A strip of land 40.00 feet wide, the side lines lying 20.00 feet on each side of the following described centerline:

BEGINNING at the Northeast corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21, also being the beginning of a curve concave Southerly, having a radius of 850.00 feet and being tangent to the North line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 21; thence from a tangent which bears North 85°49'02" West, Westerly along said curve through a central angle of 40°41'54", an arc distance of 603.77 feet; thence tangent to said curve, South 53°29'04" West a distance of 539.39 feet to the POINT OF TERMINATION of the herein described centerline on the Northeasterly line of PARCEL NO. U-095-CL-090.634 as described by that certain ORDER FOR OCCUPANCY PENDING ENTRY OF JUDGMENT dated 26 July, 1993 of Case No. A320304, Dept. No. II, Docket No. D in DISTRICT COURT, CLARK COUNTY, NEVADA.

The Northerly side line of said strip of land is to be prolonged or shortened as to begin on the North line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21 and terminate on the Northeasterly line of said PARCEL NO. U-095-CL-090.634. The Southerly side line of said strip of land is to be prolonged or shortened as to begin on the East line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21 and terminate on the Northeasterly line of said PARCEL NO. U-095-CL-090.634.

The above described strip of land contains an area of 0.993 acres, more or less.

OWNER'S INITIALS

[Signature]

RECEIVED

AUG 0 1 2003

9 4 0 7 | 1 0 | 6 5 4

ORIGINAL

RESOLUTION OF ACCEPTANCE OF _____

RIGHT OF WAY GRANT FOR ROAD PURPOSES

On motion of Councilman Adamsen, and carried unanimously, the following Resolution is adopted, and order made:

BE IT RESOLVED this 6th day of July, 1994, by the City of Las Vegas, County of Clark, State of Nevada, that the RIGHT OF WAY GRANT FOR ROAD PURPOSES dated the 6th day of May, 1994, executed by RANCHO DRIVE-TULE SPRINGS ROAD, A LIMITED PARTNERSHIP

(Parcel No. 125-21-102-001) to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein, be and is hereby accepted, for the purpose of _____

Real Property Acquisition

and BE IT FURTHER RESOLVED that a copy of this Resolution be attached to said RIGHT OF WAY GRANT FOR ROAD PURPOSES, and that the same be recorded in the Office of the County Recorder of the County of Clark, State of Nevada, and this resolution to be filed in the records of this board.

STATE OF NEVADA)
COUNTY OF CLARK)

I, KATHLEEN M. TIGHE, City Clerk of the City of Las Vegas, County of Clark, State of Nevada, hereby certifying the foregoing to be a full, true and correct copy of the Resolution accepting the RIGHT OF WAY GRANT FOR ROAD PURPOSES attached hereto, duly adopted at a regular meeting of the City Council held on the 6th day of July, 1994.

IN WITNESS WHEREOF, I have hereto, set my hand and affixed my official seal this 6th day of July, 1994.


KATHLEEN M. TIGHE, CITY CLERK

WHEN RECORDED MAIL TO:
City Clerk - City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CLERK LAS VEGAS CITY

87-14-94 13184 REC
OFFICIAL RECORDS
BOOK: 948714 PAGE: 91834
FEE: .00 RPT: EX0002

RECEIVED

AUG 01 2005

DATE:

TO: ED BYRGE

RE: VAC 15514

EXPIRES 10-18-07

12-28-06
copy to
Ed. ✓

LEGAL DESCRIPTION REQUEST:

TO VAC 40' PUBLIC R/W BETWEEN SKY POINTE DRIVE AND ELKHORN –
(WHICH IS ONLY A ROAD EASEMENT AND ANY PTN THAT IS NOW PART OF
THE ORDER OF CONDEMNATION WILL NOT BE VACATED.)

APN: 125-21-102-001

POC: James A. Veltman (Studio VBM, LLC) 396-1044 OR CHARLES STUART
(878-2196 or cell 591-2688). Mr. Stuart has been coming in checking on the vacation
and conditions.

ASSESSOR MAP ATTACHED –
125-21-1

REFERENCES:

APPROVALS:

TRAFFIC

[Signature]

SANITATION

[Signature] 12/19/06

FLD CTRL

[Signature] 12/19/06 No DS required.

UTILITY LTRS – NO EASEMENTS REQUIRED.

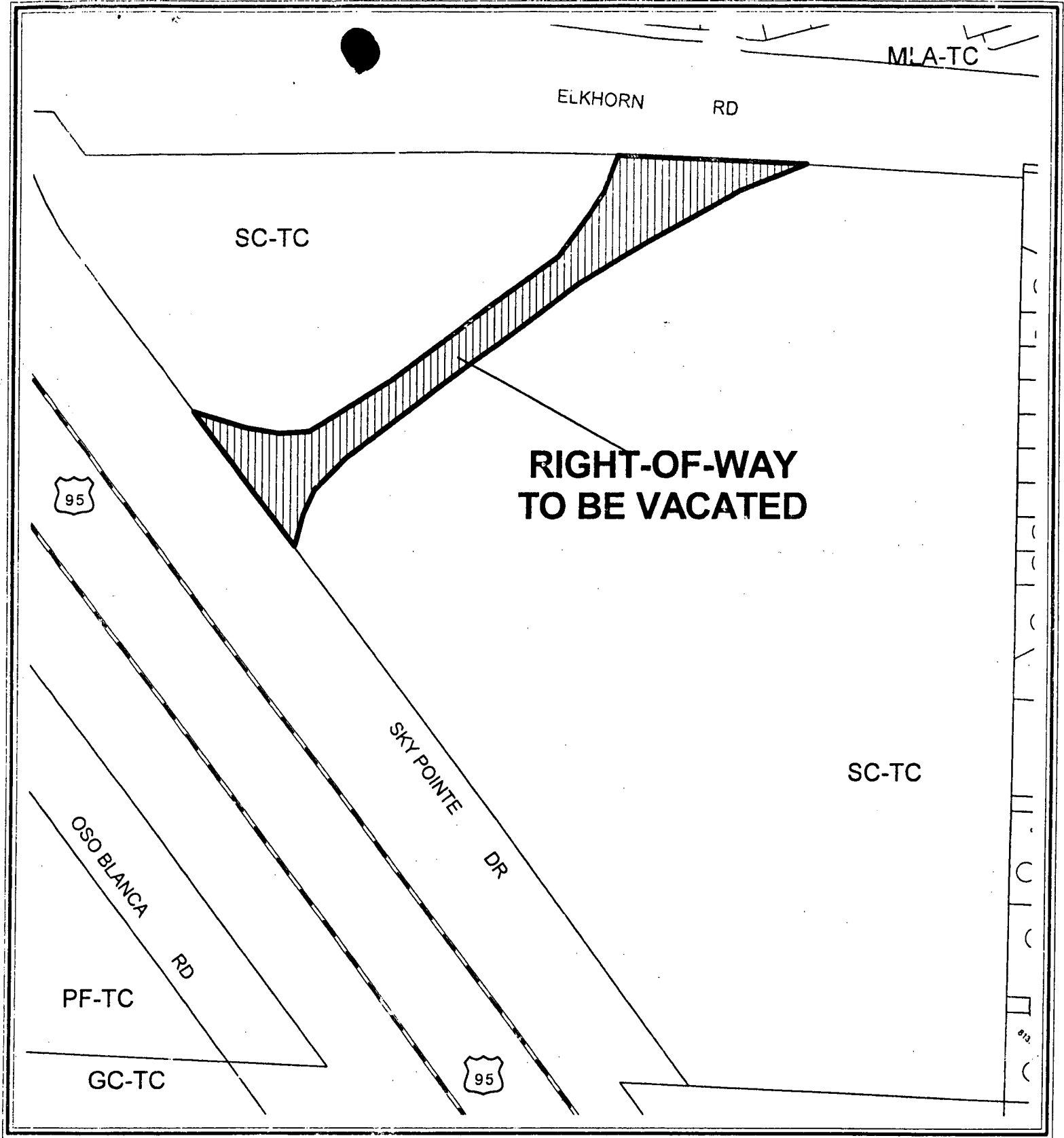
Note:

1. Even though the City Council Ltr, Oct 19, 2006, item 2, talks about an alternate
easement alignment for future NV PO service to Sky Pointe Rd, the subject email from
Cheri Edelman in regards to this issue – it is a private issue between this property owner
and Nevada Po.

2. Also note that COX required an easement but because we are only vacating a road
easement and not rights of way we cannot reserve an easement. This is also a private
matter between property owner and COX.

See if
Attached

SEE EMAIL TO Anne Ames (cop)
of 12-28-06 advising that
no easement will be reserved.
B.



CASE: VAC-15514

0 100 200 Feet



940714, 01054

COPY

RIGHT OF WAY GRANT
FOR ROAD PURPOSES

I (WE): RANCHO DRIVE-TULE SPRINGS ROAD, a limited partnership

the undersigned, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, an easement for road purposes upon, over and across the following described parcel of land.

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

A.P.N. 125-21-102-001
(01D-130-001)

FOR: 40' access to Elkhorn Springs Unit 1

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

Witness his hand this 6th day of May, 1994

RANCHO DRIVE/TULE SPRINGS ROAD LIMITED PARTNERSHIP

By: Donald T. Romano, General Partner
Donald T. Romano, General Partner

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

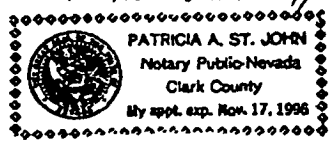
WHEN RECORDED MAIL TO:
CITY CLERK
400 E. Stewart Ave., Las Vegas, NV 89101

On MAY 6, 1994 personally appeared before me,
(Deed)
a Notary Public, DONALD T. ROMANO
(Persons appearing before Notary)

SPACE BELOW FOR RECORDER'S USE ONLY

personally known (or proved) to me to be the person
whose name is subscribed to the above instrument who
acknowledged that he executed the above
instrument.

Patricia A. St. John
(Notary Public Signature)



7-20-94
3/94
Post RD G. 21-1

94-714:01054

COPY

EXHIBIT "A"

A.P.N. 125-21-102-001

(01D-130-001)

40' ACCESS TO ELKHORN SPRINGS UNIT #1

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as:

A strip of land 40.00 feet wide, the side lines lying 20.00 feet on each side of the following described centerline:

BEGINNING at the Northeast corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21, also being the beginning of a curve concave Southerly, having a radius of 850.00 feet and being tangent to the North line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 21; thence from a tangent which bears North 85°49'02" West, Westerly along said curve through a central angle of 40°41'54", an arc distance of 603.77 feet; thence tangent to said curve, South 53°29'04" West a distance of 539.39 feet to the POINT OF TERMINATION of the herein described centerline on the Northeasterly line of PARCEL NO. U-095-CL-090.634 as described by that certain ORDER FOR OCCUPANCY PENDING ENTRY OF JUDGMENT dated 26 July, 1993 of Case No. A320304, Dept. No. II, Docket No. D in DISTRICT COURT, CLARK COUNTY, NEVADA.

The Northerly side line of said strip of land is to be prolonged or shortened as to begin on the North line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21 and terminate on the Northeasterly line of said PARCEL NO. U-095-CL-090.634. The Southerly side line of said strip of land is to be prolonged or shortened as to begin on the East line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21 and terminate on the Northeasterly line of said PARCEL NO. U-095-CL-090.634.

The above described strip of land contains an area of 0.993 acres, more or less.

OWNER'S INITIALS



940714:01054

COPY

RESOLUTION OF ACCEPTANCE OF

RIGHT OF WAY GRANT FOR ROAD PURPOSES

On motion of Councilman Adamsen, and carried unanimously, the following Resolution is adopted, and order made:

BE IT RESOLVED this 6th day of July, 1994, by the City of Las Vegas, County of Clark, State of Nevada, that the RIGHT OF WAY GRANT FOR ROAD PURPOSES dated the 6th day of May, 1994, executed by RANCHO DRIVE-TULE SPRINGS ROAD, A LIMITED PARTNERSHIP

(Parcel No. 125-21-102-001) to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein, be and is hereby accepted, for the purpose of Real Property Acquisition

and BE IT FURTHER RESOLVED that a copy of this Resolution be attached to said RIGHT OF WAY GRANT FOR ROAD PURPOSES, and that the same be recorded in the Office of the County Recorder of the County of Clark, State of Nevada, and this resolution to be filed in the records of this board.

STATE OF NEVADA)
COUNTY OF CLARK)

I, KATHLEEN M. TIGHE, City Clerk of the City of Las Vegas, County of Clark, State of Nevada, hereby certifying the foregoing to be a full, true and correct copy of the Resolution accepting the RIGHT OF WAY GRANT FOR ROAD PURPOSES, attached hereto, duly adopted at a regular meeting of the City Council held on the 6th day of July, 1994.

IN WITNESS WHEREOF, I have hereto, set my hand and affixed my official seal this 6th day of July, 1994.


KATHLEEN M. TIGHE, CITY CLERK

WHEN RECORDED MAIL TO:
City Clerk - City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CLERK LAS VEGAS CITY

87-14-94 13:04 PAC 2
BOOK: 940714 INST: 01054

FEE: .00 RPT: EX#002

DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

Resolutions



Separator Sheet

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

01/19/2007 09:46:11 T20070010038

Book/Instr: 20070119-0000982

Vacation Page Count: 4

Fees: \$17.00 N/C Fee: \$0.00

APN: 125-21-102-001

ORDER OF VACATION

Debbie Conway

Clark County Recorder

WHEREAS a petition dated the 1st day of August, 2006 signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the Council approved and recommended such vacation; and

WHEREAS, The City Council, by an order made at its regular meeting held on the 4th day of October, 2006, having set the 18th day of October, 2006, at the hour of 1:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on the petition and recommendation, and having ordered the City Clerk to notify, by registered mail, each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

COPY

WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 3rd day of October, 2006, and that a notice of hearing was published on the 6th day of October, 2006, in the manner prescribed in the Order; and

WHEREAS, The City Council having held a public hearing on the 18th day of October, 2006, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

WHEREAS, Following the hearing, the City Council having approved the petition by finding that the portion of the real property to be vacated is no longer required for the public use and convenience and that the vacation will inure to the benefit of the City of Las Vegas and that neither the public, nor any person, will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

COPY

THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described real property, situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those easement rights granted by that RIGHT OF WAY GRANT FOR ROAD PURPOSES, recorded July 14, 1994 in Book 940714 as Instrument Number 01054 of Clark County, Nevada Records.

EXCEPT THEREFROM any portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21 that lies within that parcel of land described by

that FINAL ORDER OF CONDEMNATION, recorded March 10, 2006 in Book 20060310 as Instrument Number 00678 of Clark County Nevada Records.

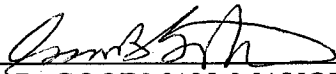
be, and the same hereby is, vacated subject to the following conditions:

1. The limits of this Petition of Vacation shall be described as the entire roadway easement recorded by document 940714:01054, bounded to the north by the south edge of the Elkhorn Roadway right-of-way;
2. Coordinate with the City Engineer's Design Division to determine an alternate easement alignment for future Nevada Power service to Sky Pointe Road. Grant appropriate easements as recommended by the City Engineer prior to recordation of the Order of Vacation;
3. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works to determine if reservation of Public Drainage Easements is required;
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation;
5. 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;
6. All development shall be in conformance with code requirements and design standards of all City Departments;
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modifications 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; and

COPY

8. If this 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.

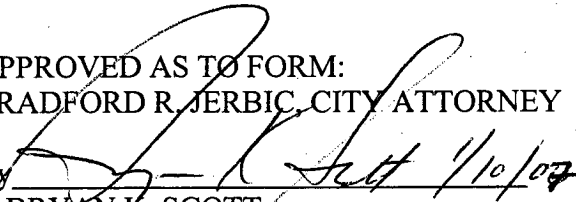
DATED this 16TH day of January, 2007.


OSCAR B. GOODMAN, MAYOR

ATTEST:


BARBARA JO RONEMUS
CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERBIC, CITY ATTORNEY

By  Set 1/10/07
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED:

By _____
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

When recorded mail to:

City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

COPY

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

01/24/2007 09:03:01 T20070012877

Book/Instr: 20070124-0000542

Vacation Page Count: 4

Fees: \$17.00 N/C Fee: \$0.00

G-21-1

20070124:00542

COPY

APN: 125-21-102-001

Debbie Conway
Clark County Recorder

ORDER OF VACATION

****This document supersedes the recording of VAC 15514 by document number 20070119:0982 to add Planning Director Signature.**

WHEREAS a petition dated the 1st day of August, 2006 signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the Council approved and recommended such vacation; and

WHEREAS, The City Council, by an order made at its regular meeting held on the 4th day of October, 2006, having set the 18th day of October, 2006, at the hour of 1:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on the petition and recommendation, and having ordered the City Clerk to notify, by registered mail, each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

20070124:00542

WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 3rd day of October, 2006, and that a notice of hearing was published on the 6th day of October, 2006, in the manner prescribed in the Order; and

WHEREAS, The City Council having held a public hearing on the 18th day of October, 2006, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

WHEREAS, Following the hearing, the City Council having approved the petition by finding that the portion of the real property to be vacated is no longer required for the public use and convenience and that the vacation will inure to the benefit of the City of Las Vegas and that neither the public, nor any person, will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

COPY

THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described real property, situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those easement rights granted by that RIGHT OF WAY GRANT FOR ROAD PURPOSES, recorded July 14, 1994 in Book 940714 as Instrument Number 01054 of Clark County, Nevada Records.

20070124:00542

EXCEPT THEREFROM any portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 21 that lies within that parcel of land described by that FINAL ORDER OF CONDEMNATION, recorded March 10, 2006 in Book 20060310 as Instrument Number 00678 of Clark County Nevada Records.

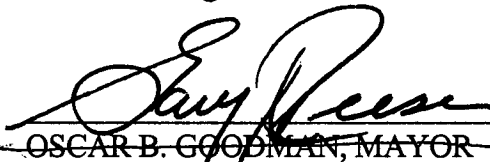
be, and the same hereby is, vacated subject to the following conditions:

1. The limits of this Petition of Vacation shall be described as the entire roadway easement recorded by document 940714:01054, bounded to the north by the south edge of the Elkhorn Roadway right-of-way;
2. Coordinate with the City Engineer's Design Division to determine an alternate easement alignment for future Nevada Power service to Sky Pointe Road. Grant appropriate easements as recommended by the City Engineer prior to recordation of the Order of Vacation;
3. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works to determine if reservation of Public Drainage Easements is required;
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation;
5. 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;
6. All development shall be in conformance with code requirements and design standards of all City Departments;
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modifications 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; and

20070124: DDS42

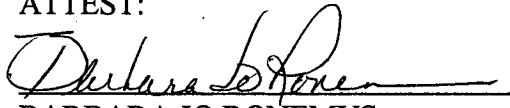
8. If this Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

DATED this 23rd day of January, 2007.

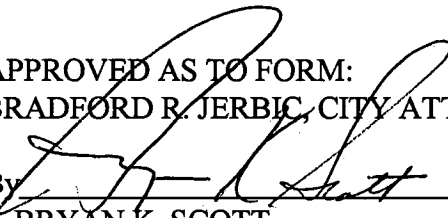

~~OSCAR B. GOODMAN, MAYOR~~

Gary Reese, Mayor Pro-Tem

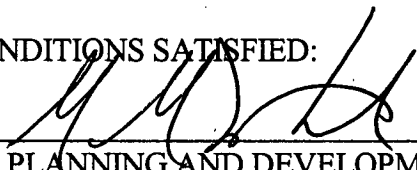
ATTEST:


BARBARA JO RONEMUS
CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERBIC, CITY ATTORNEY

By  1/23/07
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED:

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

When recorded mail to:

City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

COPY

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

September 8, 2006

Mr. Donald Romano
Rancho Drive/Tule Springs Road, LP
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: VAC-15514 - VACATION

Dear Mr. Romano:

Please be advised the City Planning Commission at its regular meeting on **September 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

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

JK:clb

cc: Mr. James Veltman
Studio VBM, LLC
1601 South Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89146

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

09/18/2006 MON 15:08 FAX 702+3237 Romano Realty

0002/005

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-15514 - APPLICANT: ROMANO REALTY - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *September 21, 2006* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Carman Burney at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Donald T. Romano, Pres.

Signature

9/18/06

Date

Donald T. Romano

Please print name

Romano Realty, Inc.

Company Name

Sincerely,

John Kotkosz, Planning Supervisor
Current Planning Division



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

September 22, 2006

Mr. Donald Romano
Rancho Drive/Tule Springs Road, LP
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: VAC-15514 - VACATION

Dear Mr. Romano:

Your Petition to Vacate a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road, Ward 6 (Ross), was considered by the Planning Commission on September 21, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The limits of this Petition of Vacation shall be described as the entire roadway easement recorded by document 940714:01054, bounded to the north by the south edge of the Elkhorn Road right-of-way.
2. Coordinate with the City Engineer's Design Division to determine an alternate easement alignment for future Nevada Power service to Sky Pointe Road. Grant appropriate easements as recommended by the City Engineer prior to recordation of the Order of Vacation.
3. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works to determine if reservation of Public Drainage Easements is required.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. 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.

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
CLV 7009



Mr. Donald Romano
VAC-15514 - Page Two
September 22, 2006

6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the 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.
8. 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 item will be considered by the City Council on ***October 18, 2006***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

JK:clb

cc: Mr. James Veltman
Studio VBM, LLC
1601 South Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89146

09/18/2006 17:13 FAX

09/18/2006 MON 16:56 FAX 702+377+3237 Romano Realty

002/002

001/001

480 860 4308

COURTYARD MARRIOTT

16:58:14

09-18-2006

1/1

09/18/2006 MON 15:08 FAX 702+377+3237 Romano Realty

002/005

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-15514 - APPLICANT: ROMANO REALTY - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *September 21, 2006* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Carman Burney at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Donald T. Romano, Pres. *9/18/06*
Signature Date

Donald T. Romano

Please print name

Romano Realty, Inc.

Company Name

Sincerely,

John Kotkosz, Planning Supervisor
Current Planning Division

City Council Action Letter



Separator Sheet



October 19, 2006

Mr. Donald Romano
Rancho Drive/Tule Springs Road, LP
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: VAC-15514 - VACATION
CITY COUNCIL MEETING OF OCTOBER 18, 2006

Dear Mr. Romano:

The City Council at a regular meeting held October 18, 2006 APPROVED the Petition to Vacate a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road. The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2006. This approval is subject to:

Planning and Development

1. The limits of this Petition of Vacation shall be described as the entire roadway easement recorded by document 940714:01054, bounded to the north by the south edge of the Elkhorn Road right-of-way. *Excepting out Ptn of ELKHORN by CONDEMNATION.*
2. Coordinate with the City Engineer's Design Division to determine an alternate easement alignment for future Nevada Power service to Sky Pointe Road. Grant appropriate easements as recommended by the City Engineer prior to recordation of the Order of Vacation.
3. Prior to recordation of the Order of Vacation, meet with the Flood Control Section of the Department of Public Works to determine if reservation of Public Drainage Easements is required.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. 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.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

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
CLV 7009

*See Cher's E-mail
of Dec 6th.
CHV CANNOT
RESERVE ESMY + IN A
ROAD ESMY.*

ND -

Mr. Donald Romano
VAC-15514 – Page Two
October 19, 2006

7. 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.
8. 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,



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

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

Mr. James Veltman
Studio VBM, LLC
1601 South Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89146

Comments



Separator Sheet

Carolyn Caviness

From: Carolyn Caviness
Sent: Friday, January 19, 2007 3:37 PM
To: Bryan Scott
Cc: Cissy Green; Mary A. Wulff
Subject: VAC 15514 (w/supersedes statement)

Attachments: MEMO FOR LEGAL.doc; 15514.DOC



MEMO FOR
LEGAL.doc (37 KB)



15514.DOC (51 KB)

Bryan, this is the vacation I called you about. I forgot to have Margo Wheeler sign the document before I sent it to the recorders. You suggested a supersedes statement be put on the document and to send it through the normal signature route. This was an expedite (if possible) before now it's a red dot!

Thank you for your assistance.

Carolyn Caviness

From: Carolyn Caviness
Sent: Thursday, December 28, 2006 11:00 AM
To: anne.amos@cox.com
Subject: FW: City of Las Vegas Vacation (VAC 15514) Cox Letter

Attachments: DOC061219.pdf



DOC061219.pdf
(27 KB)

FOR YOUR FILES:

Anne, please note that the easement COX requested in the subject Cox letter dated October 25, 2006, is invalid. Per document 9407140:01054, (which is a Right of Way Grant for Road Purposes) is only a CLV easement. Utility companies do not have a right to go into a CLV easements. They have to deal with the property owner.

Note: the vacation will start at the south edge of Elkhorn right of way.

-----Original Message-----

From: Toshiba e-Studio 450 [mailto:STUDIO450-32349.lasvegasnevada.gov]
Sent: Tuesday, December 19, 2006 5:00 PM
To: ccaviness@lasvegasnevada.gov
Subject: City of Las Vegas Vacation (VAC 15514) Cox Letter

Scanned from STUDIO450-32349.

Right of Way

Carolyn C_E-MAIL PDF

Date: 12/19/2006 16:59

Pages:1

Resolution:200x200 DPI

*Cannot Remove
CLV Easement
as it is a
CLV Easement
CLV Road
Easement*

Carolyn Caviness

From: Gina Venglass
Sent: Monday, December 18, 2006 2:08 PM
To: Carolyn Caviness
Subject: FW: Vac-15514

NV Power

From: Cheri Edelman
Sent: Wednesday, December 06, 2006 4:00 PM
To: Wayne Dowdey; Dennis Moyer; Carolyn Caviness
Cc: Carol Sullivan; Gina Venglass; Bart Anderson; 'charles@rgrgroup.com'; Jorge Cervantes
Subject: Vac-15514

Charles Stewart who is in partnership with Don Romano on this parcel contacted me yesterday regarding Condition #2 on the above mentioned Vacation Application. This condition requires that he coordinates with the City Engineer's Division to determinate an alternate easement for future Nevada Power service and that they grant such easements as deemed appropriate. The City Engineer's division has determined that the appropriate position from the City Engineer's office is that the City will agree to vacation the roadway portion of this easement as long as all the other conditions of approval have been complied with, and that it is a private matter between the property owner and Nevada Power as to whether or not they need to require additional easements prior to the recordation of this vacation. Therefore this email should suffice as evidence that the property owner has complied condition #2 in full. Please let me know if you need anything further.

Mary A. Wulff

From: Carolyn Caviness
Sent: Monday, December 11, 2006 10:14 AM
To: Carol Sullivan; Mary A. Wulff
Subject: FW: Vac-15514

From: Charles L. Stuart[SMTP:CHARLES@RGRGROUP.COM]
Sent: Monday, December 11, 2006 10:12:48 AM
To: ccaviness@lasvegasnevada.gov
Subject: FW: Vac-15514
Auto forwarded by a Rule

Charles L. Stuart
RGR Group LLC
Development and Real Estate Services
6763 West Charleston Blvd.
Las Vegas, NV 89146
Office: (702) 878-2196
Fax: (702) 878-8796
E-mail: charles@rgrgroup.com

Charles Stuart
878-2196
6591-2688

-----Original Message-----

From: Cheri Edelman [mailto:cedelman@LasVegasNevada.GOV]
Sent: Wednesday, December 06, 2006 4:00 PM
To: Wayne Dowdey; Dennis Moyer; Carolyn Caviness
Cc: Carol Sullivan; Gina Venglass; Bart Anderson; 'charles@rgrgroup.com'; Jorge Cervantes
Subject: Vac-15514

Charles Stewart who is in partnership with Don Romano on this parcel contacted me yesterday regarding Condition #2 on the above mentioned Vacation Application. This condition requires that he coordinates with the City Engineer's Division to determinate an alternate easement for future Nevada Power service and that they grant such easements as deemed appropriate. The City Engineer's division has determined that the appropriate position from the City Engineer's office is that the City will agree to vacation the roadway portion of this easement as long as all the other conditions of approval have been complied with, and that it is a private matter between the property owner and Nevada Power as to whether or not they need to require additional easements prior to the recordation of this vacation. Therefore this email should suffice as evidence that the property owner has complied condition #2 in full. Please let me know if you need anything further.

See 1A Attached

12/14/2006

Steven Letus

1/11/07

Distribution List Name: VAC distribution

Resent w/ sig on 1/26/07

VAC 15514 - RECORDED

Sent copies of Vac to:

HARD COPIES TO:

Sharon Ozuna - Alarm Office
Donald T. Romano, Romano Reality- Owner

EMAIL (300 dpi TIFF) William Raikes - City Clerk's Office
EMAIL (200 dpi PDF) TO LIST BELOW

James A. Veltman
Charles Stuart

jveltman@studiovbm.com
charles@rgrgroup.com

~ sent previous to 1/26/07

Members:

Dan Defiesta (E-mail)
Dennis Gartland
Fred Gyrckowski
Jerry Walker
Linda Pistone
Merle Jensen
Parker, Dennis D
Paul Bryan (E-mail)
Paul Webster
Sharon McShea (E-mail)
Tom Wilking

dan.defiesta@cox.com
dgartland@LasVegasNevada.GOV
fjg@co.clark.nv.us
jwalker@LasVegasNevada.GOV
linda.pistone@swgas.com
MJensen@LasVegasNevada.GOV
Dennis.D.Parker@embarq.com
paul.bryan@lvvwd.com
PWebster@LasVegasNevada.GOV
smcshea@nevp.com
TWilking@LasVegasNevada.GOV

Roger Bailey

From: Mitchell Kolber
Sent: Monday, January 08, 2007 1:57 PM
To: Roger Bailey
Cc: Bart Anderson; Ed Byrge; Brian Yu; Carolyn Caviness; Mary A. Wulff; Neil Wacaser
Subject: VAC-15514

Attachments: Id070107neil.doc

Roger:

Please see the attached file (Id070107.doc) for the legal description to be used to vacate our easement interests for VAC-15514. Due to the nature of this project a map exhibit is not required.

Concerning Condition #2, this issue has been settled by the City Engineer's Office and Condition #3, per Peter Jackson, no Drainage Study is required.

*See e-mail in file
from Cheryl*



Id070107neil.doc
(38 KB)

If you have any questions, please let me know.

Thanks,
Mitch

Mitch Kolber
Engineering Associate
City of Las Vegas, Department of Public Works
731 S. Fourth St.
Las Vegas, NV., 89101
(702) 229-4768
mkolber@lasvegasnevada.gov

*Legal looks good.
RB 1/8/07*

*OK to record
Bmy 1/9/07*

Carolyn Caviness

From: Gina Venglass
Sent: Monday, December 18, 2006 2:08 PM
To: Carolyn Caviness
Subject: FW: Vac-15514

From: Cheri Edelman
Sent: Wednesday, December 06, 2006 4:00 PM
To: Wayne Dowdey; Dennis Moyer; Carolyn Caviness
Cc: Carol Sullivan; Gina Venglass; Bart Anderson; 'charles@rgrgroup.com'; Jorge Cervantes
Subject: Vac-15514

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VACATION TRANSMITTAL RESPONSE SHEET

VAC - 15514

	EASEMENT			
	RECEIVED YES	NO	REQUIRED YES	NO
NEVADA POWER	X			X
SOUTHWEST GAS	X			X
LAS VEGAS VALLEY WATER DIST	X			X
EMBARQ	X			X
METRO				
PUBIC WORKS				
Cox	X		X	X

DO NOT
RESERVE AS WE ARE
 VACATING A ROAD
 EASEMENT & EASEMENTS
 DO NOT HAVE
 FRANCHISE RIGHTS



EMBARQ
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244-7171

August 15, 2006

RE: VAC 15514

City of Las Vegas
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

Attn: Carolyn Caviness

SUBJECT: SUBJECT: VAC-15514 Vacate an unnamed 40 foot public right-of-way between Sky Pointe Dr and Elkhorn Rd, being a portion of the Northeast Quarter (NE4) of the Northwest Quarter (NW4) of Section 21, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada.

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY dba EMBARQ has reviewed the request for vacation noted above and finds there are no telecommunications facilities within the area proposed for Vacation VAC-15514.

EMBARQ has no objection to the Vacation as proposed.

If you should have any questions, please contact our Right of Way Department at 702.244.6987.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Dennis Parker", written over a horizontal line.

Dennis Parker
Real Estate Manager II
EMBARQ

PRN: 396102

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED
AUG 10 2006
DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/11/06
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: PETITION OF VACATION		
APPLICANT: ROMANO REALTY		
FILE NUMBER: VAC-15514		

A REQUEST HAS BEEN RECEIVED FROM ROMANO REALTY TO VACATE A 40-FOOT PUBLIC RIGHT-OF-WAY BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS AN UNNAMED RIGHT-OF-WAY, FORTY FEET (40') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: AUGUST 22, 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: SEPTEMBER 21, 2006

ATTACHMENT:
Nevada Power: application
All others: location map

SOUTHWEST GAS ENGINEERING
NO OBJECTION
Vickie L. Denny
EMRS

8-11-2006

X588y 560

September 1, 2006

Ms. Carolyn Caviness
Department of Public Works
Right of Way Division
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Dear Ms. Caviness:

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED
RIGHT-OF-WAY WITHIN VAC-15514-06

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-15514-06 received by the District on August 10, 2006. However, the District retains the right to use any patent reservation, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

If you have any questions, please contact Paul Bryan at 822-8520.

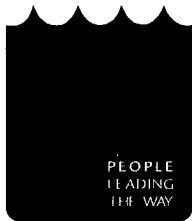
Sincerely,



Joseph D. Freeman, SR/WA
Principal Right-of-Way Agent

JDF:PMB:ieb

LAS VEGAS VALLEY
WATER DISTRICT



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER



www.nevadapower.com

6226 W. Sahara Avenue :: Las Vegas, NV 89146 :: P.O. Box 98910, Las Vegas, NV 89151-0001 :: 702.367.5000

September 22, 2006

Ms. Carolyn Caviness
CITY OF LAS VEGAS
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, Nevada 89101

Reference: VAC-15514
NPC# RV 06-294

Dear Ms. Caviness,

Nevada Power Company has **no objection** to the vacation of the Public Right of Way described in VAC-15514.

It is Nevada Power Company's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

Sharon McShea

Sharon McShea
Supervisor, Special Projects & ROW Management



October 25, 2006

City of Las Vegas Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, NV 89101
Attn: Carolyn Caviness

Subject: VAC-15514 Vacate 40' Public ROW between Sky Pointe Dr. and Elkhorn Rd.

We have reviewed your request to relinquish utility easements for the project located at Sky Pointe Dr. and Elkhorn Rd. within a 40' public ROW.

We currently have aerial fiber optic lines on existing poles installed in this location; therefore we require a reservation of rights over the subject property. We request a minimum width of 5 feet, being 2.5 feet either side of the centerline of our lines. We additionally acknowledge your statement that the developer will grant additional easements for us with the future development.

Please note: all underground facilities must be line located prior to any construction.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Sovey". The signature is fluid and cursive, with a long, sweeping underline.

Terry Sovey
Supervisor, Right-of-Way

*FMID:
CANNOT
RESERVE -
VAC IS FOR
A ROAD*

*ESMUT
only!*



STUDIO VBM, LLC

**Land Planning and
Landscape Architecture**

1601 S. Rainbow Blvd. Suite 250

Las Vegas, NV 89146

702.396.1044

702.255-0466 fax

July 20, 2006

City of Las Vegas
Planning and Development
400 Stewart St.
Las Vegas, NV 89101

Re: Justification letter – Old Elkhorn Road at S.H.95
125-21-102-001

Planning Staff

Now that the Elkhorn Rd Bridge is complete and the permanent roadway has been constructed, the owners of the Elkhorn Rd/ Rancho Rd property desire to remove the R.O.W. established earlier in time across their land. At the present time the abandoned roadway is being used as a "short cut" from the new Elkhorn Rd. to the service Rd. now called Sky Pointe Dr.

The deed for the temporary Right of Way or Old Elkhorn was recorded May 6th 1994 for the purposes of a 40 foot temporary roadway use and contains approximately 0.993 acres of land. That use has now been terminated by the construction of the permanent Elkhorn Roadway and Bridge along the north property line of the property.

The owners of the property would like to rejoin their property into one piece again prior to any potential development in the future. They also would like to remove the nuisance use of the old roadway across their property.

We appreciate your attention to this matter.

Respectfully submitted,

James A. Veltman, Manager
Principle Planner for Studio VBM.

VAC-15514

09/21/06 PC

RECEIVED

AUG 01 2006

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/11/06
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: PETITION OF VACATION		
APPLICANT: ROMANO REALTY		
FILE NUMBER: VAC-15514		

A REQUEST HAS BEEN RECEIVED FROM ROMANO REALTY TO VACATE A 40-FOOT PUBLIC RIGHT-OF-WAY BETWEEN SKY POINTE DRIVE AND ELKHORN ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS AN UNNAMED RIGHT-OF-WAY, FORTY FEET (40') WIDE; SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: AUGUST 22, 2006

PLANNING COMMISSION MEETING: SEPTEMBER 21, 2006

ATTACHMENT:

All others: location map

(Revised 3/02)

no comment

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: August 29, 2006
Re: **VAC-15514** Romano Realty S. Side Elkhorn Rd., E. of Sky Pointe Rd.
Request for a Petition of Vacation for an access easement

COMMENTS:

We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform; it is to eliminate a roadway access easement granted in 1994 that provided a connection from Sky Pointe Drive (frontage road) to Elkhorn Road before completion of the Elkhorn overpass.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, because the easement is no longer used and is not accessible for traffic.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes. The owner of this property requests to vacate the roadway easement in order to rejoin the property into one piece for future development.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

If approved, the following conditions are recommended:

CONDITIONS OF APPROVAL:

- 1. The limits of this Petition of Vacation shall be described as the entire roadway easement recorded by document 940714:01054, bounded to the north by the south edge of the Elkhorn Road right-of-way.
- 2. Coordinate with the City Engineer's Design Division to determine an alternate easement alignment for future Nevada Power service to Sky Pointe Road. Grant appropriate easements as recommended by the City Engineer prior to recordation of the Order of Vacation.
- 3. 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.
- 4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
- 5. 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.

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/11/06
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:	PETITION OF VACATION	
APPLICANT:	ROMANO REALTY	
FILE NUMBER:	VAC-15514	

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COMMENTS DUE BY: AUGUST 22, 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: SEPTEMBER 21, 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: 08/11/06		
TO:	<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING</td><td style="width: 50%; vertical-align: top;">GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER</td></tr></table>		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
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SUBJECT: PETITION OF VACATION				
APPLICANT: ROMANO REALTY				
FILE NUMBER: VAC-15514				

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COMMENTS DUE TO BART ANDERSON BY: AUGUST 22, 2006

PLANNING COMMISSION MEETING: SEPTEMBER 21, 2006

ATTACHMENT:

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

(Revised 1/02)



STUDIO VBM, LLC
1601 S. Rainbow Blvd. Suite 250
Las Vegas, NV 89146
702.396.1044
702.255.0466 fax

jveltmann@studiovbm.com
ebrondo@studiovbm.com

15514-VAC
PENDING

AUG 10 10 30 AM '06

PLANNING AND
DEVELOPMENT

TRANSMITTAL

Date: August 2, 2006

To: Steve Swanson
City of Las Vegas – Planning staff
Development services center

Attention: Steve 229-4714

Re: Deed for Rancho Dr. Tule Springs Dr. Property



PLANNING & LANDSCAPE

JAMES A. VELTMAN, ASLA

LAND PLANNER / PRINCIPAL

1601 S. Rainbow Blvd. #250
Las Vegas NV 89146

Office: (702) 396-1044 ext. 31

Cell: (702) 204-8371

Fax: (702) 255-0466

Email: jveltmann@studiovbm.com

LIC. #NV ARCHITECT NO. 3259

By: ☐ Pickup ☒ Messenger ☐ Mail ☐ Express Mail ☐ FedEx ☐
UPS

NO. COPIES	DESCRIPTION
------------	-------------

1	copy of deed for Romano property
---	----------------------------------

Signed by: Jim Veltman

Received by: _____ Date: _____



APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0

50

100

200

400

600

800

AVERAGE
QA VALUE
45

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

MAP LEGEND

—

PARCEL BOUNDARY

—

SUBD BOUNDARY

—

ROAD EASEMENT

—

PM/LD BOUNDARY

—

NON-PARCEL LOT LINE

—

MATCH LINE / LEADER LINE

—

ROAD ID NUMBER

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEQ NUMBER

PB 23-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

BOOK

T19S R60E

SECTION

21

TOWNSHIP

N 2 NW 4

RANGE

125-21-1

118S

119S

120S

121S

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123S

124S

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126S

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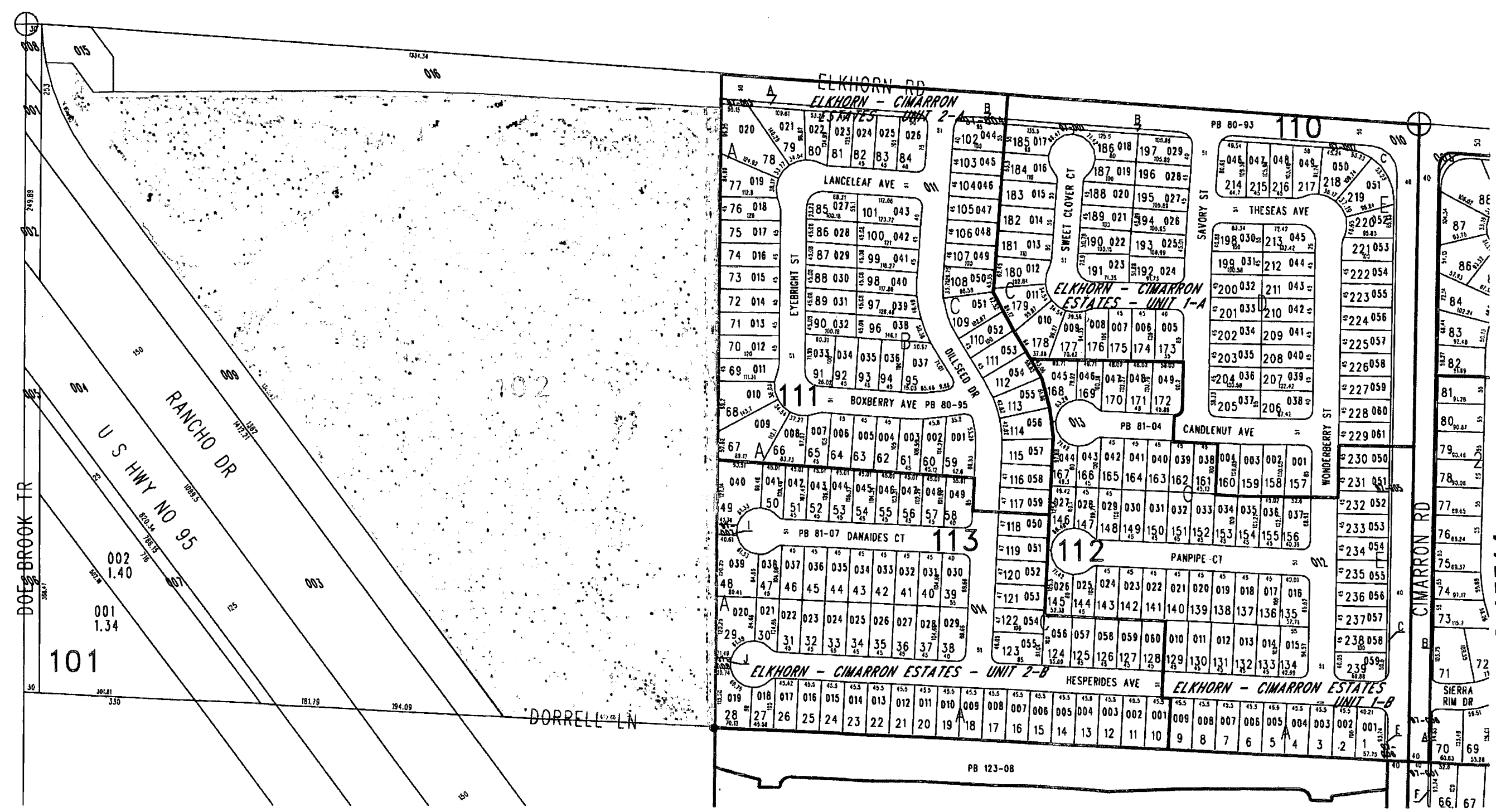
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APPROVED
CITY COUNCIL DATE: 10/18/06
PLANNING COMMISSION DATE: 9/12/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

VAC-15514
09/21/06 PC
VAC-15514 09/21/06 PC Approved (7#0) CC 10/18/06 (APP 7-0)
RECEIVED
AUG 21 2006
TAX DIST 200

8/15/06
SCANNED