

Comments



Separator Sheet



SOUTHWEST GAS CORPORATION

that the language identified below should be added to the final order of vacation to be recorded, as follows: If SWG facilities are relocated where they are not to be relocated, then the language identified below should be added to the final order of vacation to be recorded unless SWG as having a permanent easement reservation for the area being vacated. January 12, 2007. The language on VAC 18711 should be added to the final order of vacation to be recorded.

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

RE: Vacation and Abandonment for VAC 18711

To Whom It May Concern:

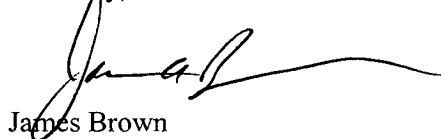
Southwest Gas Corporation (SWG) objects to the vacation and abandonment of the public dedicated right of way referenced on **VAC 18711** unless the final order of vacation to be recorded names SWG as having a permanent easement reservation for the area being vacated. The petitioner may have SWG facilities relocated, if approved by SWG, at the petitioner's expense. If SWG facilities are to remain where they are and not be relocated, then the language identified below should be added to the final order of vacation to be recorded.

Add the following to the final order of vacation to be recorded **VAC 18711**. Reserving a permanent easement to Southwest Gas Corporation; over, across, above and under the above described parcel of land with the following conditions and requirements.

1. No building, structures, fences or tress shall be placed upon or under said parcel of land to be vacated now or hereafter.
2. Southwest Gas Corporation shall not be liable for any damages to any of the improvements placed within said easement due to normal or necessary operation using reasonable care.

Please provide a copy of the final order of vacation to my attention at the address below. If you have any questions or concerns, please feel free to contact me at 365-2361.

Sincerely,


James Brown
Southern Nevada Division

SWG -
yes -
Esmnt

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/15/06
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:	CLARK COUNTY SCHOOL DISTRICT	
FILE NUMBER:	VAC-18711	

RECEIVED
DEC 20
JAN 02 2007
DIV. ENG.

A REQUEST HAS BEEN SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT TO VACATE A PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET.

SUNRISE AVENUE:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THREE AND A HALF FOOT (3.5') WIDE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF 28TH STREET AND SUNRISE AVENUE AND EXTENDING SEVEN HUNDRED EIGHT FEET (708') EAST ALONG SUNRISE AVENUE.

28TH STREET:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTEEN FOOT (13') WIDE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF 28TH STREET AND SUNRISE AVENUE AND EXTENDING ONE THOUSAND TWO HUNDRED EIGHTY TWO FEET (1,282') NORTH ALONG 28TH STREET.

SAID PROPERTY BEING A PORTION OF THE EAST HALF (E½) OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: DECEMBER 26, 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: JANUARY 25, 2007

ATTACHMENT:

Nevada Power: application
All others: location map

VL1 01-03-2007

Possible Conflict with
SWE Facilities Crossing
in area described given
on petition of vacation
on Sunrise Ave & 28th St.

X 639Y 514

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. Riekk, Survey (FM, PM, & A's only)
Date: January 11, 2007
Re: **VAC-18711** Clark County School District NEC Sunrise Ave. & 28th St.
Request for a Vacation of public right-of-way

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? *It will result in a right-of-way width that matches the constructed street width.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes and it was conditioned by the City of Las Vegas by SDR-14380 to submit a Petition of Vacation for the excess right-of-way.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the proposed redevelopment of Roy Martin Middle School, SDR-14380.*
- 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 defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east.
2. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
4. 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.



www.nevadapower.com

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

January 9, 2007

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

Reference: VAC-18711
NPC# RV 06-499

Dear Ms. Caviness,

Nevada Power Company has facilities in this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company, over under and across the entire area that is being vacated, within the limits of this Vacation as described herein.

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, SR/WA
Supervisor, Special Projects & ROW Management

*NV B.
yes-Esmt*

January 8, 2007

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: PUBLIC DEDICATED RIGHT-OF-WAY WITHIN VAC-18711-06

The Las Vegas Valley Water District (District) objects to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-18711-06 received by the District on December 20, 2006, unless the Final Order of Vacation to be recorded specifically names the District as having a permanent easement reservation of the area being vacated. As approved by the District, the petitioner may relocate the District's facilities at their expense. If the modification of the Final Order option is chosen, then the language identified in Attachment No. 1 should be added to the Final Order of Vacation to be recorded.

Please provide to the attention of Paul Bryan, a copy of the said Final Order of Vacation reflecting the Clark County Recorder's endorsements.

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

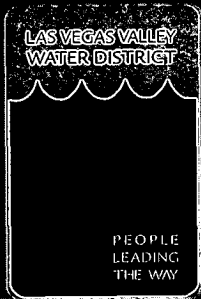
Sincerely,



Thomas A. Minwegan, P.E.
Deputy General Manager
Engineering/Operations

TAM:NB:JDF:PMB:ieb
Attachment

LUVWD
yes -
Easement
see next
page



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

Board of Directors
Myrna Williams
PRESIDENT

Wonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

ATTACHMENT NO. 1

ADD THE FOLLOWING TO THE FINAL ORDER OF VACATION TO BE RECORDED FOR
VAC-18711-06

RESERVING a permanent easement to the Las Vegas Valley Water District (hereinafter known as
"District") over, across, above and under the above described parcel of land with the following
conditions and requirements:

1. No buildings, structures, fences or trees shall be placed upon, over or under said parcel of
land to be vacated, now or hereafter;
2. The District shall not be liable for any damage to any of the improvements placed within
said easement due to the District's necessary operations using reasonable care.



January 5, 2007

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-18711 Vacate Public ROW at the Northeast Corner of Sunrise Ave. and 28th Street.

We have reviewed your request to vacate a 3.5' right-of-way along approximately 708' of Sunrise Ave. east of 28th Street and a 13' right-of-way along approximately 1282' of 28th Street north of Sunrise Ave.

We currently have aerial fiber optic lines as well as coax 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.

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 that reads "Terry Sovey". The signature is written in a cursive, flowing style.

Terry Sovey
Supervisor, Right-of-Way

A handwritten note in black ink that reads "Cox yes-Esment". The word "Cox" is written in a large, bold, sans-serif font, and "yes-Esment" is written in a smaller, cursive font below it.



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

December 26, 2006

RE: VAC 18711
Reservations

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-18711 Dedicated public right-of-way located generally south of Stewart on the east side of 28th Street and on the north side of Sunrise east of 28th Street, laying within a portion of the NE4 of the SW4 of Section 36, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada.

Dear Ms. Caviness:

EMBARQ has reviewed the request for vacation noted above and finds there are existing telecommunications facilities along the north side of Sunrise as reference in the City's request for comments.

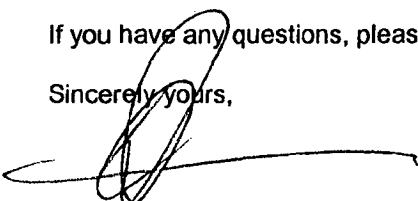
We request that the City save and reserve to EMBARQ the area described below:

Entire 3.5 foot r/w along the north side of Sunrise Ave between the intersection of 28th St and the eastern boundary of APN 139 36 303 003.

EMBARQ is willing to meet with the applicant to discuss this reservation and steps that can be taken to release the reservation, provided any cost associated with the relocation borne by the applicant.

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

Sincerely yours,

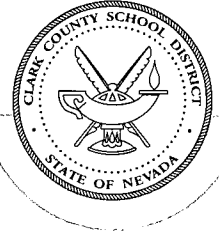

Dennis Parker
Real Estate Manager II
EMBARQ

*EMBARQ -
yes. EASEMENT*

CLARK COUNTY SCHOOL DISTRICT

REAL PROPERTY MANAGEMENT

FACILITIES DIVISION



BOARD OF SCHOOL TRUSTEES

Mrs. Ruth Johnson, President
Mrs. Sheila Moulton, Vice President
Mrs. Susan Brager-Wellman, Clerk
Mr. Larry P. Mason, Member
Mrs. Mary Beth Scow, Member
Mrs. Shirley Barber, Member
Mrs. Terri Janison, Member
Dr. Walt Rulffes, Superintendent

December 11, 2006

Planning Commission
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: 1998 Bond fund Program, Project #0724-08
Roy Martin ~~Elementary~~ *Middle* School – APN 139-36-303-001 and 003

The Clark County School District is requesting a Right-Of-Way Vacation for portions of 28th Street east of the Roy Martin ~~Elementary~~ *Middle* School.

A condition of Site Development Plan Review (SDR-14380, condition #11), approved July 27, 2006, required the school district to "Submit a Petition of Vacation for the additional right-of-way along 28th Street between Stewart Avenue and Sunrise Avenue adjacent to this site plan". See attached "conditions of approval letter".

With the intent of complying with SDR-14380, condition #11 the school district is at this time requesting a Right-Of-Way Vacation as stated in the attached application.

Please contact Carol L. Bailey or myself at 799-6435 ext 218 if you have any questions on this matter. Thank you for your consideration.

Sincerely,

Richard Lee Horton SR/WA, Site Analyst
Real Property Management
Facilities Division

/rh

Enclosure

cc: Carol Bailey
Frederick Smith
Rich Brown
Steve Drews

VAC-18711
01/25/07 PC

Recordation Memo



Separator Sheet

20071025: 00970

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

10/25/2007 10:19:51 T20070190303

Book/Instr: 20071025-0000970

Vacation Page Count: 14

Fees: \$27.00 N/C Fee: \$0.00

Debbie Conway

Clark County Recorder

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:

**CITY OF LAS VEGAS
ATTN: CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101**

COPY

APN #: 139-36-399-010, -019, -024

**TITLE ON DOCUMENT: ORDER OF VACATION
VAC 18711**

**BEING RE-RE-RECORDED BY:
CITY OF LAS VEGAS/ENGINEERING PLANNING
(SEAL IS ON LAST PAGE OF ORIGINAL)**

**REFERENCE NO./INFORMATION: Document is being re-recorded to
revise the legal description as shown on page 12 of 13. This document was
previously recorded as: 20070917:01077 and 20071008:01506.**

This page has been added to comply with NRS 247.110, Section 4.

Page 1 of 13

copy to [illegible]

20071025:00970

20071008-0001506

Fee: \$25.00

N/C Fee: \$0.00

10/08/2007

09:56:03

T20070178949

Requestor:

LAS VEGAS CITY

Debbie Conway

STN

Clark County Recorder

Pgs: 12

WHEN RECORDED PLEASE MAIL TO:

CITY CLERK - CITY HALL
400 E. STEWART AVENUE
LAS VEGAS, NEVADA 89101

COPY

RE-RECORDED

APN#: 139-36-399-010, -019, - 024

~~ORIGINAL~~

TITLE ON DOCUMENT:

ORDER OF VACATION - VAC 18711

PREVIOUSLY RECORDED AS: 20070917:01077

This document (Certified Copy) is being re-recorded to correct the legal description on pages 2, 3, 4 and 5.

Certified Stamp (raised seal) is on original page 7 of 7 of this document.

This page has been added to comply with NRS 247.110, Section 4.

2007/025: ①
00970
Re-Re-Record
COPY

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 139-36-399-010, -019, -024

20070917-0001077

Fee: \$20.00

N/C Fee: \$0.00

09/17/2007

10:19:12

T20070166394

Requestor:

LAS VEGAS CITY

Debbie Conway

Clark County Recorder

DHG

Pgs: 7

ORDER OF VACATION

WHEREAS, a petition dated the 12th day of December, 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 City Council approved and recommended such vacation; and

COPY

~~ORIGINAL~~

WHEREAS, the City Council, by an order made at its regular meeting held on the 7th day of February, 2007, having set the 21st day of February, 2007, 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

2007/025:00970

WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 6th day of February, 2007, and that a notice of hearing was published on the 9th day of February, 2007, in the manner prescribed in the Order; and

WHEREAS, the City Council having held a public hearing on the 21st day of February, 2007, 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;

~~ORIGINAL~~ 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 North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of 28TH STREET together with a portion of SUNRISE AVENUE, described as follows:~~

20071025: 00910

COMMENCING at the northeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36 as shown on that RECORD OF SURVEY in File 157 of Surveys, Page 4 of Clark County, Nevada Records; thence along the north line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36 and along the centerline of STEWART AVENUE, North $88^{\circ}30'14''$ West, 54.83 feet to the centerline intersection of said STEWART AVENUE and 28TH STREET as shown on said RECORD OF SURVEY; thence along the centerline of said 28TH STREET, South $02^{\circ}41'06''$ East, 50.13 feet to the south line of the north 50.00 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36; thence along the south line of said north 50.00 feet, South $88^{\circ}30'14''$ East, 40.11 feet to a line parallel with and lying 40.00 feet east of the centerline of said 28TH STREET; thence along said parallel line, South $02^{\circ}41'06''$ East, 5.01 feet to the POINT OF BEGINNING; thence continuing along said parallel line, South $02^{\circ}41'06''$ East, 1279.27 feet to the north line of that portion of SUNRISE AVENUE dedicated as a public roadway by that GRANT DEED, recorded February 14, 2002 in Book 20020214 as Instrument Number 01997 of Clark County, Nevada Records; thence along the north line of said SUNRISE AVENUE, South $88^{\circ}30'14''$ East, 711.55 feet to the east line of that parcel of land conveyed to the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS by that CORPORATION GRANT, BARGAIN, SALE DEED, recorded April 22, 1960 in Book 241, as Document Number 195332 of Clark County, Nevada Records; thence along the east line of said HOUSING AUTHORITY OF THE CITY OF LAS VEGAS parcel and along the east line of said SUNRISE AVENUE parcel, South $01^{\circ}29'46''$ West, 3.50 feet to a line parallel with and lying 56.50 feet north of the south line of said SUNRISE AVENUE parcel; thence along said parallel line, North $88^{\circ}30'14''$ West, 707.38 feet to a curve, concave northeasterly and having a radius of 15.00 feet; thence northwesterly along said curve through a central angle of $85^{\circ}49'08''$ and an arc length of 22.47 feet to a line parallel with and lying 30.00 feet east of the centerline of 28TH STREET as shown on said RECORD OF SURVEY; thence along said parallel line, North $02^{\circ}41'06''$ West, 1255.60 feet to a curve, concave southeasterly and having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of $37^{\circ}22'04''$ and an arc distance of 16.30 feet to the POINT OF BEGINNING.

ORIGINAL

The above-described parcel of land contains an area of 15,225 square feet, or 0.350 acres, more or less.

RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public streetlight purposes, public fire hydrant purposes and appurtenances thereto, over, across and under the west 5.00 feet and the south 3.50 feet of the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the NEVADA POWER COMPANY, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ORIGINAL

COPY

ALSO RESERVING THEREFROM an easement to the SOUTHWEST GAS CORPORATION, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the LAS VEGAS VALLEY WATER DISTRICT, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to EMBARQ CORPORATION, a Delaware corporation, over, across and under the south 3.50 feet of the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to COX COMMUNICATIONS LAS VEGAS, INC., a Delaware corporation, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

20071025: 00970

~~The Basis of Bearings for this land description is South 02°41'06" East, being the centerline of 28TH STREET as shown on that RECORD OF SURVEY in File 157 of Surveys, Page 4, of Clark County, Nevada Records. All other record data cited herein has been rotated to said File 157, Page 4 basis.~~

Written By:

Neil Wacaser

City of Las Vegas, Department of Public Works

731 South Fourth Street

Las Vegas, NV., 89101

(702) 229-2475

nwacaser@lasvegasnevada.gov

ORIGINAL

COPY

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

1. 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;
2. All development shall be in conformance with code requirements and design standards of all City Departments;
3. 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;
4. The limits of this petition of vacation shall be defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east;
5. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street;
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation; and

20071025: 00970

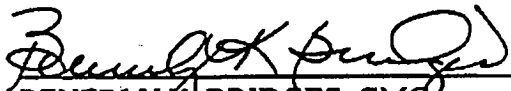
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance 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 easements corridors and sight visibility or other easements that would/should cross any right -of- way or easement being vacated must be retained.

~~ORIGINAL~~ COPY

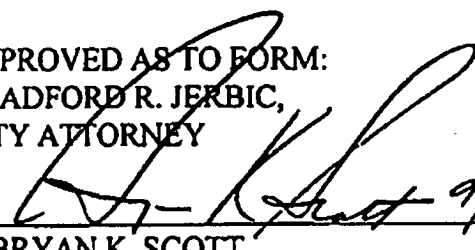
DATED this 5TH day of September, 2007.


OSCAR B. GOODMAN, MAYOR

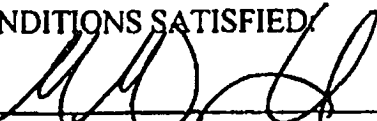
ATTEST:


BEVERLY K. BRIDGES, CMC
CITY CLERK

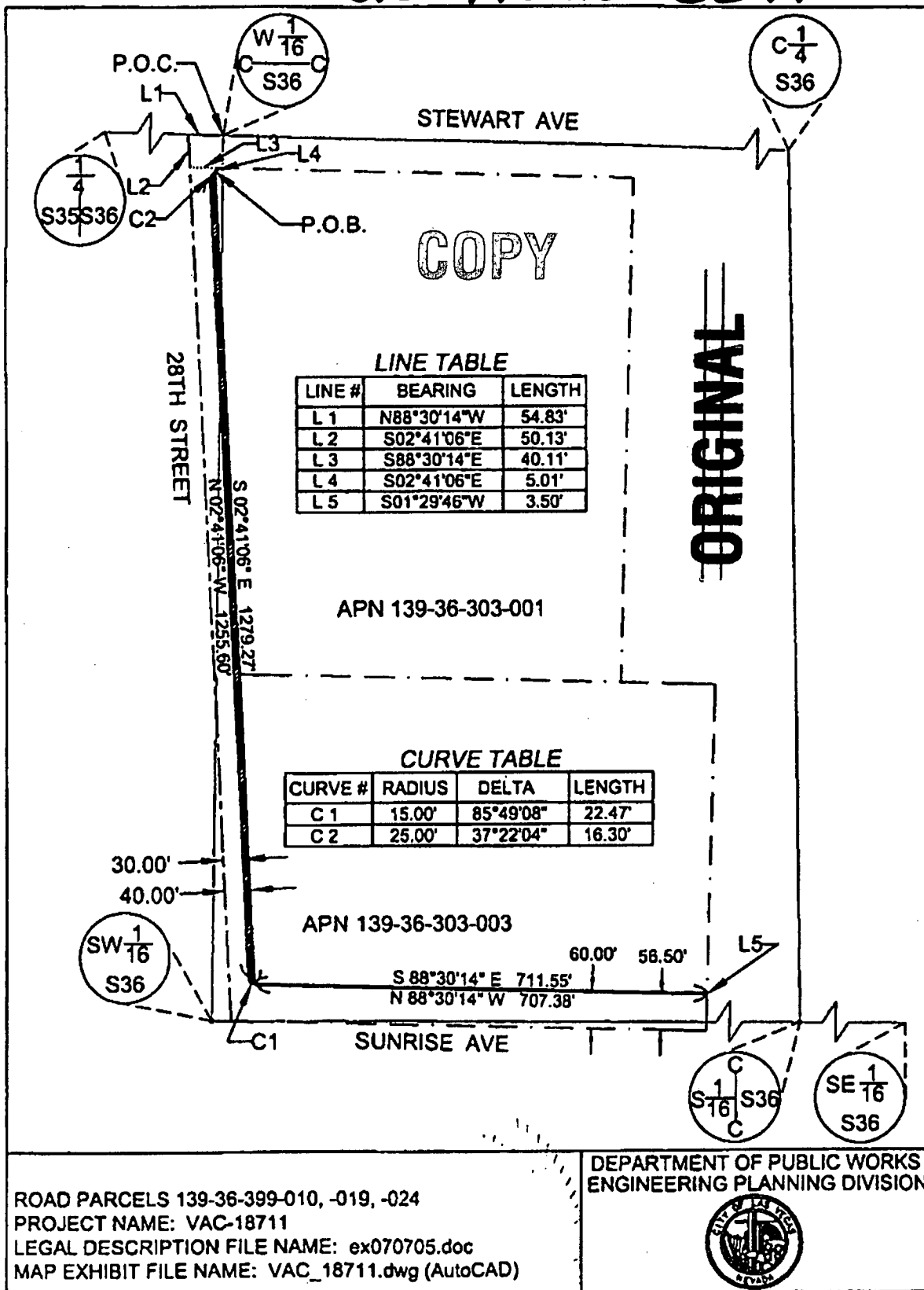
APPROVED AS TO FORM:
BRADFORD R. JERBIC,
CITY ATTORNEY

By  9/5/07
'BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

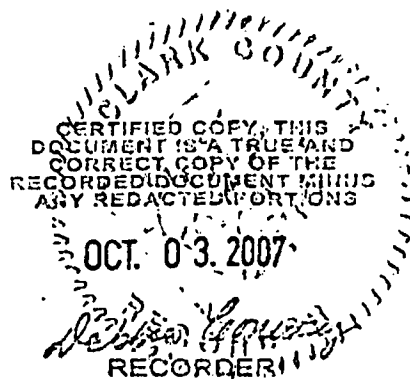
By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

20071025: 00970



20071025:00970

COPY



2007/025: 00970

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of 28TH STREET together with a portion of SUNRISE AVENUE, described as follows:

COPY

~~**ORIGINAL**~~

COMMENCING at the northeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36 as shown on that RECORD OF SURVEY in File 157 of Surveys, Page 4 of Clark County, Nevada Records; thence along the north line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36 and along the centerline of STEWART AVENUE, North 88°30'14" West, 54.83 feet to the centerline intersection of said STEWART AVENUE and 28TH STREET as shown on said RECORD OF SURVEY; thence along the centerline of said 28TH STREET, South 02°41'06" East, 50.13 feet to the south line of the north 50.00 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36; thence along the south line of said north 50.00 feet, South 88°30'14" East, 40.11 feet to a line parallel with and lying 40.00 feet east of the centerline of said 28TH STREET; thence along said parallel line, South 02°41'06" East, 5.01 feet to the POINT OF BEGINNING; thence continuing along said parallel line, South 02°41'06" East, 1279.27 feet to the north line of that portion of SUNRISE AVENUE dedicated as a public roadway by that GRANT DEED, recorded February 14, 2002 in Book 20020214 as Instrument Number 01997 of Clark County, Nevada Records; thence along the north line of said SUNRISE AVENUE, South 88°30'14" East, 711.55 feet to the east line of that parcel of land conveyed to the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS by that CORPORATION GRANT, BARGAIN, SALE DEED, recorded April 22, 1960 in Book 241, as Document Number 195332 of Clark County, Nevada Records; thence along the east line of said HOUSING AUTHORITY OF THE CITY OF LAS VEGAS parcel and along the east line of said SUNRISE AVENUE parcel, South 01°29'46" West, 3.50 feet to a line parallel with and lying 56.50 feet north of the south line of said SUNRISE AVENUE parcel; thence along said parallel line, North 88°30'14" West, 707.38 feet to a curve, concave northeasterly and having a radius of 15.00 feet; thence northwesterly along said curve through a central angle of 85°49'08" and an arc length of 22.47 feet to a line parallel with and lying 30.00 feet east of the centerline of

20071025' 00970

28TH STREET as shown on said RECORD OF SURVEY; thence along said parallel line, North 02°41'06" West, 1255.60 feet to a point on a non-tangent curve, concave southeasterly and having a radius of 25.00 feet; the line radial to said point bears ~~North 72°44'11" East~~ ^{North 72°44'11" West}, thence northeasterly along said curve through a central angle of 37°22'04" and an arc distance of 16.30 feet to the POINT OF BEGINNING.

COPY ~~ORIGINAL~~

The above-described parcel of land contains an area of 15,225 square feet, or 0.350 acres, more or less.

RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public streetlight purposes, public fire hydrant purposes and appurtenances thereto, over, across and under the west 5.00 feet and the south 3.50 feet of the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the NEVADA POWER COMPANY, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the SOUTHWEST GAS CORPORATION, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the LAS VEGAS VALLEY WATER DISTRICT, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to EMBARQ CORPORATION, a Delaware corporation, over, across and under the south 3.50 feet of the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

Pg 12 of 13

20071025: 00970

ALSO RESERVING THEREFROM an easement to COX COMMUNICATIONS LAS VEGAS, INC., a Delaware corporation, over, across and under the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

The Basis of Bearings for this land description is South 02°41'06" East, being the centerline of 28TH STREET as shown on that RECORD OF SURVEY in File 157 of Surveys, Page 4, of Clark County, Nevada Records. All other record data cited herein has been rotated to said File 157, Page 4 basis.

~~ORIGINAL~~
COPY

Written By:

Neil Wacaser

City of Las Vegas, Department of Public Works

731 South Fourth Street

Las Vegas, NV., 89101

(702) 229-2475

nwacaser@lasvegasnevada.gov

VAC-18711

A.P.N. 139-36-399-010, -019, -024

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

10/08/2007 09:56:03 T20070178949

Book/Instr: 20071008-0001506

Vacation Page Count: 12

Fees: \$25.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder

WHEN RECORDED PLEASE MAIL TO:

**CITY CLERK – CITY HALL
400 E. STEWART AVENUE
LAS VEGAS, NEVADA 89101**

APN#: 139-36-399-010, -019, - 024

COPY

TITLE ON DOCUMENT:

ORDER OF VACATION – VAC 18711

PREVIOUSLY RECORDED AS: 20070917:01077

This document (Certified Copy) is being re-recorded to correct the legal description on pages 2, 3, 4 and 5.

Certified Stamp (raised seal) is on original page 7 of 7 of this document.

This page has been added to comply with NRS 247.110, Section 4.

20070917-0001077

Fee: \$20.00
N/C Fee: \$0.00

09/17/2007 10:19:12
T20070166394

Requestor:
LAS VEGAS CITY

Debbie Conway DHG
Clark County Recorder Pgs: 7

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 139-36-399-010, -019, -024

ORDER OF VACATION

WHEREAS, a petition dated the 12th day of December, 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 City Council approved and recommended such vacation; and

COPY

~~ORIGINAL~~

WHEREAS, the City Council, by an order made at its regular meeting held on the 7th day of February, 2007, having set the 21st day of February, 2007, 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

WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 6th day of February, 2007, and that a notice of hearing was published on the 9th day of February, 2007, in the manner prescribed in the Order; and

WHEREAS, the City Council having held a public hearing on the 21st day of February, 2007, 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;

~~ORIGINAL~~ 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 North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of 28TH STREET together with a portion of SUNRISE AVENUE, described as follows:~~

COMMENCING at the northeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36 as shown on that RECORD OF SURVEY in File 157 of Surveys, Page 4 of Clark County, Nevada Records; thence along the north line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36 and along the centerline of STEWART AVENUE, North 88°30'14" West, 54.83 feet to the centerline intersection of said STEWART AVENUE and 28TH STREET as shown on said RECORD OF SURVEY; thence along the centerline of said 28TH STREET, South 02°41'06" East, 50.13 feet to the south line of the north 50.00 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36; thence along the south line of said north 50.00 feet, South 88°30'14" East, 40.11 feet to a line parallel with and lying 40.00 feet east of the centerline of said 28TH STREET; thence along said parallel line, South 02°41'06" East, 5.01 feet to the POINT OF BEGINNING; thence continuing along said parallel line, South 02°41'06" East, 1279.27 feet to the north line of that portion of SUNRISE AVENUE dedicated as a public roadway by that GRANT DEED, recorded February 14, 2002 in Book 20020214 as Instrument Number 01997 of Clark County, Nevada Records; thence along the north line of said SUNRISE AVENUE, South 88°30'14" East, 711.55 feet to the east line of that parcel of land conveyed to the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS by that CORPORATION GRANT, BARGAIN, SALE DEED, recorded April 22, 1960 in Book 241, as Document Number 195332 of Clark County, Nevada Records; thence along the east line of said HOUSING AUTHORITY OF THE CITY OF LAS VEGAS parcel and along the east line of said SUNRISE AVENUE parcel, South 01°29'46" West, 3.50 feet to a line parallel with and lying 56.50 feet north of the south line of said SUNRISE AVENUE parcel; thence along said parallel line, North 88°30'14" West, 707.38 feet to a curve, concave northeasterly and having a radius of 15.00 feet; thence northwesterly along said curve through a central angle of 85°49'08" and an arc length of 22.47 feet to a line parallel with and lying 30.00 feet east of the centerline of 28TH STREET as shown on said RECORD OF SURVEY; thence along said parallel line, North 02°41'06" West, 1255.60 feet to a curve, concave southeasterly and having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of 37°22'04" and an arc distance of 16.30 feet to the POINT OF BEGINNING.

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COPY

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Written By:

Neil Wacaser

City of Las Vegas, Department of Public Works

731 South Fourth Street

Las Vegas, NV., 89101

(702) 229-2475

nwacaser@lasvegasnevada.gov

COPY

ORIGINAL

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

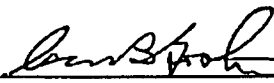
1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required;
2. All development shall be in conformance with code requirements and design standards of all City Departments;
3. If the Order 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;
4. The limits of this petition of vacation shall be defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east;
5. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street;
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation; and

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 easements corridors and sight visibility or other easements that would/should cross any right -of- way or easement being vacated must be retained.

~~ORIGINAL~~

COPY

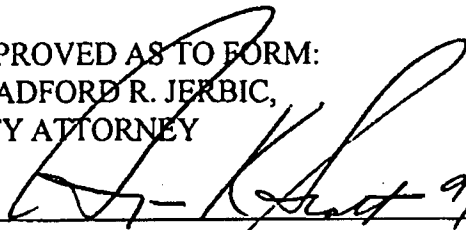
DATED this 5TH day of September, 2007.


OSCAR B. GOODMAN, MAYOR

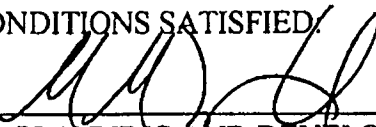
ATTEST:

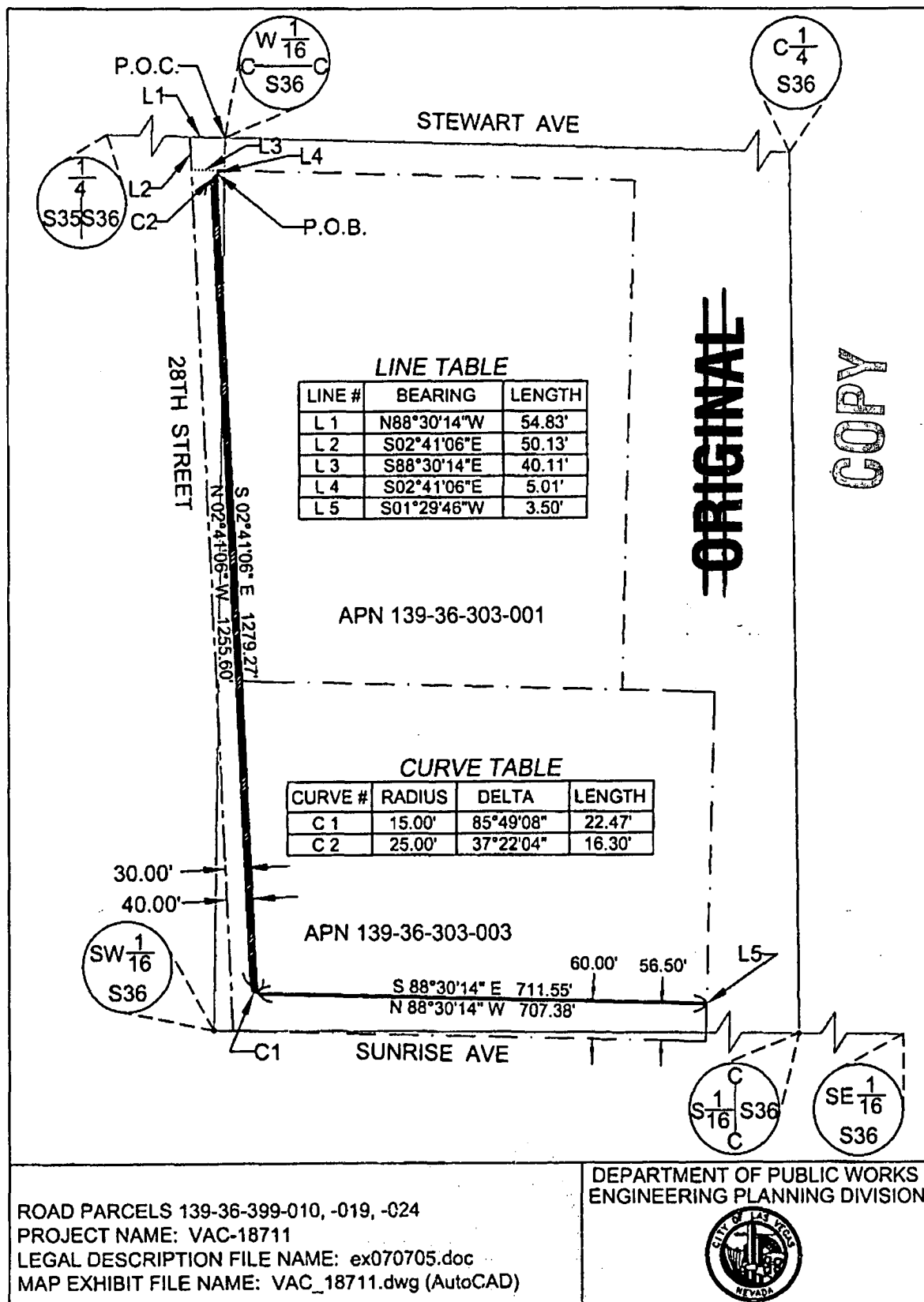

BEVERLY K. BRIDGES, CMC
CITY CLERK

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

By  9/5/07
'BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED:

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR



ROAD PARCELS 139-36-399-010, -019, -024
 PROJECT NAME: VAC-18711
 LEGAL DESCRIPTION FILE NAME: ex070705.doc
 MAP EXHIBIT FILE NAME: VAC_18711.dwg (AutoCAD)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING PLANNING DIVISION



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VAC-18711

A.P.N. 139-36-399-010, -019, -024

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 139-36-399-010, -019, -024

ORDER OF VACATION

Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

09/17/2007 10:19:12 T20070166394

Book/Instr: 20070917-0001077

Vacation Page Count: 7

Fees: \$20.00 N/C Fee: \$0.00

Debbie Conway

Clark County Recorder

WHEREAS, a petition dated the 12th day of December, 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 City Council approved and recommended such vacation; and

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WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 6th day of February, 2007, and that a notice of hearing was published on the 9th day of February, 2007, in the manner prescribed in the Order; and

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nwacaser@lasvegasnevada.gov

COPY

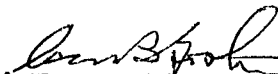
be, and the same hereby is, vacated subject to the following conditions:

1. 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;
2. All development shall be in conformance with code requirements and design standards of all City Departments;
3. 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;
4. The limits of this petition of vacation shall be defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east;
5. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street;
6. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation; and

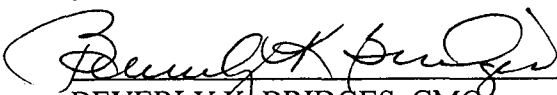
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance 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 easements corridors and sight visibility or other easements that would/should cross any right -of- way or easement being vacated must be retained.

COPY

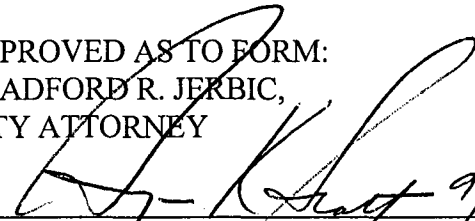
DATED this 5TH day of September, 2007.


OSCAR B. GOODMAN, MAYOR

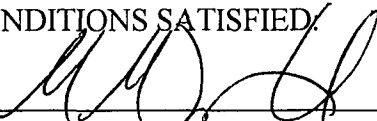
ATTEST:

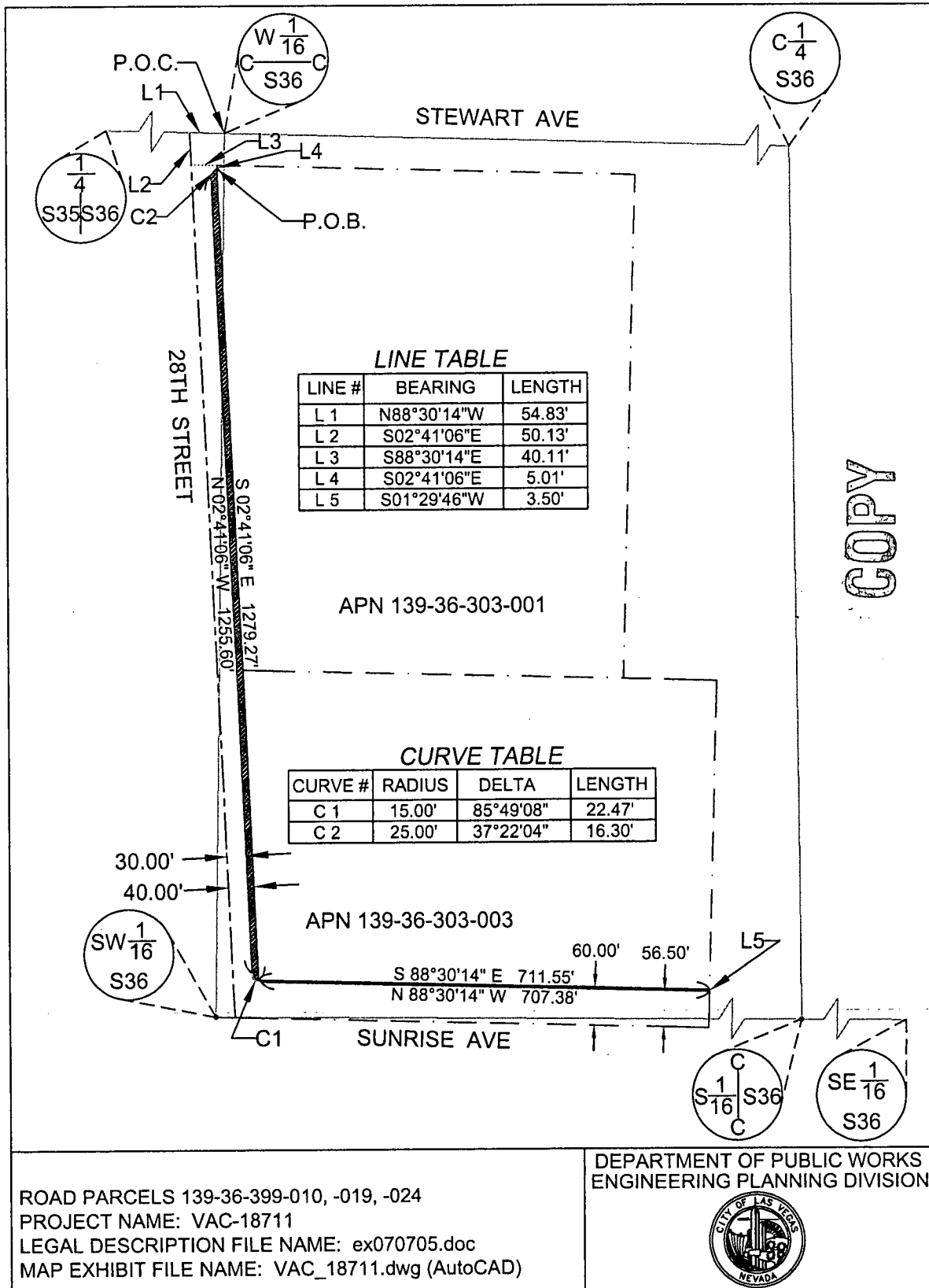

BEVERLY K. BRIDGES, CMC
CITY CLERK

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

By  9/5/07
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED.

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR



ROAD PARCELS 139-36-399-010, -019, -024
 PROJECT NAME: VAC-18711
 LEGAL DESCRIPTION FILE NAME: ex070705.doc
 MAP EXHIBIT FILE NAME: VAC_18711.dwg (AutoCAD)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING PLANNING DIVISION



Steven Letus

Distribution List Name: VAC distribution

9/17/2007

VAC 18711 - RECORDED

Sent copies of Vac to:

HARD COPIES TO:

Sharon Ozuna - Alarm Office

Mathew LaCroix, Housing Authority of CLV, LLC - Owner

EMAIL (300 dpi TIFF) William Raikes - City Clerk's Office

EMAIL (200 dpi PDF) TO LIST BELOW

Members:

Alan Riecki

Dan Defiesta (E-mail)

Dennis Gartland

Fred Gyrzkowski

Jerry Walker

Linda Pistone

Merle Jensen

Parker, Dennis D

Paul Bryan (E-mail)

Paul Webster

Roger Bailey

Sharon McShea (E-mail)

ariekki@lasvegasnevada.gov

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

rbailey@lasvegasnevada.gov

smcshea@nevpa.com

Re-recorded sent to same people above

10-10-2007

Re-re-recorded sent to same people above

11-1-2007

Roger Bailey

From: Neil Wacaser
Sent: Wednesday, August 29, 2007 11:31 AM
To: Roger Bailey
Cc: Bart Anderson; Brian Yu; Carolyn Caviness; Ed Byrge; Edward Dibble; Mary A. Wulff; Mitchell Kolber
Subject: VAC-18711
Attachments: Id070705.doc; VAC_18711.pdf

Roger,

Please see the attached files (Id070705.doc & VAC_18711.pdf) for the legal description and map exhibit to be used to vacate the east 10' of 28th Street between Stewart Avenue and Sunrise Avenue, and the north 3.5' of Sunrise east of 28th Street.



Id070705.doc (56 KB)



VAC_18711.pdf (205 KB)

The affected radius corners will remain, and we retained easements for all utilities that requested them. If you need anything else, please let me know.

Thanks,
Neil

Neil Wacaser
Engineering Associate
City of Las Vegas, Department of Public Works
731 S. Fourth St. Las Vegas, NV., 89101
(702) 229-2475
nwacaser@lasvegasnevada.gov

Legal looks good,
JB 8/29/07

Okay to Record
BA 8/30/07

Mary A. Wulff

From: Carolyn Caviness
Sent: Thursday, August 30, 2007 5:08 PM
To: Mary A. Wulff
Subject: FW: VAC 18711

From: Carole Combs
Sent: Thursday, August 30, 2007 1:22 PM
To: Carolyn Caviness
Subject: RE: VAC 18711

It was just mis numbered in the staff report as well as the letter, so there is no condition number 5.

From: Carolyn Caviness
Sent: Thursday, August 30, 2007 1:10 PM
To: Carole Combs
Subject: VAC 18711

Carole, have you got a response in regards to number 5 of the conditions for this vacation?

DATE: 6/28/07

10 MK
6/28/07

seek
GAP

TO: ED BYRGE

RE: VAC 18711

School
Dist

EXPIRES 2-21-08

POC: RICK HORTON 799-5214 X5411

LEGAL DESCRIPTION REQUEST:

TO VAC A SECTION OF PUBLIC R/W GENERALLY LOCATED AT THE NE CORNER OF SUNRISE AVE. AND 28TH STREET APPROXIMATELY 712 TO THE EAST.

ASSESSOR MAP ATTACHED –
139-36-3 (139-36-303-001, -003)

See #6
cond
of CC htr.
(Retain Radius)

REFERENCES:

APPROVALS:

TRAFFIC And [signature]

SANITATION 4/6/28/07

FLD CTRL 6/28/07

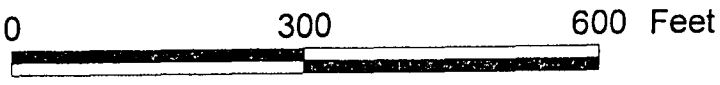
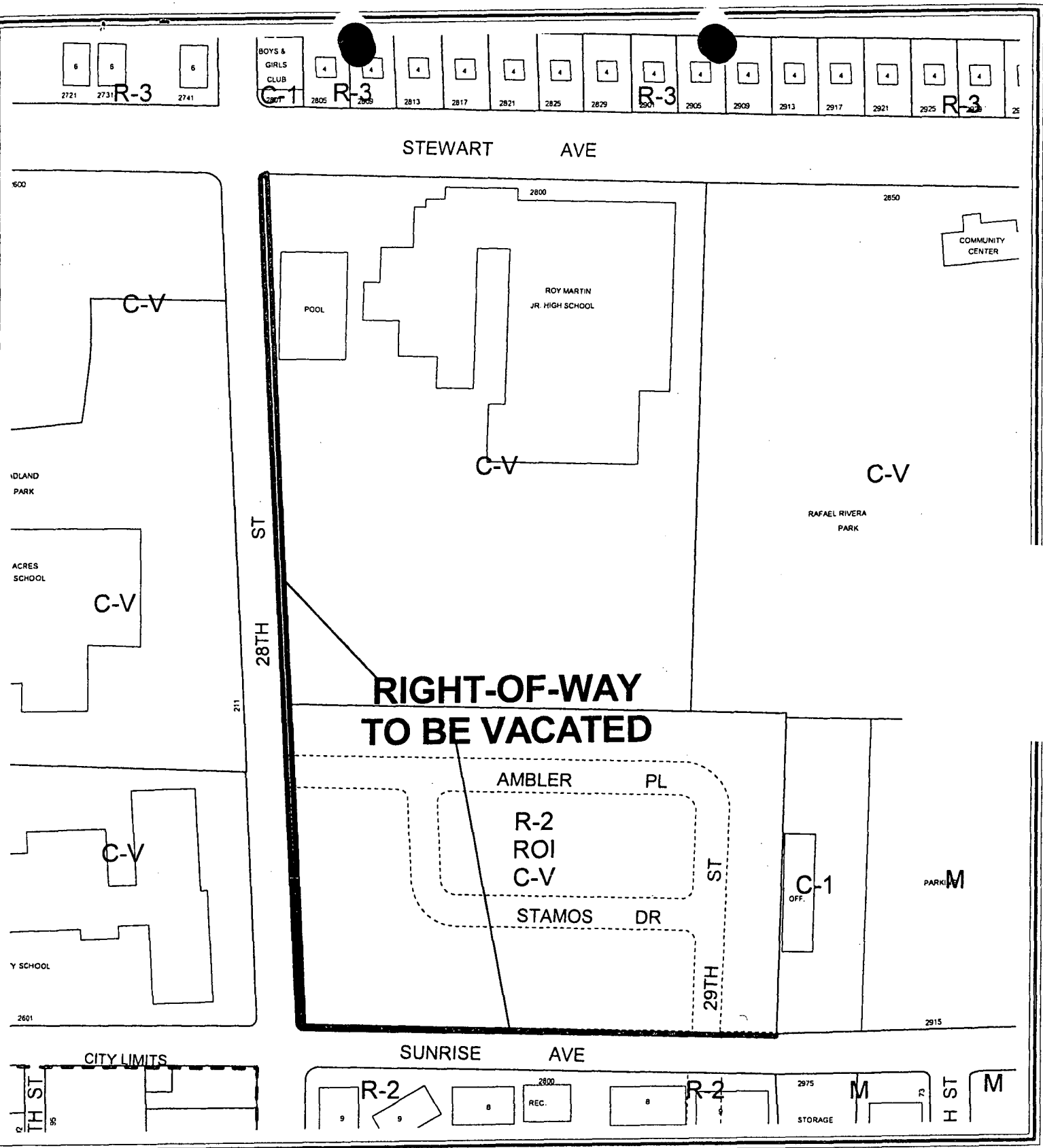
FROM Raul
See Attach Email dated 6/20/07 - NO DS
Reg'd.

UTILITY LTRS ATTACHED AT THIS TIME ALL UTILITIES WANT AN EASEMENT RESERVED. I HAVE A CALL INTO RICK HORTON TO SEE HOW THEY WANT TO DO THIS: PER BART ANDERSON RESERVE ALL THE EASEMENTS – THIS IS ONLY GOING TO BE USED FOR A PARKING LOT.

SEE EACH UTILITY LTR – EACH ONE WANTS SOMETHING DIFFERENT OR STATEMENTS ADDED.

5/14/07
Per [signature]
he needs to
discuss VMC
w/ Engineer

PM
100/50
Shd 2



CASE: VAC-18711



Carolyn Caviness

From: Raul Cruz
Sent: Wednesday, June 20, 2007 10:06 AM
To: Carolyn Caviness
Subject: VAC-18711

This VAC-18711 does not required drainage study.

Raul Cruz
Engineering Associate
Public Works - Flood Control
Phone: 702-229-6171
Fax : 702382-8551

6/28/2007

SOFI



S O F I

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-18711** APN: 139-36-303-001 & 003
Name of Property Owner: Clark County School District & Housing Authority City Of Las Vegas
Name of Applicant: Clark County School District

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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 XX No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: NA

Partner(s): NA NA

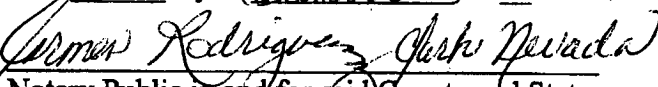
APN: NA

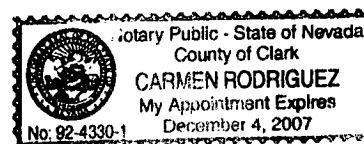
Signature of Property Owner/Authorized Agent: 

Carol O. Rowe, Acting Executive Director,
City Of Las Vegas Housing Authority

Subscribed and sworn before me

This 5th day of December, 2006


Notary Public in and for said County and State



COPY



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-18711 APN: 139-36-303-001 & 003

Name of Property Owner: Clark County School District & Housing Authority City Of Las Vegas

Name of Applicant: Clark County School District

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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?

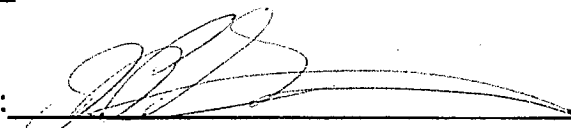
 Yes XX No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: NA

Partner(s): NA NA

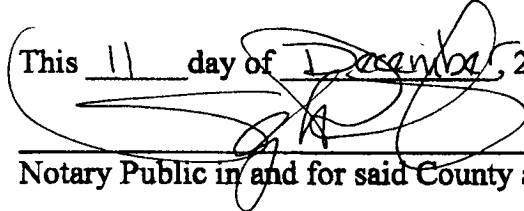
APN: NA

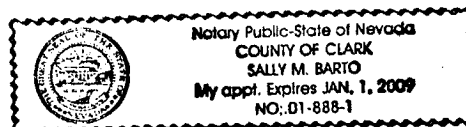
Signature of Property Owner/Authorized Agent: 

Subscribed and sworn before me

J. P. Gerner, Associate Superintendent,
Facilities Division, Clark County School District

This 11 day of December, 2006


Notary Public in and for said County and State



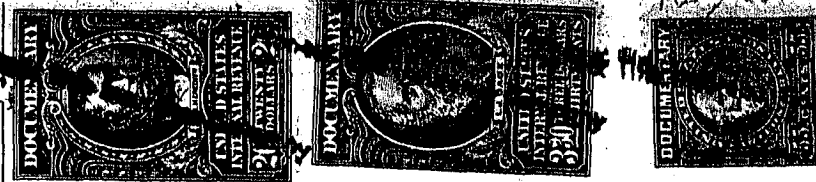
COPY

Deed



Separator Sheet

BOOK 184



Ray W. Martin Jr. 149779

149779
(2-1)

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That the City of Las Vegas,
A Municipal Corporation, for and in consideration of Ten Dollars
(\$10.00), the receipt of which is hereby acknowledged, does hereby
Grant, Bargain, Sell and Convey to the Clark County School District
all that real property situate in the City of Las Vegas, County of
Clark, State of Nevada, bounded and described as follows:

A certain tract or parcel of land lying and being
situate in the City of Las Vegas, County of Clark,
State of Nevada, and being a portion of the North
One-half (N $\frac{1}{2}$) of the Southwest One-quarter (SW $\frac{1}{4}$)
of Section 36, Township 20 South, Range 61 East,
M.D.B.&M., and being more particularly described
as follows, to-wit:

Commencing at the intersection of the center lines of
Stewart Ave. (formerly known as Central Ave.) and 28th
St. (formerly known as Howard St.), as shown by map of
Artesian Acres Subdivision, recorded in Book 1 of Plats,
Page 38, in the Office of the County Recorder, Clark
County, Nevada, thence South 88°00' East, along the
center line of Stewart Ave., a distance of 40.11 feet,
thence South 2°11'40" East along the prolongation of
the Easterly right of way line of 28th St. a distance
of 50.11 feet, to the TRUE POINT OF BEGINNING; thence
South 88°00' East parallel with the center line of
Stewart Ave. aforementioned, a distance of 668.19 feet,
thence South 2°00' West a distance of 806.01 feet,
thence North 88°00' West parallel with the center line
of Stewart Ave. a distance of 609.05 feet to a point on
the Easterly right of way line of 28th St. aforementioned,
thence North 2°11'40" West along said Easterly right of
way line, a distance of 808.17 feet to the TRUE POINT
OF BEGINNING, containing 11.67 acres more or less,

WITNESS our hands this 8 day of JANUARY, 1959.

CITY OF LAS VEGAS, NEVADA
A Municipal Corporation

By: C. O. B. [Signature]
Mayor

ATTEST:

[Signature]
Acting City Clerk

COPY

Pioneer Title Insurance Company
of Nevada

BOOK 184

STATE OF NEVADA

COUNTY OF CLARK

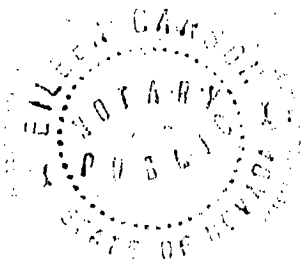
SS.

149779
(2-2)

On this 8th day of January A.D., 1959, personally appeared before me, a Notary Public in and for said County, C. D. Baker and

Robert J. Boaz, known to me to be the Mayor (pro tem) and (deputy) Clerk of said City that executed the foregoing instrument, and upon oath, each for himself did depose and say that he is the officer of said City as above designated; that he is acquainted with the seal of said City and that the seal affixed to said instrument is the corporate seal of said City; that the signatures to said instrument were made by officers of said City as indicated after their signatures; and that said City executed said instrument freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Clark, the day and year in this certificate first above written.



C. D. Baker
Notary Public in and for the County
of Clark, State of Nevada

My Commission Expires: 1-17-60

149779

NO
RECORDED AT THE REQUEST OF

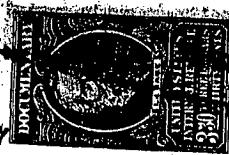
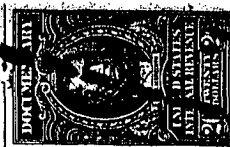
Pioneer Title Insurance Company
of Nevada

JAN 15 3 40 PM '59

OFFICIAL RECORDS BOOK NO 184
CLARK COUNTY, NEVADA
PAUL C. COMPTON, RECORDER
DEPUTY

Indexed mc

BOOK 184



Ray W. Martin Jr. 142

149779

(2-1)

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That the City of Las Vegas, A Municipal Corporation, for and in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the Clark County School District all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the North One-half (N $\frac{1}{2}$) of the Southwest One-quarter (SW $\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as follows, to-wit:

Commencing at the intersection of the center lines of Stewart Ave. (formerly known as Central Ave.) and 28th St. (formerly known as Howard St.), as shown by map of Artesian Acres Subdivision, recorded in Book 1 of Plats, Page 38, in the Office of the County Recorder, Clark County, Nevada, thence South 88°00' East, along the center line of Stewart Ave., a distance of 40.11 feet, thence South 2°11'40" East along the prolongation of the Easterly right of way line of 28th St. a distance of 50.11 feet, to the TRUE POINT OF BEGINNING; thence South 88°00' East parallel with the center line of Stewart Ave. aforementioned, a distance of 668.19 feet, thence South 2°00' West a distance of 806.01 feet, thence North 88°00' West parallel with the center line of Stewart Ave. a distance of 609.05 feet to a point on the Easterly right of way line of 28th St. aforementioned, thence North 2°11'40" West along said Easterly right of way line, a distance of 808.17 feet to the TRUE POINT OF BEGINNING, containing 11.67 acres more or less,

WITNESS our hands this 8 day of JANUARY, 1959.

CITY OF LAS VEGAS, NEVADA
A Municipal Corporation

By: COBARR

Mayor

ATTEST:

Robert F. Rose
Acting City Clerk

COPY

BOOK 184

STATE OF NEVADA

SS.

COUNTY OF CLARK

149779

(2-2)

On this 8th day of January A.D., 1959, personally appeared beforeme, a Notary Public in and for said County, C. D. Baker and

Robert J. Boaz, known to me to be the Mayor (pro tem) and (deputy) Clerk of said City that executed the foregoing instrument, and upon oath, each for himself did depose and say that he is the officer of said City as above designated; that he is acquainted with the seal of said City and that the seal affixed to said instrument is the corporate seal of said City; that the signatures to said instrument were made by officers of said City as indicated after their signatures; and that said City executed said instrument freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Clark, the day and year in this certificate first above written.



Leland Larson
Notary Public in and for the County
of Clark, State of Nevada

My Commission Expires: 1-17-60

149779

NO
RECORDED AT THE REQUEST OFPioneer Title Insurance Company
of Nevada

JAN 15 3 40 PM '59

 OFFICIAL RECORDS BOOK NO. 184
 CLARK COUNTY, NEVADA
 PAUL C. CONNELLEY, RECORDER
 FEB 11 1959 DEPUTY

 INDEXED
 [Signature]

Nevada By Design

ENGINEERING CONSULTANTS

3515 E. Harmon Avenue - Las Vegas, NV 89121 - Phone 702-938-1525 -Fax 702-938-1530

A.P.N.: 139-36-303-003 AND 139-36-303-001

GRANTOR: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS AND CLARK COUNTY SCHOOL DISTRICT

EXHIBIT A RIGHT-OF-WAY VACATIONS

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, MDM, CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28th STREET (PUBLIC)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S $\frac{1}{4}$) OF SAID SECTION 36, SAME BEING THE CENTERLINE INTERSECTION OF 28th STREET AND STEWART AVENUE; THENCE SOUTH 02°41'06" EAST A DISTANCE OF 58.07 FEET; THENCE NORTH 87°18'54" EAST A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 02°41'06" EAST A DISTANCE OF 1282.59 FEET; THENCE ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET AND A LENGTH OF 13.26 FEET; THENCE NORTH 02°41'06" WEST A DISTANCE OF 1262.03 FEET; THENCE ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A LENGTH OF 16.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.29 ACRES MORE OR LESS.

SUNRISE AVENUE (PUBLIC)

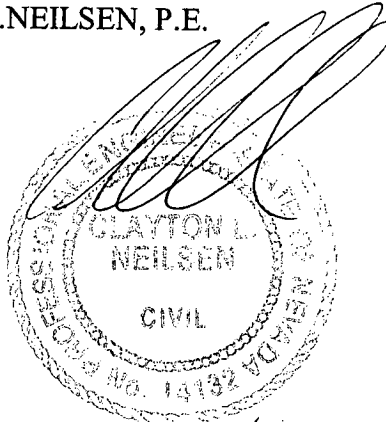
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (S $\frac{1}{4}$) OF SAID SECTION 36, SAME BEING THE CENTERLINE INTERSECTION OF 28th STREET AND STEWART AVENUE; THENCE SOUTH 02°41'06" EAST A DISTANCE OF 1364.50; THENCE NORTH 88°30'14" WEST A DISTANCE OF 38.16 FEET; THENCE NORTH 01°29'46" EAST A DISTANCE OF 26.70 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG A CURVE, CONCAVE TO THE SOUTH WEST, HAVING A RADIUS OF 15.00 FEET AND A LENGTH OF 2.44 FEET; THENCE NORTH 88°30'14" WEST A DISTANCE OF 708.88 FEET; THENCE NORTH 01°29'46" EAST A DISTANCE OF 3.50

COPY

FEET; THENCE SOUTH 88°30'14" EAST A DISTANCE OF 711.55 FEET; THENCE SOUTH 02°41'05" EAST A DISTANCE OF 3.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.06 ACRES MORE OR LESS.

PREPARED BY: MARK A STEFL, EI, LSIT
REVIEWED BY: CLAYTON L. NEILSEN, P.E.



EXP: 12/31/07
9/14/06

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5121000636-KAB

The land referred to in this Report is situated in the County of Clark, City of Las Vegas,
State of Nevada, and is described as follows:

A portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 36 Township 20 South, Range 61 East, M.D.B. & M. and being more particularly described as follows:

COMMENCING at the Northeast Corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, Page 23, recorded in the Office of the County Recorder of Clark County, Nevada;

THENCE South 88°00' East parallel with the centerline of Stewart Avenue, a distance of 70.01 feet, to a point on the East right-of-way line on 28th Street, THE TRUE POINT OF BEGINNING;

THENCE North 02°11'40" West along said East right-of-way line a distance of 545.99 feet to the Southwest Corner of that certain parcel of land conveyed by the City of Las Vegas to the Clark County School District as described by Document 149779 in Book 184 of Official Records, Clark County Recorder of Clark, County, Nevada;

THENCE 88°00' East along the South line thereof and its Easterly prolongation, a distance of 747.10 feet;

THENCE South 2°00" West, a distance of 544.53 feet to a point;

THENCE North 88°00' West parallel with the centerline of Stewart Avenue, a distance of 707.16 feet to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of land conveyed to the City of Las Vegas by Grant Deed recorded February 14, 2002 in Book 20020214 as Document No. 01997 of Official Records.

OLD REPUBLIC TITLE COMPANY of Nevada
ORDER NO. 5121000636-KAB

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, general and special, for the fiscal year 2005-2006, are exempt (municipal).

Code No. 200
Assessor's Parcel No.: 136-36-303-003

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 361.260 of the Nevada Revised Statutes.

3. Water rights, claims or title to water, whether or not shown by the public records.

4. Reservations, mineral rights, and exclusions in the patent from the State of Nevada.

Recorded : October 20th, 1917 in Book 5 of Deeds,, Page 327, Doc No. 10828

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : CENTRAL TELEPHONE COMPANY and NEVADA POWER COMPANY
For : Public utilities
Recorded : November 4th, 1964 in Book 583 of Official Records, Doc No. 468907

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument:

Granted to : LAS VEGAS VALLEY WATER DISTRICT
For : Public utilities
Recorded : November 13th, 1997 in Book 971113 of Official Records, Doc No. 01080

7. Matters as contained or referred to in an instrument

Entitled : "DECLARATION OF RESTRICTIVE COVENANTS FOR LOW INCOME HOUSING TAX CREDITS"
Executed by: NEVADA HOUSING DIVISION
Recorded : January 31st, 2001 in Book 20010131 of Official Records, Doc No. 03275

OLD REPUBLIC TITLE COMPANY of Nevada
ORDER NO. 5121000636-KAB

8. Matters as contained or referred to in an instrument

Entitled : "GRANT DEED"

Executed by: ERNIE CRAGIN, a Limited Partnership

Recorded : July 31st, 2001 in Book 20010731 of Official Records, Doc No. 05369

9. Claim of Lien for labor, materials and/or services furnished as follows:

By : FRANK HAWKINS, JR., Executive Director (Community Development Programs Center of Nevada)

Amount : \$500,000.00

For : work, materials equipment furnished for the improvement of property

At the request of

or contract with: HOUSING AUTHORITY OF LASVEGAS

Recorded : December 6th, 2005 in Book 20051206 of Official Records, Doc No. 0002115

10. Terms and provisions as contained in an instrument

Entitled : "NUISANCE NOTICE AND ORDER TO COMPLY"

Recorded : December 22nd, 2005 in Book 20051222 of Official Records, Doc No. 0001708

11. The requirement that satisfactory evidence be furnished to this Company of compliance with applicable statutes, ordinances and charters governing the ownership and disposition of the herein described land.

12. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which are not shown by the public records.

13. Rights or claims of easements not recorded in the public records.

14. Facts which would be disclosed by a comprehensive survey of the premises herein described.

15. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

16. Rights or claims of parties in possession.

17. Any facts, rights, interests or claims which are not shown by the public records, but which could be ascertained by making inquiry of the adjacent land owners and those in possession thereof.

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5121000636-KAB

tb

NOTICE
(WIRING FUNDS)

IF YOU ANTICIPATE HAVING FUNDS WIRED TO OLD REPUBLIC TITLE COMPANY OF NEVADA, OUR
WIRING INFORMATION IS AS FOLLOWS:

WELLS FARGO BANK
3300 WEST SAHARA AVENUE
LAS VEGAS, NV 89102

ABA OR ROUTING NUMBER: 121000248

CREDIT TO ESCROW ACCOUNT NUMBER 6631468836

WHEN INSTRUCTING THE FINANCIAL INSTITUTION TO WIRE FUNDS, IT IS VERY IMPORTANT
THAT YOU REFERENCE OLD REPUBLIC TITLE'S ORDER NUMBER.

SHOULD YOU HAVE ANY QUESTIONS IN THIS REGARD, PLEASE CONTACT YOUR ESCROW OFFICER
IMMEDIATELY.

Exhibit A

HOMEOWNER'S POLICY OF TITLE INSURANCE (6-2-98)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. land use
 - d. improvements on the land
 - e. land division
 - f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for your title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys or waterways that touch the Land.

This exclusion does not limit the coverage described in Covered Risk 11 or 18.

Exhibit A

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (1-17-92)
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (1-17-92)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters.
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer, or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

MAY 7, 2001

OLD REPUBLIC TITLE COMPANY OF NEVADA

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic Title Company of Nevada.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements.

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Order No. : 5121000636-KAB

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

A portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 36 Township 20 South, Range 61 East, M.D.B. & M. and being more particularly described as follows:

COMMENCING at the Northeast Corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, Page 23, recorded in the Office of the County Recorder of Clark County, Nevada;
THENCE South 88°00' East parallel with the centerline of Stewart Avenue, a distance of 70.01 feet, to a point on the East right-of-way line on 28th Street, THE TRUE POINT OF BEGINNING;
THENCE North 02°11'40" West along said East right-of-way line a distance of 545.99 feet to the Southwest Corner of that certain parcel of land conveyed by the City of Las Vegas to the Clark County School District as described by Document 149779 in Book 184 of Official Records, Clark County Recorder of Clark, County, Nevada;
THENCE 88°00' East along the South line thereof and its Easterly prolongation, a distance of 747.10 feet;
THENCE South 2°00" West, a distance of 544.53 feet to a point;
THENCE North 88°00' West parallel with the centerline of Stewart Avenue, a distance of 707.16 feet to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of land conveyed to the City of Las Vegas by Grant Deed recorded February 14, 2002 in Book 20020214 as Document No. 01997 of Official Records.

Order No. : 5121000636-KAB

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

A portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 36 Township 20 South, Range 61 East, M.D.B. & M. and being more particularly described as follows:

COMMENCING at the Northeast Corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, Page 23, recorded in the Office of the County Recorder of Clark County, Nevada;

THENCE South 88°00' East parallel with the centerline of Stewart Avenue, a distance of 70.01 feet, to a point on the East right-of-way line on 28th Street, THE TRUE POINT OF BEGINNING;

THENCE North 02°11'40" West along said East right-of-way line a distance of 545.99 feet to the Southwest Corner of that certain parcel of land conveyed by the City of Las Vegas to the Clark County School District as described by Document 149779 in Book 184 of Official Records, Clark County Recorder of Clark, County, Nevada;

THENCE 88°00' East along the South line thereof and its Easterly prolongation, a distance of 747.10 feet;

THENCE South 2°00" West, a distance of 544.53 feet to a point;

THENCE North 88°00' West parallel with the centerline of Stewart Avenue, a distance of 707.16 feet to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of land conveyed to the City of Las Vegas by Grant Deed recorded February 14, 2002 in Book 20020214 as Document No. 01997 of Official Records.

Project No. NV-002-004B with approximately 85 dwelling units.

Real Property Description

A portion of the East Half ($E\frac{1}{2}$) of the South west Quarter ($SW\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, M. D. B. & M., and being more particularly described as follows, to-wit:

COMMENCING at the Northeast corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, page 23, recorded in the Office of the County Recorder, Clark County, Nevada, thence South $88^{\circ}00'$ East parallel with the center line of Stewart Avenue, a distance of 70.01 feet, to a point on the East right-of-way line on 26th Street, the True Point of Beginning; thence North $2^{\circ}11'40''$ West along said East right-of-way line a distance of 545.99 feet to the Southwest corner of that certain parcel of land conveyed by the City of Las Vegas to the Clark County School District, as described by Document 149779, Book 184 of Official Records, Clark County recorder, Clark County, Nevada; thence South $88^{\circ}00'$ East along the South line thereof and its easterly prolongation, a distance of 747.10 feet; thence South $2^{\circ}00'$ West, a distance of 544.53 feet to a point; thence North $88^{\circ}00'$ West parallel with the centerline of Stewart Avenue a distance of 707.16 feet to the True Point of Beginning.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

Project No. NV-002-006A with approximately 160 dwelling units.

Real Property Description

BEING that portion of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, M.D.B.& M., described as follows:

COMMENCING at the Southeast corner of said Section 21; thence North $89^{\circ}09'35''$ West along the South line of said Section 21 a distance of 80.02 feet to a point; thence North $1^{\circ}24'55''$ East along the West line of "H" Street a distance of 450.02 feet to the TRUE point of beginning; thence North $89^{\circ}09'35''$ West parallel to the South line of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of said Section 21 a distance of 350.00 feet to a point; thence from a tangent whose bearing is the last described course turning to the left along a curve having a radius of 110.0 feet and subtending a central angle of $41^{\circ}27'46''$ an arc length of 79.60 feet to a point; thence from a tangent of the last described curve along a reverse curve to the right having a radius of 90.00 feet and sub-

COPY

**OLD REPUBLIC TITLE COMPANY OF NEVADA**

8650 W. TROPICANA ST., BLDG. A • LAS VEGAS, NV • 89147 • (702) 220-3495 • Fax: (702) 364-9765

PRELIMINARY REPORT

Issued for the sole use of:

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Our Order No. 5121000636-ZAB

Reference

When Replying Please Contact:

Kirsten A. Bause (702) 220-3495

Buyer: TO FOLLOW

Property Address:

2810 Ambler Place, Las Vegas, NV

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY of Nevada hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 28th, 2006, at 7:30 A.M.

Lien

OLD REPUBLIC TITLE COMPANY of Nevada

Title Officer

Stephanie J. Gines

For Exceptions Shown or Referred to, See Attached

COPYPage 1 of 6 Pages

OLD REPUBLIC TITLE COMPANY of Nevada

ORDER NO. 5121000636-KAB

The form of policy of title insurance contemplated by this report is:

a Homeowner's Policy of Title Insurance (1998); AND an ALTA Loan Policy. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred to covered by this Report is:

a FEE.

Title to said estate or interest at the date hereof is vested in:

HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

CLERK OF THE COUNTY OF CLATSOP, OREGON

THE CITY OF LAS VEGAS, a municipal corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at Las Vegas, Nevada, in consideration of Ten and No/100 (\$10.00) Dollars, does hereby Grant, Sell, and Convey to HOUSING AGENCY OF THE CITY OF LAS VEGAS, Nevada, a municipal corporation, all that real property in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

A portion of the East One-half (E $\frac{1}{2}$) of the Southwest One-quarter (SW $\frac{1}{4}$) of Section 30, Township 20 South, Range 01 East, N. D. B. & M., and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of Sunrise Acres as shown by map thereof in Book 2 of Plats, Page 23, recorded in the Office of the County Recorder, Clark County, Nevada, thence South 890 00' East parallel with the centerline of Sunset Avenue, a distance of 70.01 feet, to a point on the East right of way line on 28th Street, the True Point of Beginning, thence North 2° 11' 30" West along the East right of way line a distance of 345.99 feet to the Southwest corner of the certain parcel of land conveyed by the City of Las Vegas to the Clark County School District as described by Document 189779, Book 156 of Official Records, Clark County, Nevada, thence South 89° 00' East along the East line thereof and its easterly prolongation, a distance of 74.71 feet, thence North 2° 10' 30" West, a distance of 345.53 feet to a point, thence North 89° 00' West parallel with the centerline of Sunset Avenue a distance of 107.19 feet to the True Point of Beginning, containing 1088 acres more or less.

This deed is to record Document 189777 recorded December 1, 1959, of Official Records in the Office of the County Recorder, Clark County, Nevada, for the purpose of conforming to filed survey data and monuments fixed or set thereon.

IN WITNESS WHEREOF, said Grantor has caused its corporate name and seal to be affixed hereon by its Mayor and attest by its Clerk thereunder duly authorized.

Done and attested this 27th day of April, 1960.

CLERK OF LAS VEGAS, NEVADA
A Notary Public in and for Nevada

COPY

1241

(2-12)

1241

195332

STATE OF NEVADA)
COUNTY OF CLARK)

SS.

On this 24th day of April A.D., 1960, personally appeared before me, a Notary Public in and for said County, Oran H. Chapman and Eleanor M. Cook

M. Cook known to me to be the Mayor (pro-tem) and (deputy) Clerk of said City that executed the foregoing instrument, and upon oath, each for himself did depose and say that he is the officer of said City as above designated; that he is acquainted with the seal of said City and that the seal affixed to said instrument is the corporate seal of said City; that the signatures to said instrument were made by officers of said City as indicated after their signatures; and that said City executed said instrument freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Clark, the day and year in this certificate first above written.

Oran H. Chapman
Notary Public in and for the County
of Clark, State of Nevada

My Commission Expires: Jan 4 1964



NO 195332

RECORDED AT THE REQUEST OF
Nebraska Authority
of the City of Las Vegas

APR 22 10 02 AM '60

OFFICIAL RECORDS ROOM NO 241
CLARK COUNTY, NEVADA
PAUL C. SMALLEY, RECORDER
FEE \$-25 DEPUTY

Application



Separator Sheet



RECEIVED
CITY CLERK

PLANNING & DEVELOPMENT DEPARTMENT

2006 DEC 14 A 9:51

APPLICATION / PETITION FORM

Carmel M. Visado

Application/Petition For: ROW Vacation

Project Address (Location) SE Corner Of Stewart Avenue & 28th Street

Project Name Roy Martin Middle School Preplacement Proposed Use Middle School

Assessor's Parcel #(s) APN 139-36-303-001 & 003

Ward #

General Plan: existing PF proposed PF Zoning: existing CV proposed CV

Commercial Square Footage NA Floor Area Ratio NA

Gross Acres 19.63 acres Lots/Units 2 Density NA

Additional Information This application is necessary to permit the construction of a replacement middle school.

PROPERTY OWNER Housing Authority of the CLV

Contact Matthew LaCroix

Address 4212 Eucalyptus Annex

Phone: 702-799-6435 Fax: 702-799-5436

City Las Vegas

State Nevada Zip 89121

APPLICANT Clark County School District

Contact Matthew LaCroix

Address 4212 Eucalyptus Annex

Phone: 702-799-6435 Fax: 702-799-5436

City Las Vegas

State Nevada Zip 89121

REPRESENTATIVE Clark County School District

Contact Matthew LaCroix

Address 4212 Eucalyptus Annex

Phone: 702-799-6435 Fax: 702-799-5436

City Las Vegas

State Nevada Zip 89121

Property Owner Signature* *[Signature]*

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

Print Name Carl O. Rowe, Acting Executive Director,

City Of Las Vegas Housing Authority
Subscribed and sworn before me

This 5th day of December, 2006

[Signature]
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

VAC-18711

Meeting Date:

2.8.07

Signs Required:

Map #

Total Fee:

Per Submittal

Receipt #

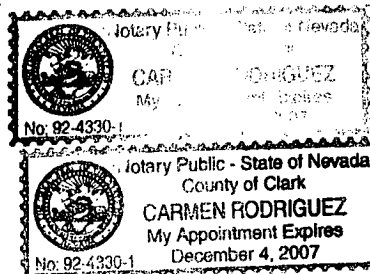
Date Accepted:

12.12.06

Accepted By: *[Signature]*

Revised 2/12/02

COPY



f:\depot\Application Packet\Application Form.doc

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ROW Vacation

Project Address (Location) Southeast corner of Stewart & 28th Street

Project Name Roy Martin Middle School Replacement **Proposed Use** Middle School

Assessor's Parcel #(s) APN 139-36-303-001 & 003 **Ward #** 3

General Plan: existing PF proposed PF **Zoning:** existing CV proposed CV

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 19.63 acres **Lots/Units** 2 **Density** NA

Additional Information This application is necessary to permit the construction of a replacement middle school.

PROPERTY OWNER Clark County School District **Contact** Matthew LaCroix
Address 4212 Eucalyptus Annex **Phone:** 702-799-6435 **Fax:** 702-799-5436
City Las Vegas **State** Nevada **Zip** 89121

APPLICANT Clark County School District **Contact** Matthew LaCroix
Address 4212 Eucalyptus Annex **Phone:** 702-799-6435 **Fax:** 702-799-5436
City Las Vegas **State** Nevada **Zip** 89121

REPRESENTATIVE Clark County School District **Contact** Matthew LaCroix
Address 4212 Eucalyptus Annex **Phone:** 702-799-6435 **Fax:** 702-799-5436
City Las Vegas **State** Nevada **Zip** 89121

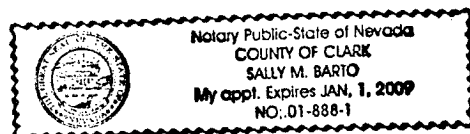
Property Owner Signature* [Signature]

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

Print Name J. P. Gerner, Associate Superintendent,
Facilities Division, Clark County School District
Subscribed and sworn before me

This 5th **day of** Dec, 20 06

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-18711</u>
Meeting Date:	<u>2-8-07</u>
Signs Required:	<u> </u>
Map #	<u> </u>
Total Fee:	<u>Per Swanton</u>
Receipt #	<u> </u>
Date Accepted:	<u>12-12-06</u>
Accepted By:	<u>[Signature]</u>

Hansen Sheet



Separator Sheet

Report Date 12/13/2006 04:32 PM

Submitted By

Page 1

A/P # 18711 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/12/2006 15:56	982786	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-18711 - VACATION - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL - Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street, Ward 3 (Reese).

Parent A/P #

Project #	18711	Project/Phase Name	ROY MARTIN MIDDLE SCHOOL	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13936303003

Location

Owner/Tenant

Contact ID AC1298337	Name	HOUSING AUTHORITY CITY OF LV	Organization	
Mailing Address P O BOX 1897			State/Province NV	
City LAS VEGAS			Country	☐ Foreign
ZIP/PC 89125-1897			Evening Phone	
Day Phone (702)799-6435 x			Mobile #	
Fax (702)799-5436				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

2810 AMBLER PL
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936303001
13936303003

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

No Conditions

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

There is no planning condition for this project.

Report Date 12/13/2006 04:32 PM

Submitted By

Page 2

VACATION

N Parent Project link required?

Vacation Routing Process after City Council

N External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Meeting Information

Meeting Information

Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/08/2007	PC	SCHEDULED		0	0	0
DDONLEY	12/12/2006					

Vacation Final Review Process

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

There are no items in this list

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

No children exist for this project

Employee

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

MEMO	MEMORANDUM	960340	12/13/2006 11:12	12/13/2006 11:12	0.00
	Fee removed per Steve Swanton				

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		12/12/2006 15:47		0.00
--------	--------------------------------	--	------------------	--	------

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		12/12/2006 15:47		0.00
--------	--------------------------------	--	------------------	--	------

No Sr. or Supervisor planners from any planning team available. Fees waved and signatures ok per Steve Swanton

Extraction List



EXTRACTION LIST

Separator Sheet

12/10

PARCELS	<u>3</u>
LABELS	<u>3</u>

Report of All Selected Parcels

Case Number: VAC-18711

Printed On: Fri: December 15, 2006

Owner

HOUSING AUTHORITY CITY OF LV
MENDENHALL FAMILY TRUST
SCHOOL BOARD OF TRUSTEES

Address

P O BOX 1897 LAS VEGAS NV
4420 S DECATUR BLVD LAS VEGAS NV
2832 E FLAMINGO LAS VEGAS NV

Parcel Numbe

13936303003
13936303006
13936303001

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 2007

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-18711

Arthur McCants

Church-Noblitt NA

Crestwood NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

East Las Vegas Community Development Corp.

Mi Casa En El Sol NA

Rulon Earl Resident Council

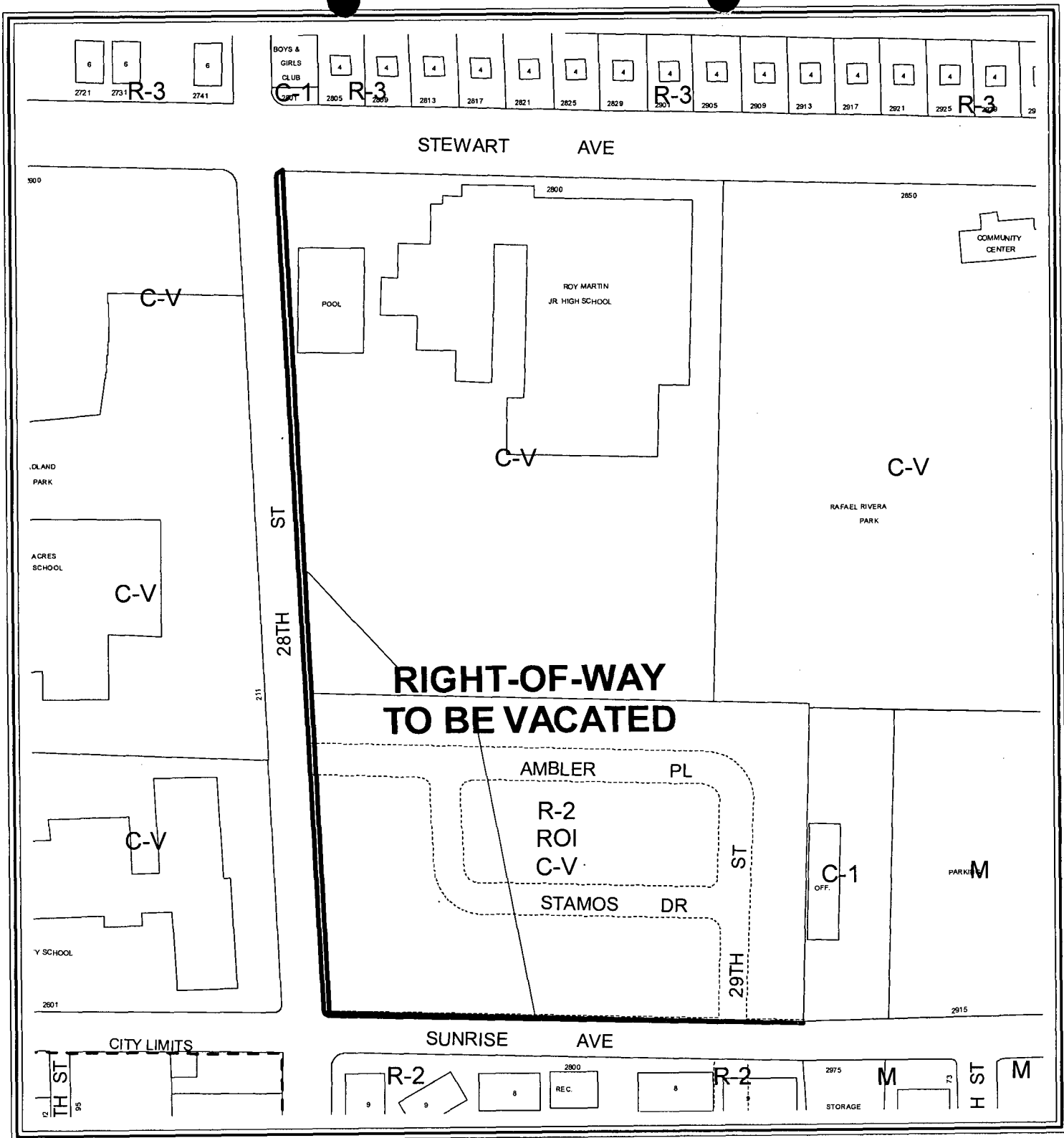
Showboat NA

Public Hearing Notice

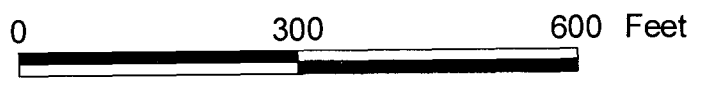


PUBLIC HEARING NOTICE

Separator Sheet



CASE: VAC-18711



NOTICE OF PUBLIC HEARING

VACATION

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAC-18711

APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL -
PETITION TO VACATE A SECTION OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST
CORNER OF SUNRISE AVENUE AND 28TH STREET, WARD 3 (REESE).

SUNRISE AVENUE:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THREE AND A HALF FOOT (3.5') WIDE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF 28TH STREET AND SUNRISE AVENUE AND EXTENDING SEVEN HUNDRED EIGHT FEET (708') EAST ALONG SUNRISE AVENUE.

28TH STREET:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THIRTEEN FOOT (13') WIDE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF 28TH STREET AND SUNRISE AVENUE AND EXTENDING ONE THOUSAND TWO HUNDRED EIGHTY TWO FEET (1,282') NORTH ALONG 28TH STREET.

SAID PROPERTY BEING A PORTION OF THE EAST HALF (E½) OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 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>.



DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

Route Form



Separator Sheet

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/15/06
TO:	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	SHARON KENNEMER
	EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX
 SUBJECT: PETITION OF VACATION		
 APPLICANT: CLARK COUNTY SCHOOL DISTRICT		
 FILE NUMBER: VAC-18711		

A REQUEST HAS BEEN SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT TO VACATE A PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET.

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COMMENTS DUE BY: DECEMBER 26, 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: JANUARY 25, 2007

ATTACHMENT:
Nevada Power: application
All others: location map

1/

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/15/06
TO:	DEVELOPMENT COORDINATION	GARY REID
	TEFO	TOM WILKING
	FLOOD CONTROL	RAUL CRUZ
	LAND DEVELOPMENT	JEFF GALAMBAS
	RIGHT-OF-WAY	CAROLYN CAVINESS
	ROADWAY PLANNING	
	SANITARY SEWERS	TIM PARKS
	SID	TIM McDANIEL
	SURVEY	ALAN RIEKKI
	TRAFFIC ENGINEERING	RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: CLARK COUNTY SCHOOL DISTRICT		
FILE NUMBER: VAC-18711		

A REQUEST HAS BEEN SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT TO VACATE A PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUNRISE AVENUE AND 28TH STREET.

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COMMENTS DUE TO BART ANDERSON BY: DECEMBER 26, 2006

PLANNING COMMISSION MEETING: JANUARY 25, 2007

ATTACHMENT:

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

(Revised 1/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/15/06						
<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				
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<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>PETITION OF VACATION</td></tr><tr><td>APPLICANT:</td><td>CLARK COUNTY SCHOOL DISTRICT</td></tr><tr><td>FILE NUMBER:</td><td>VAC-18711</td></tr></table>			SUBJECT:	PETITION OF VACATION	APPLICANT:	CLARK COUNTY SCHOOL DISTRICT	FILE NUMBER:	VAC-18711
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FILE NUMBER:	VAC-18711							

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COMMENTS DUE BY: DECEMBER 26, 2006

PLANNING COMMISSION MEETING: JANUARY 25, 2007

ATTACHMENT:

All others: location map

City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

FEBRUARY 5, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – VACATIONS:
VAC-18654 and VAC-18711

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, FEBRUARY 9, 2007 (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
FEBRUARY 21, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, FEBRUARY 21, 2007 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-18654 - APPLICANT/OWNER: DONNA M. DELACRUZ, ET AL - Petition to Vacate a 30-foot section of a public right-of-way generally located at the southeast corner of Helen Avenue and Doc Holiday Avenue, Ward 6 (Ross), LEGALLY DESCRIBED AS A THIRTY-FOOT (30') WIDE RIGHT-OF-WAY APPROXIMATELY 15 FEET (15') SOUTH OF DOC HOLIDAY AVENUE EXTENDING APPROXIMATELY TWO HUNDRED EIGHTY FIVE (285') FEET EAST OF HELEN AVENUE. SAID PROPERTY BEING A PORTION OF THE SOUTH HALF (S½) OF THE EAST HALF (E½) OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

VAC-18711 - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: CLARK COUNTY SCHOOL DISTRICT, ET AL - Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street, Ward 3 (Reese), LEGALLY DESCRIBED AS BEING:

SUNRISE AVENUE:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A THREE AND A HALF FOOT (3.5') WIDE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF 28TH STREET AND SUNRISE AVENUE AND EXTENDING SEVEN HUNDRED EIGHT FEET (708') EAST ALONG SUNRISE AVENUE.

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SAID PROPERTY BEING A PORTION OF THE EAST HALF (E½) OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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.

BEVERLY BRIDGES, ACTING CITY CLERK

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

January 12, 2007

Mr. Matt LaCroix
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: VAC-18711 - VACATION

Dear Mr. LaCroix:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** 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,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Action Letter



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

January 26, 2007

Mr. Matt LaCroix
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: VAC-18711 - VACATION

Dear Mr. LaCroix:

Your Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street, Ward 3 (Reese), was considered by the Planning Commission on January 25, 2007.

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

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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.
4. The limits of this petition of vacation shall be defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east.
6. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



Mr. Matt LaCroix
VAC-18711 - Page Two
January 26, 2007

7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

This item will be considered by the City Council on **February 21, 2007**, 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,

A handwritten signature in black ink, appearing to read "Andy Reed", with a stylized flourish at the end.

Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



February 22, 2007

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

Mr. Matt LaCroix
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

RE: VAC-18711 - VACATION
CITY COUNCIL MEETING OF FEBRUARY 21, 2007

Dear Mr. LaCroix:

The City Council at a regular meeting held February 21, 2007 APPROVED the Petition to Vacate a section of public right-of-way generally located at the northeast corner of Sunrise Avenue and 28th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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.
4. The limits of this petition of vacation shall be defined as the right-of-way that exists between the back of the constructed sidewalk on 28th Street, between Stewart Avenue and Sunrise Avenue and on Sunrise Avenue from 28th Street approximately 712 to the east.
6. This Petition of Vacation shall be modified to retain the radius corner at the northeast corner of Sunrise Avenue and 28th Street and the southeast corner of Stewart Avenue and 28th Street.
7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

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. Matt LaCroix
VAC-18711 – Page Two
February 22, 2007

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

Plans (PMT)



Separator Sheet

STEWART AVENUE

CL (S88°30'14"E) (PUBLIC)



CL 58.07' (S02°41'06"E) (PUBLIC)

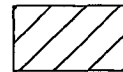
NW CORNER OF SW (1/4) OF SECTION 36.
P.O.C.

P.O.B.

40.00' (N87°18'54"E)

L = 16.30'
R = 25.00'
Δ = 37°22'05"
Tan = 8.45'

1282.59' (S02°41'06"E)
1262.03' (N02°41'06"W)



R.O.W. AREA
TO BE VACATED

CL 1306.43' (S02°41'06"E) (PUBLIC)

28th STREET

L = 13.26'
R = 15.00'
Δ = 50°39'53"
Tan = 7.10'

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

SUNRISE AVENUE

CL (N88°30'14"W) (PUBLIC)

RECEIVED

DEC 12 2006

VAC-18711

01/25/07 PC 28th STREET (PUBLIC)



Nevada By Design

ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone: (702) 938-1525 - Fax: (702) 938-1530
www.nvbydesign.com

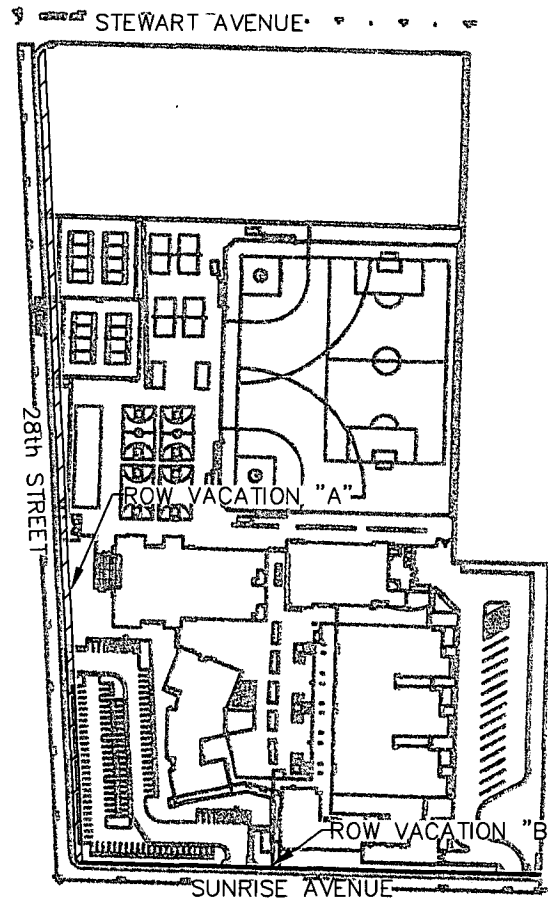
**ROY MARTIN
MIDDLE SCHOOL
ROW VACATION - "A"**

DRAWN BY: MAS	JOB NO.: 05477
DATE: 9/6/06	SHT. 2 OF 3

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



R.O.W. AREA
TO BE VACATED
RECEIVED

VAC-18711
01/25/07 PC

SUNRISE AVENUE (PUBLIC)

DEC 12 2006



Nevada By Design

ENGINEERING CONSULTANTS
3515 East Harmon Avenue
Las Vegas, NV 89121
Phone: (702) 938-1525 - Fax: (702) 938-1530
www.nvbydesign.com

ROY MARTIN MIDDLE SCHOOL ROW VACATION-SITE MAP

DRAWN BY: MAS	JOB NO.: 05477
DATE: 9/6/06	SHT. 1 OF 3

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

MAP LEGEND

—

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

AVERAGE
QA VALUE
35

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

BOOK

T20S R61E

SEC

36

MAP

N 2 SW 4

139-36-3

60E

61E

62E

119S

120S

121S

125

124

123

138

139

140

163

162

161

6

5

4

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1

Scale: 1"=200'

Rev: 06/19/06

CLARK COUNTY
NEVADA

