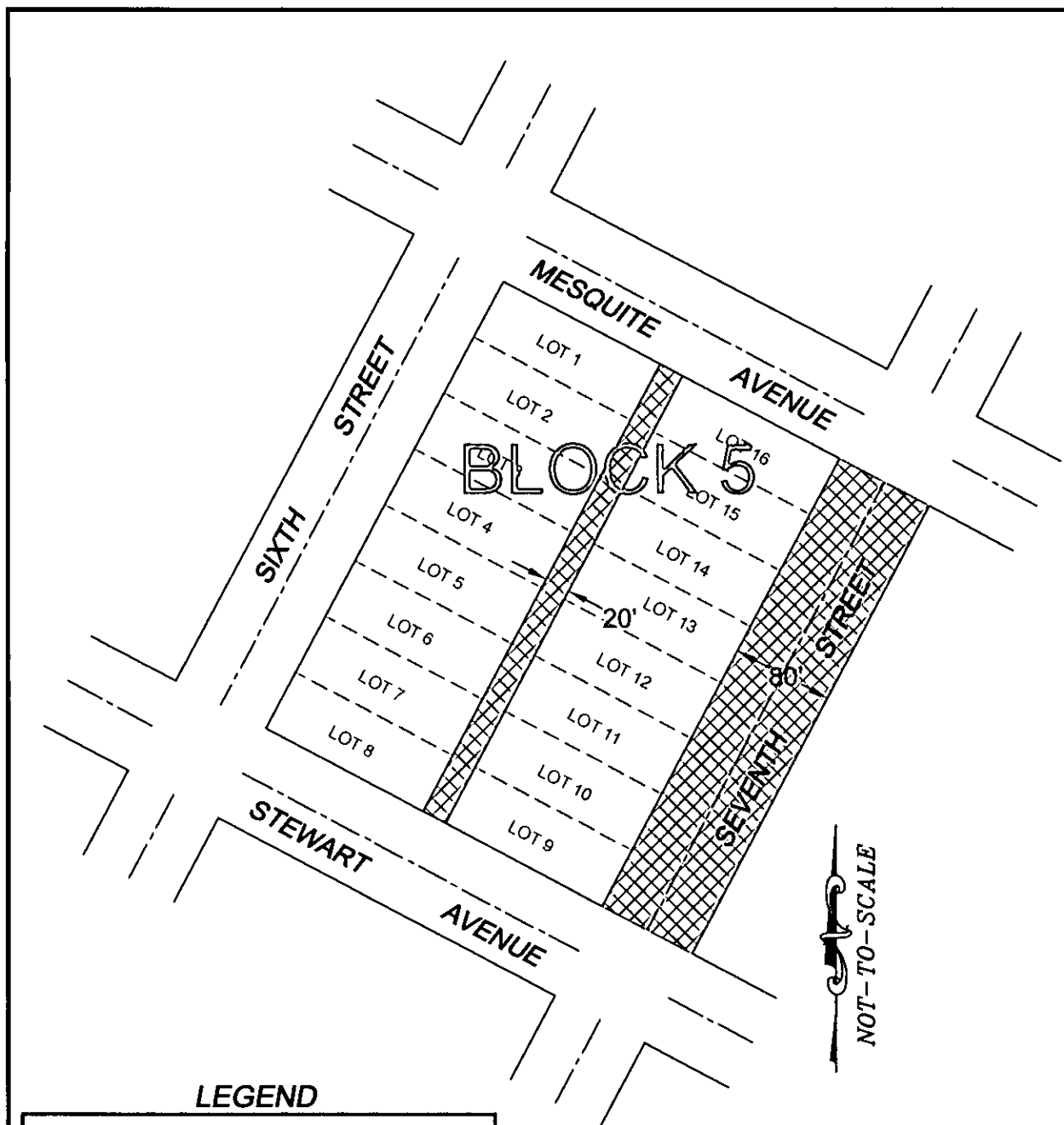




LEGEND

AREAS PROPOSED
FOR VACATION



STREET CENTERLINE



MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
NE 1/4, NE 1/4, SEC 34, T20S, R61E, MDM
A PORTION OF BUCK'S SUBDIVISION OF LAS VEGAS
BOOK 1 OF PLATS, PAGE 15 (C.C.N.R.)
ROAD PARCEL 139-34-599-005



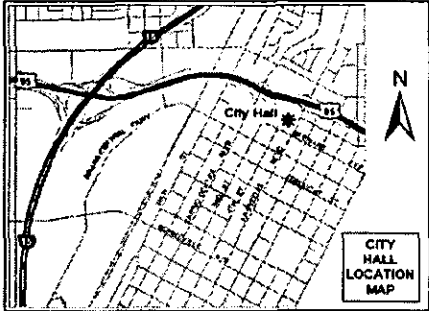
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

JAN 07 2011

VAC-40649

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-40649

Planning Commission Meeting of 2/8/2011

OK MD ND 2/1/11

30 KRDFN11 89101

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
MAILED FROM ZIP CODE 89101

\$ 00.414

JAN 27 2011



13934512026
EXBER INC
107 N 6TH ST 3RD FLOOR
LAS VEGAS NV 89101-4239

Case: VAC-40649

12A

Carman Burney

From: Steve Gebeke
Sent: Friday, January 07, 2011 9:19 AM
To: John Grider
Cc: Carman Burney
Subject: RE: Fees

Fees have been waived

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: John Grider
Sent: Friday, January 07, 2011 9:17 AM
To: Steve Gebeke
Subject: Fees

Steve,

The Vacation is VAC-40649 and the fees need to be removed.

John Grider
Planner 1

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

APN: 139-34-599-005, 139-34-599-067

⑪

Inst #: 201105240004749
Fees: \$24.00
N/C Fee: \$25.00
05/24/2011 03:36:48 PM
Receipt #: 787790
Requestor:
LAS VEGAS CITY
Recorded By: SUO Pgs: 11
DEBBIE CONWAY
CLARK COUNTY RECORDER

ORDER OF VACATION OF DEDICATED RIGHT-OF-WAY

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of a dedicated right-of-way ("Vacation Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated January 7, 2011, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its recommendation; and

WHEREAS, the Planning Commission public hearing to consider the Petition was held on February 8, 2011, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 400 Stewart Avenue, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission made a finding regarding the Petition by way of a recommendation to the City Council to order the vacation of the dedicated right-of-way; and

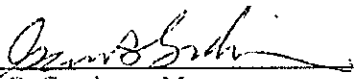
WHEREAS, not less than ten business days before consideration by the City Council, notice of the City Council public hearing, setting forth the extent of the proposed vacation and setting the date for the public hearing was sent by mail on January 27, 2011, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed vacation. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on January 24, 2011; and

WHEREAS, the City Council made a finding at the March 16, 2011 public hearing that the public will not be materially injured by the proposed vacation and thereby ordered the vacation of the Vacation Area, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

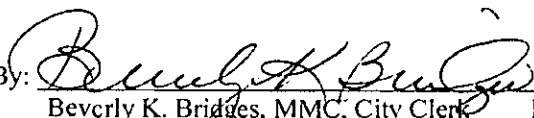
This Order vacates only the City's fee interest in the Vacation Area. Any other property interest, including any City utility, traffic or other City easements, over the dedicated right-of-way shall remain in place and this Order and shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 11TH day of May, 2011.

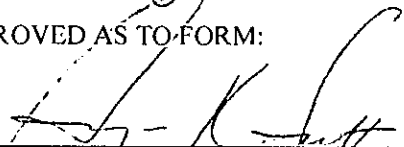
CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:

By:  5/11/2011
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By:  5/11/11
Assistant City Attorney Date
BRYAN K SCOTT

CONDITIONS SATISFIED:

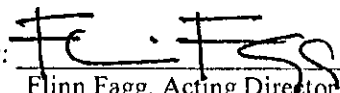
By:  5/23/11
Flinn Fagg, Acting Director Date
Department of Planning

EXHIBIT A

VACATION AREA DESCRIPTION

EXPLANATION:

This legal description describes a portion of Seventh Street lying between Stewart Avenue and Mesquite Avenue, and a 20-foot wide public alleyway, generally located north of Stewart Avenue and east of Sixth Street, for vacation purposes.

LEGAL DESCRIPTION:

Those portions of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being portions of SEVENTH STREET (7th STREET) dedicated to the City of Las Vegas by the plat BUCK'S SUBDIVISION OF LAS VEGAS, on file in Book 1 of Plats, Page 15, of Clark County, Nevada Records, and by that map in File 112 of Parcel Maps, Page 41, of Clark County, Nevada, Records, described as follows:

PARCEL 1

That portion of SEVENTH STREET (80 feet wide) as shown on said BUCK'S SUBDIVISION OF LAS VEGAS plat, bounded on the north by the southwesterly line of MESQUITE AVENUE and bounded on the south by the northeasterly line of STEWART AVENUE.

PARCEL 2

That 20 foot wide northeasterly-southwesterly alley lying within BLOCK 5 of said BUCK'S SUBDIVISION OF LAS VEGAS plat.

PARCEL 3

That radius spandrel area dedicated to the CITY OF LAS VEGAS by that map in said File 112 of Parcel Maps, Page 41, bounded as follows: bounded on the southeast by the northwesterly line of said SEVENTH STREET; bounded on the southwest by the northeasterly line of said STEWART AVENUE; and bounded on the north by a curve, concave northerly and having a radius of 10.00 feet, said curve being tangent to the northeasterly line of said STEWART AVENUE and tangent to the northwesterly line of said SEVENTH STREET.

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 northeasterly 5.00 feet and the southwesterly 5.00 feet of the above-described PARCEL 1, the northeasterly 5.00 feet and the southwesterly 5.00 feet of the above-described PARCEL 2, and the southwesterly 5.00 feet of the above-described PARCEL 3, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public drainage purposes and appurtenances thereto, over, across and under the above-described PARCEL 1 and PARCEL 2, together with reasonable rights of ingress thereto and egress therefrom. Said easements are to be privately maintained.

ALSO RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public sewer purposes and appurtenances thereto, over, across and under the above-described PARCEL 2, together with reasonable rights of ingress thereto and egress therefrom. Said easement is to be privately maintained.

ALSO RESERVING THEREFROM an easement to the Nevada Power Company, a Nevada corporation, d/b/a NV Energy, over, across and under the above-described PARCEL 1, PARCEL 2, and PARCEL 3, 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 2, together with reasonable rights of ingress thereto and egress therefrom.

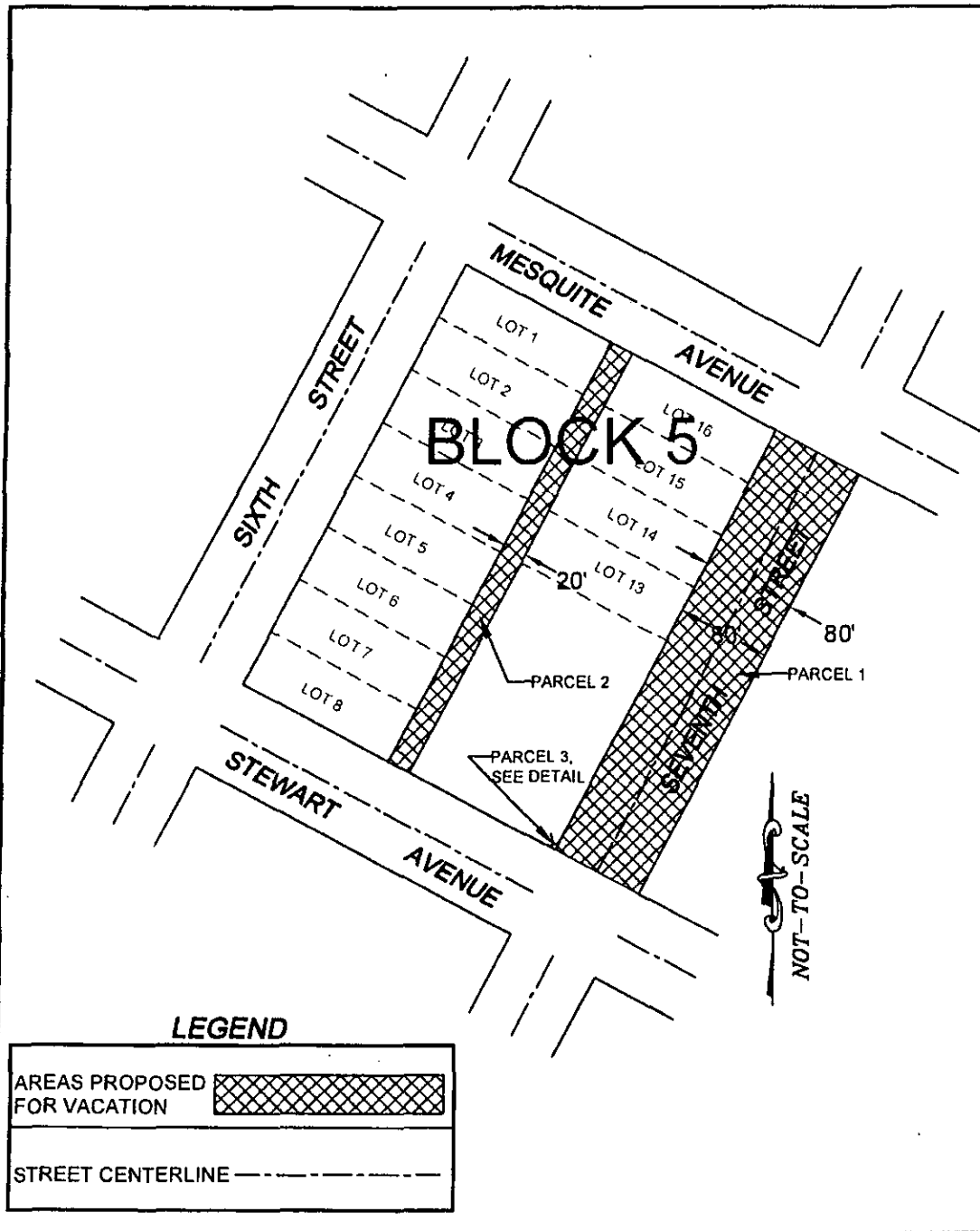
ALSO RESERVING THEREFROM an easement to the LAS VEGAS VALLEY WATER DISTRICT, over, across and under the above-described PARCEL 1, PARCEL 2, and PARCEL 3, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to CENTRAL TELEPHONE COMPANY d/b/a/ CenturyLink, over, across and under the above-described PARCEL 1, PARCEL 2, and PARCEL 3, together with reasonable rights of ingress thereto and egress therefrom.

END OF DESCRIPTION

VAC-40649

A.P.N. 139-34-599-005, 139-34-599-067



LEGEND AREAS PROPOSED FOR VACATION  STREET CENTERLINE 	 DEPT. OF OPERATIONS & MAINTENANCE RIGHT OF WAY SECTION
--	--

MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
NE 1/4, NE 1/4, SEC 34, T20S, R61E, MDM
A PORTION OF BUCK'S SUBDIVISION OF LAS VEGAS
BOOK 1 OF PLATS, PAGE 15 (C.C.N.R.)
ROAD PARCEL 139-34-599-005, 139-34-599-067

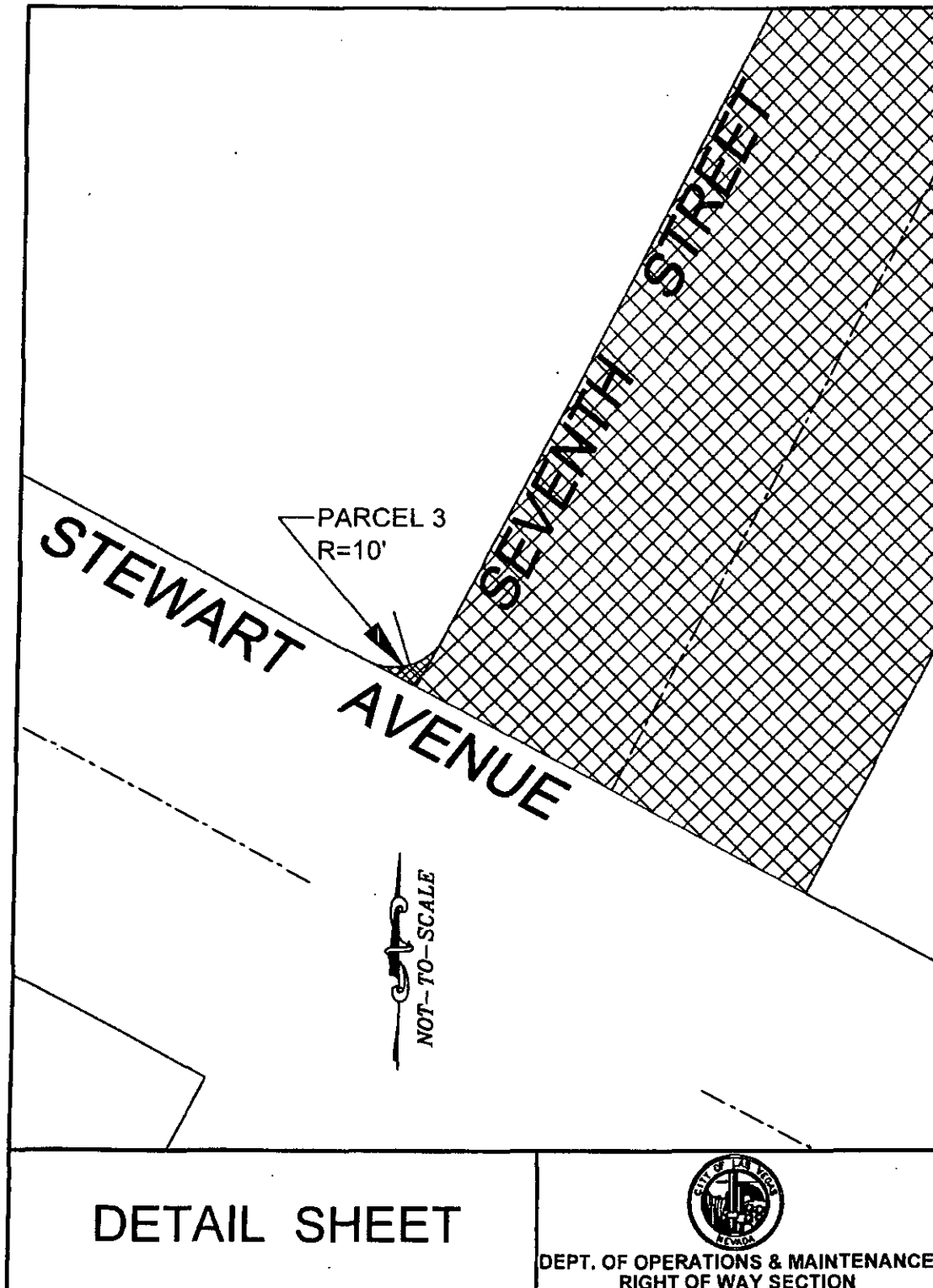


EXHIBIT B

CONDITIONS OF APPROVAL LETTER



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. Jorge Cervantes
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

RE: VAC-40649 – VACATION
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Cervantes:

The City Council at a regular meeting held March 16, 2011, APPROVED the Petition to Vacate public right-of-way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011. This approval is subject to:

1. The limits of this Petition of Vacation shall be the entire width of Seventh Street and the entire width of the alley between Seventh Street and Sixth Street bounded by the projection of the northerly right of way line of Stewart Avenue and the projection of the southerly right of way line of Mesquite Avenue.
2. A Public Sewer Easement shall be retained over the entire area of the alley between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.
3. A Public Drainage Easement shall be retained over the entire area to be vacated over Seventh Street between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All 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

FM-0044-08-09

Printed with environmentally friendly soy ink.

Mr. Jorge Cervantes
VAC-40649 – Page Two
March 17, 2011

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all city Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the city of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Bart Anderson
City of Las Vegas
DEVCO Division
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106

APN: 139-34-501-011

Recording requested by & return to:
City of Las Vegas
Attention: City Clerk
400 Stewart Ave
Las Vegas, NV 89101

Inst #: 201108170003385
Fees: \$18.00 N/C Fee: \$0.00
RPTT: \$51.00 Ex: #
08/17/2011 04:43:32 PM
Receipt #: 883244
Requestor:
LAS VEGAS CITY
Recorded By: OSA Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, for and in consideration of \$1.00, the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to EXBER, INC., a Nevada Corporation, all that real property situate in the City of Las Vegas, County of Clark, State of Nevada bounded and described as follows:

For complete legal description, see Exhibit "A" attached hereto
and by this reference made a part hereof

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

Witness by my hand on this 4TH day of August, 2011

CITY OF LAS VEGAS, a municipal corporation of the State of Nevada,

BY Carolyn Goodman
CAROLYN G. GOODMAN
MAYOR

Attest: By Beverly K. Bridges
BEVERLY K. BRIDGES, MMC, City Clerk

Approved as to form:

John S. Ridilla
Date: 8/2/11

John S. Ridilla
Deputy City Attorney

DUE TO CLARK COUNTY RECORDING
STANDARDS, PLEASE DO NOT WRITE,
TYPE AND/OR STAMP WITHIN THE
1" BORDER OF THIS DOCUMENT

APN: 139-34-501-011

OWNER: CITY OF LAS VEGAS, a municipal corporation of the State of Nevada,

TYPE DOC: Quitclaim

LOCATION: a portion of a vacated public alleyway lying north of Stewart Avenue.

STATE OF NEVADA)

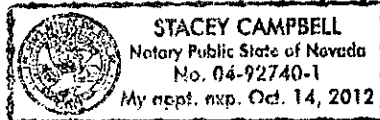
) ss.

COUNTY OF CLARK)

On this 4th day of August, 2011, before me, the undersigned Notary Public in and for said County and State, appeared Carolyn G Goodman, as Mayor of the City of Las Vegas, known to me to be the person who executed the above and foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal

Stacey Campbell



NOTARY PUBLIC in and for
said County and State

EXHIBIT "A"
A.P.N. 139-34-501-011

EXPLANATION:

This legal description describes a portion of a vacated 20-foot wide public alleyway lying northerly of Stewart Avenue between Sixth Street and Seventh Street.

LEGAL DESCRIPTION:

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, 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 that 20 foot wide public alleyway lying within BLOCK 5 of the plat of BUCK'S SUBDIVISION OF LAS VEGAS, on file in Book 1 of Plats, Page 15, of Clark County, Nevada Records, and as vacated by that ORDER OF VACATION OF DEDICATED RIGHT OF WAY, recorded May 24, 2011 in Book 20110524 as Instrument Number 04749 of Clark County, Nevada, Records, described as follows:

COMMENCING at the southernmost corner of PARCEL 1 as shown on that map in File 112 of Parcel Maps, Page 41 of Clark County, Nevada, Records; thence along the southerly line of said PARCEL 1 and along the northerly line of STEWART AVENUE, North 62°04'45" West, 140.31 feet to the POINT OF BEGINNING at the westernmost corner of said PARCEL 1; thence along the westerly line of said PARCEL 1 and along the easterly line of said vacated alleyway, North 26°41'51" East, 100.00 feet; thence North 62°04'45" West, 10.00 feet; thence South 26°41'51" West, 100.00 feet to the northerly line of said STEWART AVENUE; thence along said northerly line, South 62°04'45" East, 10.00 feet to the POINT OF BEGINNING.

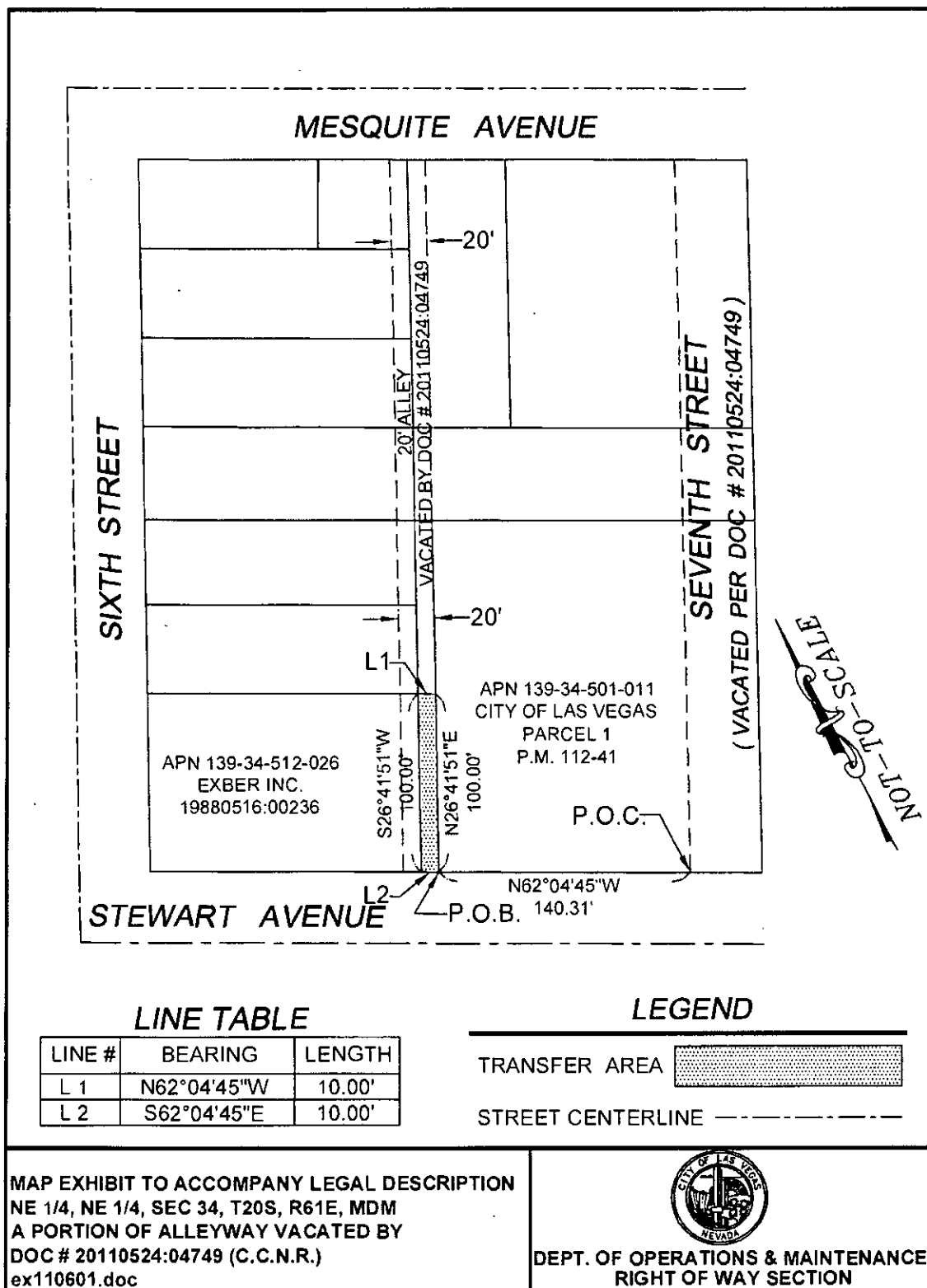
The above-described parcel of land contains an area of 1000 square feet, or 0.023 acres, more or less.

The Basis of Bearings for this land description is North 62°04'45" West, being the southerly line of PARCEL 1 as shown on that map in File 112 of Parcel Maps, Page 41, of Clark County, Nevada, Records.

END OF DESCRIPTION

Written by:

Neil Wacaser, City of Las Vegas, Department of Operations & Maintenance
333 N. Rancho Dr., Las Vegas, NV., 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov



APR 139-34-501-011

GRANTEE NAME -

EXBER, INC, A NEVADA CORPORATION

107 N 6th ST 3rd FLOOR

LAS VEGAS, NV 89101-4239

MAIL TAX STATEMENT TO

EXBER, INC, A NEVADA CORPORATION

107 N 6th ST 3rd FLOOR

LAS VEGAS, NV 89101-4239

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 139-34-501-011

b) _____

c) _____

d) _____

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhsd d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

RECORDER'S OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 10,000

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value:

\$ 10,000

Real Property Transfer Tax Due

\$ 51.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3 MAN

b. Explain Reason for Exemption: GOVERNMENT ENTITY

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS.375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Mary Ann Warr Capacity CLV RIGHT OF WAY AGENT

Signature _____ Capacity _____
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)

Board of Regents of the Nevada
System of higher Education on
Behalf of the University of Nevada,

Print Name: CITY OF LAS VEGAS

Address: 400 STEWART AVE

City: LAS VEGAS

State: NV Zip: 89101-2986

(REQUIRED)

Print Name: EXBER INC

Address: 107 N 6TH ST 3RD FLOOR

City: LAS VEGAS

State: NV Zip: 89101-4239

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow # _____

Address: _____

City: _____

State: _____

Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED



January 25, 2011

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
731 S. Fourth Street
Las Vegas, Nevada 89101
Attention: Mary Wulff

Reference: CLV VAC 40649
NV Energy # RV 0005-2011

Dear Ms. Wulff:

Nevada Power Company d/b/a NV Energy has or plans to have facilities in a portion of this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company d/b/a NV Energy over, under, and across the entire area being vacated, within the limits of this vacation as described herein.

It is Nevada Power Company d/b/a NV Energy'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 d/b/a NV Energy 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,

A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management

*Reservation -
SEE next page -*

RECEIVED

JAN 21 2011

DIV. ENG.

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/10/11
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON McSHEA MEGHAN O'NEAL SUE MULANAX
SUBJECT: PETITION OF VACATION		
APPLICANT/OWNER: CITY OF LAS VEGAS		
FILE NUMBER: VAC-40649		

PETITION TO VACATE PUBLIC RIGHT-OF-WAY BETWEEN STEWART AVENUE AND MESQUITE AVENUE TO INCLUDE 7TH STREET AND AN UNNAMED ALLEY WEST OF 7TH STREET, WARD 5 (BARLOW).

THOSE PORTIONS OF THE ^RNORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1 - THAT PORTION OF SEVENTH STREET, AS SHOWN ON THE PLAT OF BUCK'S SUBDIVISION OF LAS VEGAS, ON FILE IN BOOK 1 OF PLATS, PAGE 15, OF CLARK COUNTY, NEVADA RECORDS, BOUNDED ON THE NORTH BY THE SOUTH LINE OF MESQUITE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF STEWART AVENUE.

PARCEL 2 - THAT PORTION OF THAT 20-FOOT WIDE NORTHEASTERLY-SOUTHWESTERLY ALLEY LYING WITHIN BLOCK 5 OF SAID BUCK'S SUBDIVISION OF LAS VEGAS PLAT.

COMMENTS DUE BY: ASAP

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

VLD 1-26-2011

PLANNING COMMISSION MEETING: FEBRUARY 8, 2011

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

YES

*Poss Conflict
w/ 2" STL
X 6304 516*

VAC-40649 City of Las Vegas

RESERVING an easement to Southwest Gas Corporation over, under, and across the 20.00 foot wide alley lying within Block 5 as shown on a plat known as "Buck's Subdivision of Las Vegas" on file in the Clark County Recorder's Office, Clark County, Nevada, in Book 1, Page 15 of Plats.

Southwest Gas Corporation requests notification of the recording of this Vacation in the form of a copy of the recorded document or recording information sent to the attention of Rae Heller.



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

YES

February 15, 2011

RECEIVED

FEB 21 2011

RIGHT-OF-WAY

City of Las Vegas
Department of Public Works
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Attention: Mary Wulff

SUBJECT: PUBLIC DEDICATED RIGHT-OF-WAY WITHIN VAC-40649-2011

The Las Vegas Valley Water District (District) objects to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-40649-2011 received by the District on January 20, 2011, 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.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

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

JDF:PMB
Attachment

ATTACHMENT NO. 1

ADD THE FOLLOWING TO THE FINAL ORDER OF VACATION TO BE RECORDED FOR VAC-40649-2011

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.



CenturyLink
6700 Via Austi Parkway
Las Vegas, Nevada 89119
(702) 244-7055

VAC-40649
Reservations

March 10, 2011

RECEIVED

MAR 14 2011

RIGHT-OF-WAY

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

**RE: VAC-40649 Request from City of Las Vegas to vacate a portion of Public Right-of-Way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street lying in the Northeast Quarter (NE 1/4), of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, MDM, City of Las Vegas, Clark County, Nevada
APN: 139-34-501-011**

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in VAC-40649. In order to protect these facilities, we request that an easement be excepted there from to CenturyLink on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to CenturyLink on, over, in, under, across, above and along the entire area as described in Vacation VAC-40649.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of an CenturyLink Inspector.

If the applicant desires to meet to discuss this action, they are welcome to contact the CenturyLink Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

A handwritten signature in black ink that reads "Ricky Naugle".

Ricky Naugle
Manager of Plant Facilities
CENTURYLINK
PRN: 463692
Main WCE LBellows



Department of Public Works
Right-of-Way Division
731 South 4th Street
Las Vegas, Nevada 89101
Attn: Carolyn Caviness / Mary Wulff

1/25/11

Subject: Review requested Vacate: VAC-40649 Parcel 1 and Parcel 2

We currently have **_no CATV facilities** installed in this location; We have no objection to your request, We do, however, request consideration for a reservation of rights within the proposed utility corridor & Proposed Public R.O.W. over the subject parent property for the installation of future facilities.

Please feel free to contact me should you have any questions. Please call 702-545-1674

Sincerely,

Dan DeFiesta ,P.P.II
702-545-1674
Right of Way Dept.
Cox Communications Las Vegas,Inc.

Roger Bailey

From: Neil Wacaser
Sent: Thursday, April 07, 2011 3:15 PM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: VAC-40649

Roger,

Please see the attached file (ld110401.pdf) for the legal description and map exhibit to be used to vacate 7th Street between Mesquite Avenue and Stewart Avenue for VAC-40649.

Per conditions 2 and 3 of the City's March 17 approval letter, a public sewer easement and a public drainage easement were reserved. ✓

If you have any questions or if you need anything else, please let me know.

Thanks,
Neil

Neil Wacaser
City of Las Vegas, Dept. of Operations & Maintenance
333 N. Rancho Drive
Las Vegas, NV, 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov

Please feel free to print this e-mail. Paper is a biodegradable, renewable, sustainable product made from trees. Working forests are good for the environment and provide clean air and water, wildlife habitat, and carbon storage. Growing and harvesting trees also provides jobs for millions of Americans.

Legal looks good

BB 4/11/11

*Okay to Process -
please hold Recordation
for my OK.
BFA 4/21/11*



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 17, 2011

Mr. Jorge Cervantes
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

RE: VAC-40649 - VACATION
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Cervantes:

The City Council at a regular meeting held March 16, 2011, APPROVED the Petition to Vacate public right-of-way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011. This approval is subject to:

1. The limits of this Petition of Vacation shall be the entire width of Seventh Street and the entire width of the alley between Seventh Street and Sixth Street bounded by the projection of the northerly right of way line of Stewart Avenue and the projection of the southerly right of way line of Mesquite Avenue.
2. A Public Sewer Easement shall be retained over the entire area of the alley between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.
3. A Public Drainage Easement shall be retained over the entire area to be vacated over Seventh Street between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All 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

FM-0044-08-09

Printed with environmentally friendly soy ink.

Mr. Jorge Cervantes
VAC-40649 – Page Two
March 17, 2011

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all city Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the city of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Bart Anderson
City of Las Vegas
DEVCO Division
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 9, 2011

Mr. Jorge Cervantes
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

**RE: VAC-40649 - VACATION
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Cervantes:

Your Petition to Vacate public right-of-way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street, Ward 5 (Barlow), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The limits of this Petition of Vacation shall be the entire width of Seventh Street and the entire width of the alley between Seventh Street and Sixth Street bounded by the projection of the northerly right of way line of Stewart Avenue and the projection of the southerly right of way line of Mesquite Avenue.
2. A Public Sewer Easement shall be retained over the entire area of the alley between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.
3. A Public Drainage Easement shall be retained over the entire area to be vacated over Seventh Street between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all city Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the city of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on March 16, 2011, 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bart Anderson
City of Las Vegas
DEVCO Division
333 North Rancho Drive, 7th Floor
Las Vegas, Nevada 89106

P/L 19/6

Report of All Selected Parcels

Case Number: VAC-40649

Printed On: Fri: January 7, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CITY OF LAS VEGAS	%OFFICE OF BUSINESS OEVELOPMENT 400 STEWART AVE LAS VEGAS NV	13934512025
CITY OF LAS VEGAS	%OFFICE OF BUSINESS OEVELOPMENT 400 STEWART AVE LAS VEGAS NV	13934512019
CITY OF LAS VEGAS	%OFFICE OF BUSINESS OEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512036
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512022
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEV 400 STEWART AVE 2NO FLR LAS VEGAS NV	13934512035
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512023
CITY OF LAS VEGAS	%CITY CLERK 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512050
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE LAS VEGAS NV	13934512024
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2NO FLR LAS VEGAS NV	13934512021
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2NO FLR LAS VEGAS NV	13934512051
CITY OF LAS VEGAS	%OFFICE OF BUSINESS OEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512056
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEV 400 STEWART 2NO FLOOR LAS VEGAS NV	13934501011
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512052
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512053
CITY OF LAS VEGAS	400 STEWART 2ND FLR LAS VEGAS NV	13934512099
CITY OF LAS VEGAS	400 STEWART 2NO FLR LAS VEGAS NV	13934512100
CITY OF LAS VEGAS	%OFFICE OF BUSINESS OEV 400 STEWART AVE 2NO FLR LAS VEGAS NV	13934512055
CITY OF LAS VEGAS	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13934512034
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13934512026



January 19, 2011

Mr. Jorge Cervantes
City of Las Vegas
Department of Public Works
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

**RE: VAC-40649 - VACATION
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Cervantes:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 8, 2011** 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 available on-line on **Wednesday, January 26, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bart Anderson
City of Las Vegas
DEVCO Division
333 North Rancho Drive
Las Vegas, Nevada 89107

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

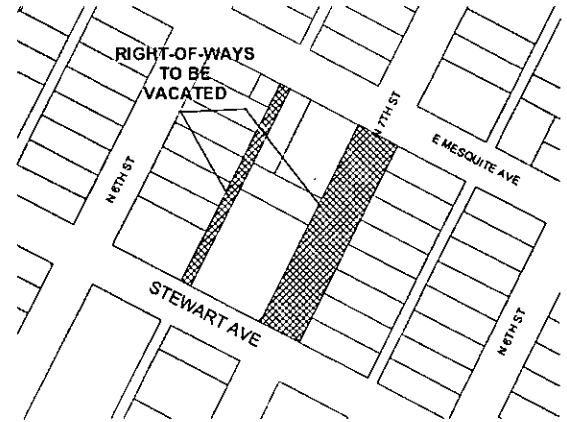
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

VAC-40649 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate public right-of-way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

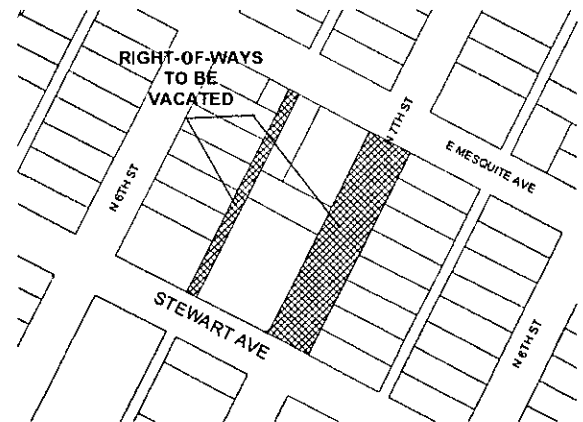
Meeting: Planning Commission
Date: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89107. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAC-40649 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate public right-of-way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

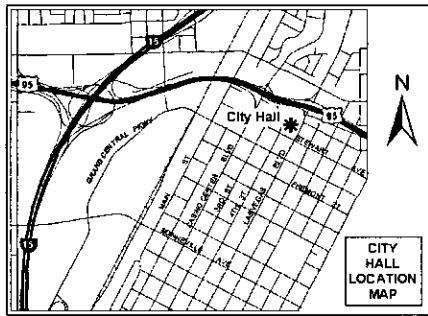
Public Hearing Information

Meeting: Planning Commission
Date: February 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89107. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

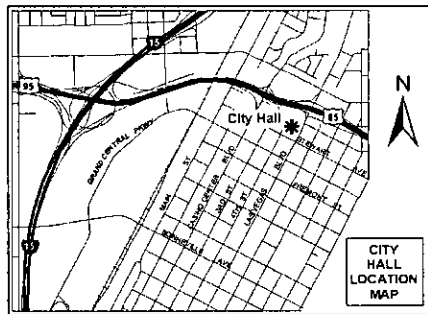
Please use available blank space on card for your comments.

VAC-40649

Planning Commission Meeting of 2/8/2011

City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-40649

Planning Commission Meeting of 2/8/2011

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: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)
Date: January 19, 2011
Re: **VAC-40649** City of Las Vegas 7th St. & alley west of 7th St. between Stewart Ave. & Mesquite Ave.
Request for a Petition of Vacation of 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? *Uniform.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *Yes. It will eliminate north and south access via Seventh Street and the alley west of Seventh Street between Mesquite Avenue and Stewart Avenue*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate right-of-way that will be used to further future downtown redevelopment.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes.*
- 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 the entire width of Seventh Street and the entire width of the alley between Seventh Street and Sixth Street bounded by the projection of the northerly right-of-way line of Stewart Avenue and the projection of the southerly right-of-way line of Mesquite Avenue.
2. A Public Sewer Easement shall be retained over the entire area of the alley between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.
3. A Public Drainage Easement shall be retained over the entire area to be vacated over Seventh Street between Mesquite Avenue and Stewart Avenue through this Petition of Vacation. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All 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.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Development Notification

PC Meeting: February 8, 2011a

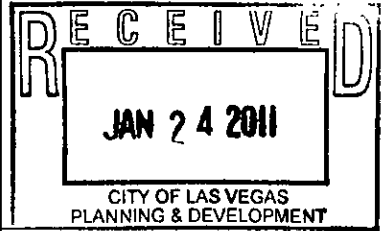
The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-40649

	Ogden Villas Apartments
18b The Las Vegas Arts District	Orleans Square NA
Archie C. Grant Park Resident Council	Robert Gordon Plaza Resident Council
Beverly Palms Apartments	South Cove Apartments
Boulder Dam Homesites	Stewart Arms Apartments
Church-Noblitt NA	Stewart Town HOA
Crestwood NA	Sunflower Apartments
Cultural Corridor Coalition NCG	Towne Terrace Apartments
Downtown Business Operators Council	Vera Johnson Manor A Resident Council
Fremont Apartments	West Huntridge NA
Fremont Plaza Apartments	WLV-NAAI
Fremont Street Experience Business Association	
Hewetson Parent Organization	
Hillside Heights NA	
Hoover Apartments	
Horizon Studio Apartments	
Huntridge Park NA	
John S. Park NA	
L'Octaine Apartments Resident Council	
Marble Manor Annex Resident Council	
Maverick - Hidden Village Apartments	
Mayfair NA	
Newport Lofts	
Oak Tree Apartments	

REQUEST FOR COMMENTS

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services
CITY OF LAS VEGAS
Office of Intergovernmental Services
No Law Enforcement Issue**



FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 1/10/11

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

**TOM BURKART
LINDA PERRI
OZZIE MIRKHAH

ANNE KILPONEN
BRIAN O'CALLAGHAN
KATHY SHEPHERD**

SUBJECT: PETITION OF VACATION

APPLICANT/OWNER: CITY OF LAS VEGAS

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

FILE NUMBER: VAC-40649

No Law Enforcement Issue

PETITION TO VACATE PUBLIC RIGHT-OF-WAY BETWEEN STEWART AVENUE AND MESQUITE AVENUE TO INCLUDE 7TH STREET AND AN UNNAMED ALLEY WEST OF 7TH STREET, WARD 5 (BARLOW).

THOSE PORTIONS OF THE NOTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1 - THAT PORTION OF SEVENTH STREET, AS SHOWN ON THE PLAT OF BUCK'S SUBDIVISION OF LAS VEGAS, ON FILE IN BOOK 1 OF PLATS, PAGE 15, OF CLARK COUNTY, NEVADA RECORDS, BOUNDED ON THE NORTH BY THE SOUTH LINE OF MESQUITE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF STEWART AVENUE.

PARCEL 2 - THAT PORTION OF THAT 20-FOOT WIDE NORTHEASTERLY-SOUTHWESTERLY ALLEY LYING WITHIN BLOCK 5 OF SAID BUCK'S SUBDIVISION OF LAS VEGAS PLAT.

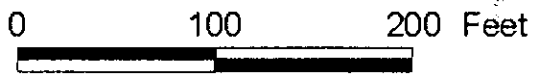
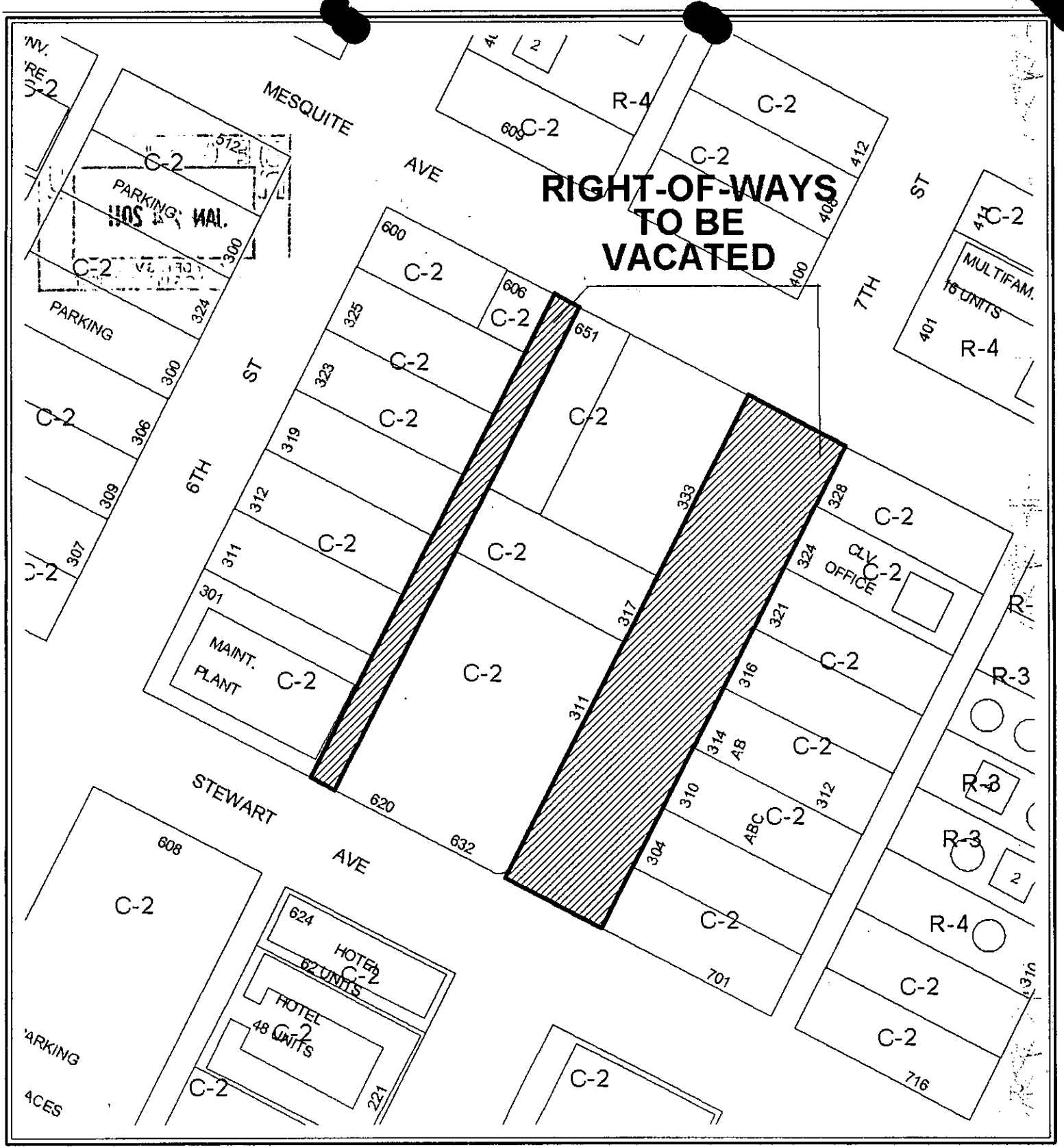
COMMENTS DUE BY: ASAP

PLANNING COMMISSION MEETING: FEBRUARY 8, 2011

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

ATTACHMENT:
All others: location map

No Law Enforcement Issue



CASE: VAC-40649

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/10/11
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID (420 N. FOURTH STREET) SURVEY TRAFFIC ENGINEERING	ROGER BAILEY REBECCA WHITLOCK ALBERT SUNG DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION APPLICANT/OWNER: CITY OF LAS VEGAS FILE NUMBER: VAC-40649		

PETITION TO VACATE PUBLIC RIGHT-OF-WAY BETWEEN STEWART AVENUE AND MESQUITE AVENUE TO INCLUDE 7TH STREET AND AN UNNAMED ALLEY WEST OF 7TH STREET, WARD 5 (BARLOW).

THOSE PORTIONS OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1 - THAT PORTION OF SEVENTH STREET, AS SHOWN ON THE PLAT OF BUCK'S SUBDIVISION OF LAS VEGAS, ON FILE IN BOOK 1 OF PLATS, PAGE 15, OF CLARK COUNTY, NEVADA RECORDS, BOUNDED ON THE NORTH BY THE SOUTH LINE OF MESQUITE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF STEWART AVENUE.

PARCEL 2 - THAT PORTION OF THAT 20-FOOT WIDE NORTHEASTERLY-SOUTHWESTERLY ALLEY LYING WITHIN BLOCK 5 OF SAID BUCK'S SUBDIVISION OF LAS VEGAS PLAT.

COMMENTS DUE TO BART ANDERSON BY: ASAP

PLANNING COMMISSION MEETING: FEBRUARY 8, 2011

ATTACHMENT:

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

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/10/11
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON McSHEA MEGHAN O'NEAL SUE MULANAX
SUBJECT: PETITION OF VACATION		
APPLICANT/OWNER: CITY OF LAS VEGAS		
FILE NUMBER: VAC-40649		

PETITION TO VACATE PUBLIC RIGHT-OF-WAY BETWEEN STEWART AVENUE AND MESQUITE AVENUE TO INCLUDE 7TH STREET AND AN UNNAMED ALLEY WEST OF 7TH STREET, WARD 5 (BARLOW).

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PARCEL 2 - THAT PORTION OF THAT 20-FOOT WIDE NORTHEASTERLY-SOUTHWESTERLY ALLEY LYING WITHIN BLOCK 5 OF SAID BUCK'S SUBDIVISION OF LAS VEGAS PLAT.

COMMENTS DUE BY: ASAP

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

PLANNING COMMISSION MEETING: FEBRUARY 8, 2011

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/10/11
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN KATHY SHEPHERD
SUBJECT: PETITION OF VACATION		
APPLICANT/OWNER: CITY OF LAS VEGAS		
FILE NUMBER: VAC-40649		

PETITION TO VACATE PUBLIC RIGHT-OF-WAY BETWEEN STEWART AVENUE AND MESQUITE AVENUE TO INCLUDE 7TH STREET AND AN UNNAMED ALLEY WEST OF 7TH STREET, WARD 5 (BARLOW).

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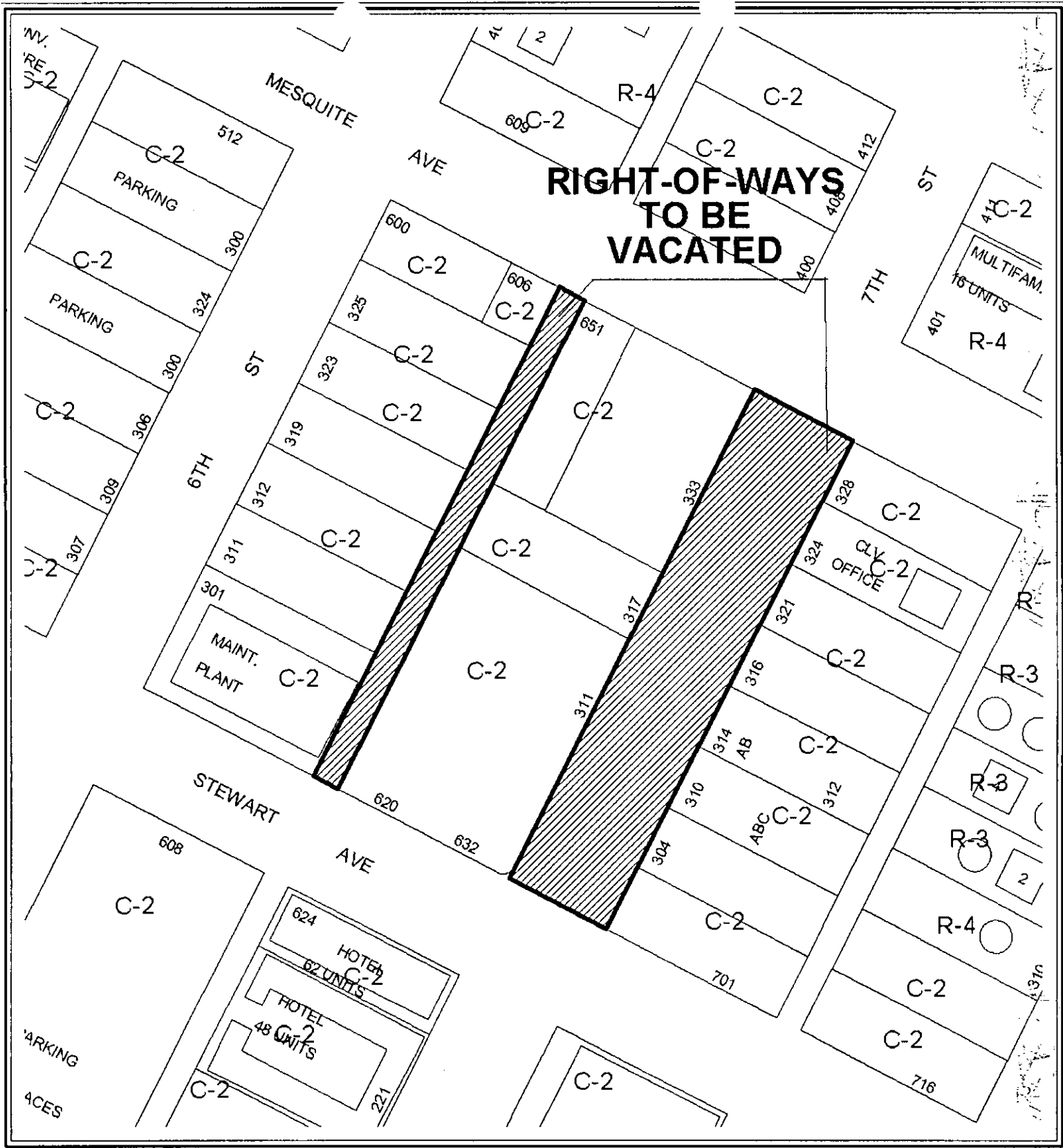
PARCEL 1 - THAT PORTION OF SEVENTH STREET, AS SHOWN ON THE PLAT OF BUCK'S SUBDIVISION OF LAS VEGAS, ON FILE IN BOOK 1 OF PLATS, PAGE 15, OF CLARK COUNTY, NEVADA RECORDS, BOUNDED ON THE NORTH BY THE SOUTH LINE OF MESQUITE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF STEWART AVENUE.

PARCEL 2 - THAT PORTION OF THAT 20-FOOT WIDE NORTHEASTERLY-SOUTHWESTERLY ALLEY LYING WITHIN BLOCK 5 OF SAID BUCK'S SUBDIVISION OF LAS VEGAS PLAT.

COMMENTS DUE BY: ASAP

PLANNING COMMISSION MEETING: FEBRUARY 8, 2011

ATTACHMENT:
All others: location map



CASE: **VAC-40649**

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

VAC-40649/02/08/11-PC-A

Report Date 01/07/2011 09:15 AM

Submitted By

Page 1

A/P # 40649 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/07/2011 09:03	984548	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-40649 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide by 400-foot long alley and an 80-foot wide by 400-foot long street, bounded on the north by the south line of Mesquite Avenue and bounded on the south by the north line of Stewart Avenue at 311 North 7th Street (APN 139-34-501-011), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P

Project # 40649 Project/Phase Name 7TH STREET AND ALLEY VACATION Phase #
Size/Area 0.00 Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934501011

Location

Owner/Tenant

Contact ID AC1398853 Name CITY OF LAS VEGAS Organization % OFFICE OF BUSINESS DEV
Mailing Address 400 STEWART 2ND FLOOR State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89101-2913 Evening Phone
Day Phone (702)229-2198 x Mobile #
Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

311 N 7TH ST
LAS VEGAS, 89101-

620 STEWART AVE
LAS VEGAS, 89101-

632 STEWART AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 01/07/2011 09:15 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934501011

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1398853 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone (702)229-2198 x Eve Phone Organization % OFFICE OF BUSINESS DEV
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 400 STEWART 2ND FLOOR
LAS VEGAS, NV 89101-2913
Seasonal Addr

Valid From To
Comments Bart Anderson 702-229-2198

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Failed
NOTIFICATION & ADVERTISING FEE (\$500.00)	Unpaid
PROCESSING FEE (\$500.00)	Unpaid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC)

Modified By JGRIDER

Modified Date/Time 01/07/2011 09:03

Comments

No Comments

Report Date 01/07/2011 09:15 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

- N Business Licensing Requirements Met
- Y Business License Exempt

Detail PLANNING LEGAL DESCRIPTION

Modified By JGRIDER

Modified Date/Time 01/07/2011 09:14

Comments

No Comments

PLANNING LEGAL

Enter legal description

THOSE PORTIONS OF THE NOTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

- 1 PARCEL
THAT PORTION OF SEVENTH STREET, AS SHOWN
ON THE PLAT OF BUCK'S SUBDIVISION OF LAS VEGAS, ON FILE IN BOOK 1 OF PLATS, PAGE 15, OF CLARK COUNTY, NEVADA RECORDS, BOUNDED ON THE NORTH BY THE SOUTH LINE OF MESQUITE AVENUE AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF STEWART AVENUE.
- 2 PARCEL
THAT PORTION OF THAT 20-FOOT WIDE
NORTHEASTERLY-SOUTHWESTERLY ALLEY LYING WITHIN BLOCK 5 OF SAID BUCK'S SUBDIVISION OF LAS VEGAS PLAT.

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 01/07/2011 09:15 AM

Submitted By

Page 4

VACATION

N Parent Project link required?

Vacation Routing Process after City Council

External (Utility) Comments required?

Entitlement Exercised?

Staff Recommendation

Meeting Information

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		
Added By					
02/08/2011	PC	SCHEDULED	0	0	0
JGRIDER	01/07/2011				

Vacation Final Review Process

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

There are no items in this list

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

No children exist for this project

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

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Public Right-of-Way

Project Address (Location) 7th Street & Alley between Stewart Ave and Mesquite Ave

Project Name _____ Proposed Use Redevelopment

Assessor's Parcel #(s) 139-34-501-011 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Jorge Cervantes

Address 400 E. Stewart Avenue Phone: (702) 229-2198 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address jcervantes@lasvegasnevada.gov

APPLICANT Jorge Cervantes Contact Bart Anderson

Address 400 E. Stewart Avenue Phone: (702) 229-2198 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address jcervantes@lasvegasnevada.gov

REPRESENTATIVE Barton T. Anderson Contact Bart Anderson

Address 400 E. Stewart Avenue Phone: (702) 229-2198 Fax: _____

City Las Vegas State NV Zip 89101

E-mail Address banderson@lasvegasnevada.gov

Property Owner Signature* Barton T. Anderson for Jorge Cervantes

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

Print Name Barton T. Anderson for Jorge Cervantes

Subscribed and sworn before me

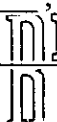
This 6th day of January, 2011

Kevin Cerny

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-40609</u>
Meeting Date:	<u>02/08/11</u>
Total Fee:	
Date Received:*	
Received By:	<u>[Signature]</u>

 **KEVIN CERNY**
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012

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

f:\depot\Application Pack\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-40649** APN: 139-34-501-011

Name of Property Owner: City of Las Vegas

Name of Applicant: Jorge Cervantes, P.E., PTOE, Director, Department of Public Works

Name of Representative: Barton T. Anderson

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Barton T. Anderson for Jorge Cervantes

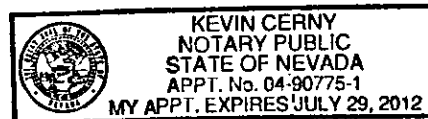
Print Name: Barton T. Anderson for Jorge Cervantes

Subscribed and sworn before me

This 6th day of January, 2011

Kevin Cerny

Notary Public in and for said County and State



JAN 07 2011

To whom it may concern:

The Department of Public Works requests a Petition of Vacation of the public right-of-way for 7th Street between Stewart Avenue and Mesquite Avenue, and the existing public alley bounded by Stewart Avenue, 6th Street Mesquite Avenue, and 7th Street. Over the past several years, the City has assembled nearly all of the properties abutting the rights-of-way requested for vacation, with the intent of consolidating them all into a large redevelopment site, either by the City or another developer. It is anticipated that this petition will further the redevelopment goals of the City of Las Vegas, once the City has moved out of the current City Hall building.

Thank you,

A handwritten signature in black ink that reads "Barton Anderson". The signature is fluid and cursive, with the first name "Barton" and the last name "Anderson" clearly distinguishable.

Barton T. Anderson,
Project Manager, Development Coordination
City of Las Vegas, Department of Public Works

RECEIVED
JAN 11 2011
VAC-40649

EXPLANATION:

This legal description describes a portion of Seventh Street lying between Stewart Avenue and Mesquite Avenue, and a 20-foot wide public alleyway, generally located north of Stewart Avenue and east of Sixth Street, for vacation purposes.

LEGAL DESCRIPTION:

Those portions of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1

That portion of SEVENTH STREET, as shown on the plat of BUCK'S SUBDIVISION OF LAS VEGAS, on file in Book 1 of Plats, Page 15, of Clark County, Nevada Records, bounded on the north by the south line of MESQUITE AVENUE and bounded on the south by the north line of STEWART AVENUE.

PARCEL 2

That portion of that 20 foot wide northeasterly-southwesterly alley lying within BLOCK 5 of said BUCK'S SUBDIVISION OF LAS VEGAS plat.

END OF DESCRIPTION

RECORDED
JAN 07 2011
VAC-40649