

**Planning & Development Department  
Scanning Cover Sheet**

Case No            VAC-0059-90

APN                138-33-499-007

Location           BOSECK DR & DURANGO DR

Applicant           LOYAL E CROWNOVER

Subject

PETITION OF VACATION TO VACATE GOVERNMENT  
PATENT EASEMENTS TO THE NORTH OF BOSECK DR  
EAST OF DURANGO DR



# MEMO

DATE 1-11-91

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: VAC-59-90

☒ NO OBJECTIONS      ☒ SUBJECT TO CONDITIONS LISTED      ☐ DENIAL

☒ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☒ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

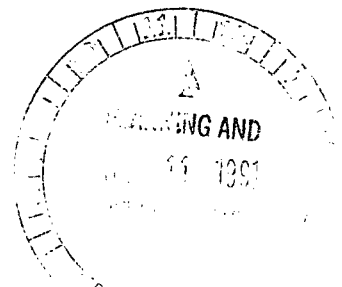
☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Richard A. Brennan*  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

ORIGINAL - COMMUNITY PLANNING & DEVELOPMENT      COPY - FPD

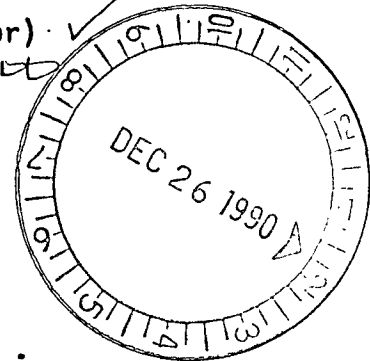


CITY OF LAS VEGAS  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL FOR VACATIONS

DATE:

TO: Department of Public Works (Ed Byrge - 4th Floor) ✓  
Fire Services (~~Don Tanner~~) ✓ CHIEF JUD ✓  
Fire Services, Alarm Office (Ann Vilbert) ✓  
Electrical Services (George Ferris) ✓  
Metro. Police Department ✓  
Nevada Power Company  
Southwest Gas Corporation  
Central Telephone Company  
Las Vegas Valley Water District



RE: VAC-59-90

We have received a petition from LOYAL E. CROWNOVER  
for the vacation of property, described as follows:

NORTH, SOUTH & EAST 33' OF  
GOVERNMENT LOT 41, EXCEPTING  
THE WEST 50' AND SOUTH 30'.  
AND THE NORTH, SOUTH, EAST & WEST  
33' OF GOVERNMENT LOT 42, EXCEPTING  
THE EAST 30' AND SOUTH 30', LOCATED IN  
SECTION 33, TOWNSHIP 20S, RANGE 60E,  
( NORTH OF BOSECK DRIVE, EAST  
OF DURANGO DRIVE. )

May we have your recommendations and comments concerning this petition not  
later than ASAP, as we wish to present it to the Planning  
Commission on 1/22/91. A reference map is enclosed.

*No Comment*  
*Ann Vilbert*  
*Fire Alarm Office*  
NRS:RSG:gm

NORMAN R. STANDERFER, DIRECTOR  
COMMUNITY PLANNING AND DEVELOPMENT

City of Las Vegas  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

RECEIVED AND  
JAN 17 1991

Attachments:

1. Public Works (Map, Pet., Deed)
2. All Others (Map)

CITY OF LAS VEGAS  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL FOR VACATIONS

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LISA LN.

WALTER JACOBSON  
ELEMENTARY  
SCHOOL

ROLAND WILEY RD.

8400

BOSECK DR.



**VAC-59-90**

CHARLESTON BLVD.

DURANGO DR.

LISA LN.

WALTER JACOBSON  
ELEMENTARY  
SCHOOL

ROLAND WILEY RD.

6400

BOSECK DR.



**VAC-59-90**

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DURANGO DR.

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ROLAND WILEY RD.

8400

BOSECK DR.



**VAC-59-90**

CHARLESTON BLVD.

DURANGO DR.

VAC - 59-90

PETITION OF VACATION SUBMITTED  
BY LOYAL E. CROWNOVER TO VACATE  
GOVERNMENT PATENT EASEMENTS TO  
THE NORTH OF BOSECK DRIVE,  
EAST OF DURANGO DRIVE.

THE ABOVE PROPERTY IS LEGALLY  
DESCRIBED AS THE NORTH, SOUTH,  
EAST 33' OF GOVERNMENT LOT 41,  
EXCEPTING THE WEST 50' AND  
THE SOUTH 30'; AND THE NORTH,  
SOUTH, EAST & WEST 33' OF GOVERNMENT  
LOT 42, EXCEPTING THE EAST 30' AND  
SOUTH 30', LOCATED IN SECTION 33,  
TOWNSHIP 20 S, RANGE 60 E, M.D.B. & M.

PROPERTY  
ALREADY  
VACATED-

SEE

VAC - 10 - 89



**Pacific  
Southwest  
DEVELOPMENT**

Providing Development Management for Covington Homes

378-4690

CHRIS BARRY  
Residential Project Planner

2760 Lake Sahara Drive, Suite 106 • Las Vegas, Nevada 89117  
(702) 363-8575 (702) 363-3379 FAX

*Handwritten signature*  
RECEIVED

PETITION TO VACATE PUBLIC RIGHT-OF-WAY

Dec 21 8 49 AM '90

DATE 01/21/91 CLERK

REC. 12/17/90

VAC - 59-90

#103452 (Receipt)

75.00

1/22/91

HONORABLE MAYOR AND  
CITY COUNCILMEN  
CITY HALL  
400 EAST STEWART AVENUE  
LAS VEGAS, NEVADA 89101

GENTLEMEN:

I, THE UNDERSIGNED OWNER(S) OF LAND(S) WITHIN THE AREA AFFECTED BY THIS  
PROPOSED VACATION, DO HEREBY PETITION FOR THE VACATION OF PUBLIC RIGHT-  
OF-WAY KNOWN AS:

RIGHTS-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES PURPOSES RESERVED IN THE PATENTS  
FROM THE UNITED STATES OF AMERICA (COPIES ATTACHED)

THE REASON FOR THE VACATION REQUEST:

NOT NEEDED FOR ACCESS OR PROVIDING SERVICES TO THE AREA

LEGAL DESCRIPTION OF THE RIGHTS-OF-WAY TO BE VACATED:

THE NORTH, SOUTH, EAST AND WEST 33 FEET OF GOVERNMENT LOT 42 IN SECTION 33  
OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE EAST 30 FEET AND THE SOUTH 30  
FEET OF SAID LOT 42

THE NORTH, SOUTH, AND EAST 33 FEET OF GOVERNMENT LOT 41 IN SECTION 33 OF  
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M

EXCEPTING THEREFROM THE WEST 50 FEET AND THE SOUTH 30 FEET OF SAID LOT 41

*Handwritten signature*  
*Handwritten signature*

1. LOYAL E. CROWNOVER AND LORA H. CROWNOVER  
name of abutting property owner (print)

signature

2213 PLAZA DEL PUERTO  
address

LAS VEGAS, NEVADA 89102  
zip code

phone

2. \_\_\_\_\_  
name of abutting property owner (print)

signature

address

zip code

phone

3. \_\_\_\_\_  
name of abutting property owner (print)

signature

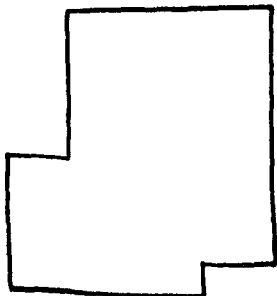
address

zip code

phone

HPF:RSG:gm

WALTER JACOBSON  
ELEMENTARY  
SCHOOL



LISA LN.

ROLAND WILEY RD.

8400

BOSECK DR.



**VAC-59-90**

CHARLESTON BLVD.

9 0 0 2 0 1 0 0 2 8 2  
**GRANT, BARGAIN, SALE DEED**  
46545-DH

THIS DEED WITNESSETH: That MARK A. SCHNIPPEL, a married man as his  
sole and separate property  
for consideration of \$ 1.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to  
LOYAL E. CROWNOVER and LORA H. CROWNOVER,  
husband and wife as community property  
situated in the City of Las Vegas County of Clark  
State of Nevada, bounded and described as follows:

**PARCEL I:**

Government Lot Forty-two (42) in the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of Section 33, Township 20 South, Range 60 East, N.D. S. & M.

EXCEPTING AND RESERVING, also to the United States all coal, oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

**PARCEL II:**

The West Half (W-1/2) of the Southwest Quarter (SW-1/4) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of Section 33, Township 20 South, Range 60 East, N. D. M. (also being Government Lot 41)

EXCEPTING AND RESERVING, also to the United States all coal, oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

\*\*\* SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF FOR CONTINUATION

APR: APN: 450-200-016  
450-200-017

SUBJECT TO: 1. Taxes for the fiscal year  
2. Rights of way, reservations, restrictions, easements and conditions of record.

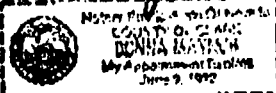
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

Witness my hand this 22nd day of November 1989  
MARK A. SCHNIPPEL

STATE OF NEVADA } 58  
County of CLARK  
On this 22nd day of November 1989  
personally appeared before me, a Notary Public in and for said  
County and State MARK A. SCHNIPPEL

Known to me to be the person described in and who executed  
the foregoing instrument who acknowledged to me that he  
executed the same freely and voluntarily and for the uses and  
purposes therein mentioned.

Donna Martin  
Notary Public in and for the State of Nevada



ESCROW NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: MR. and Mrs. Loyal E.  
CROWNOVER, 3687 South Wynn Road, Las Vegas  
Nevada 89103

9 0 0 2 0 1 0 0 2 9 2

EXHIBIT " A "

EXCEPTING THEREFROM (From Parcels I and II) the South 30 feet thereof as Deeded to the City of Las Vegas in Deed recorded January 19, 1990 in Book 900119 of Official Records as Instrument No. 00455.

CLARK COUNTY, NEVADA  
JOAN L. BIVET, RECORDER  
RECORDED AT REQUEST OF  
NATIONAL TITLE CO  
62-81-98 88:88 B.F. 2  
OFFICIAL RECORDS  
BOOK: 900281 PAGE: 00292  
FEE: 6.00 RPTT: 1,182.50

1507  
(1917)

108326  
2-1

Nevada 06123

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimants, Herbert S. Grigg and Clavia Grigg, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 20 S., R. 60 E.,

Sec. 33, Lot 41.

The area described contains 5 acres, according to the Official Plat of the Survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimants and to the heirs of the said claimants the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimants and to the heirs and assigns of the said claimants forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way therein for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utility purposes, to be located along the boundaries of said land.

RETURN TO:

*Mr. Vernon H. Hearn  
3403 Keli Lane  
Las Vegas, Nev.*

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the ~~FOURTEENTH~~ day of APRIL in the year of our Lord one thousand nine hundred and FIFTY-EIGHT and of the Independence of the United States the one hundred and FORTY-SECOND.

For the Director, Bureau of Land Management

By *Rose M. Beall*  
Chief, Patent Section

Patent Number 1181187

EX507

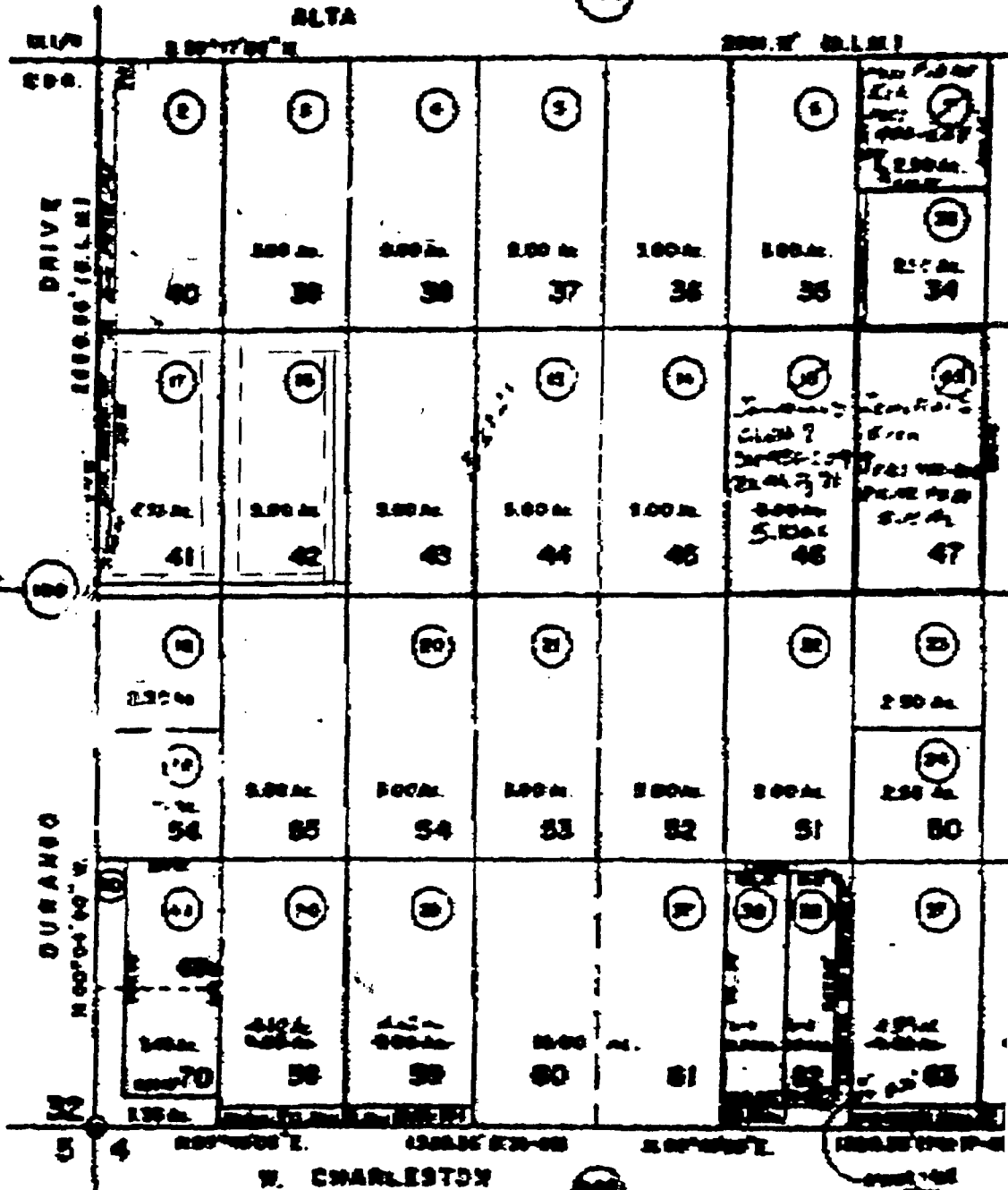
408326  
1-2

408326  
RECORDED AT THE REQUEST OF  
*Vernon H. Hines*  
JAN 20 9 55 AM '64  
OFFICIAL RECORDING BOOK NO. 507  
CLARK COUNTY, NEVADA  
PAUL E. ROBERTS, RECORDER  
FOR S. J. Hines, DEPUTY

MA  
L  
P. 6  
5

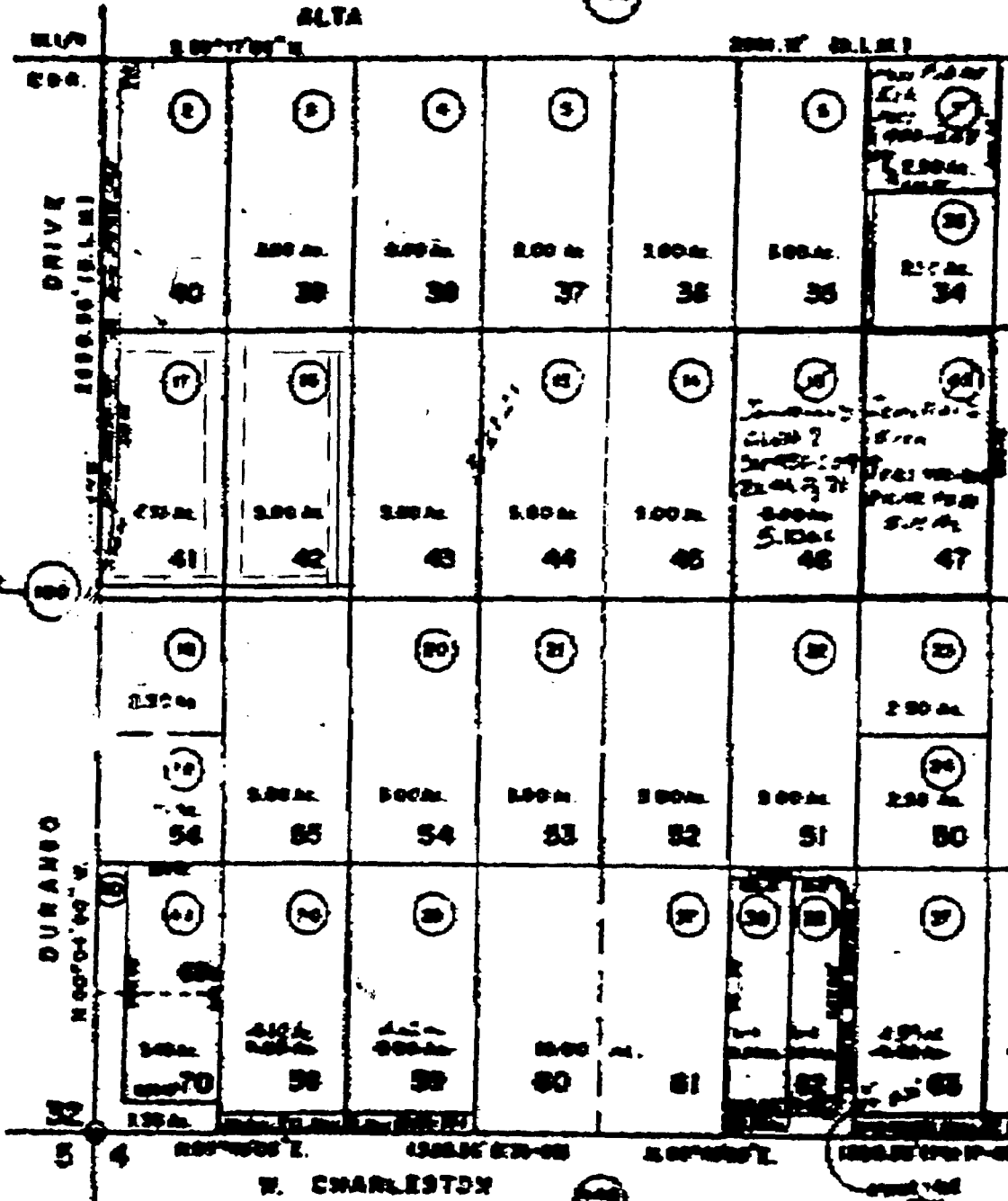
# S<sup>2</sup> SEC. 3

NOTICE: This plat is for information only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.



S<sup>2</sup> SEC. 3

NOTED: This plat is for information only and does not represent a survey. No liability is assumed as to the accuracy of the data collected herein.



— — — AREA OF VACATION REQUEST

**NOTICE:** This bid is for equipment and only and does not represent a survey. The liability is assumed as to the delivery of the data collected herein.

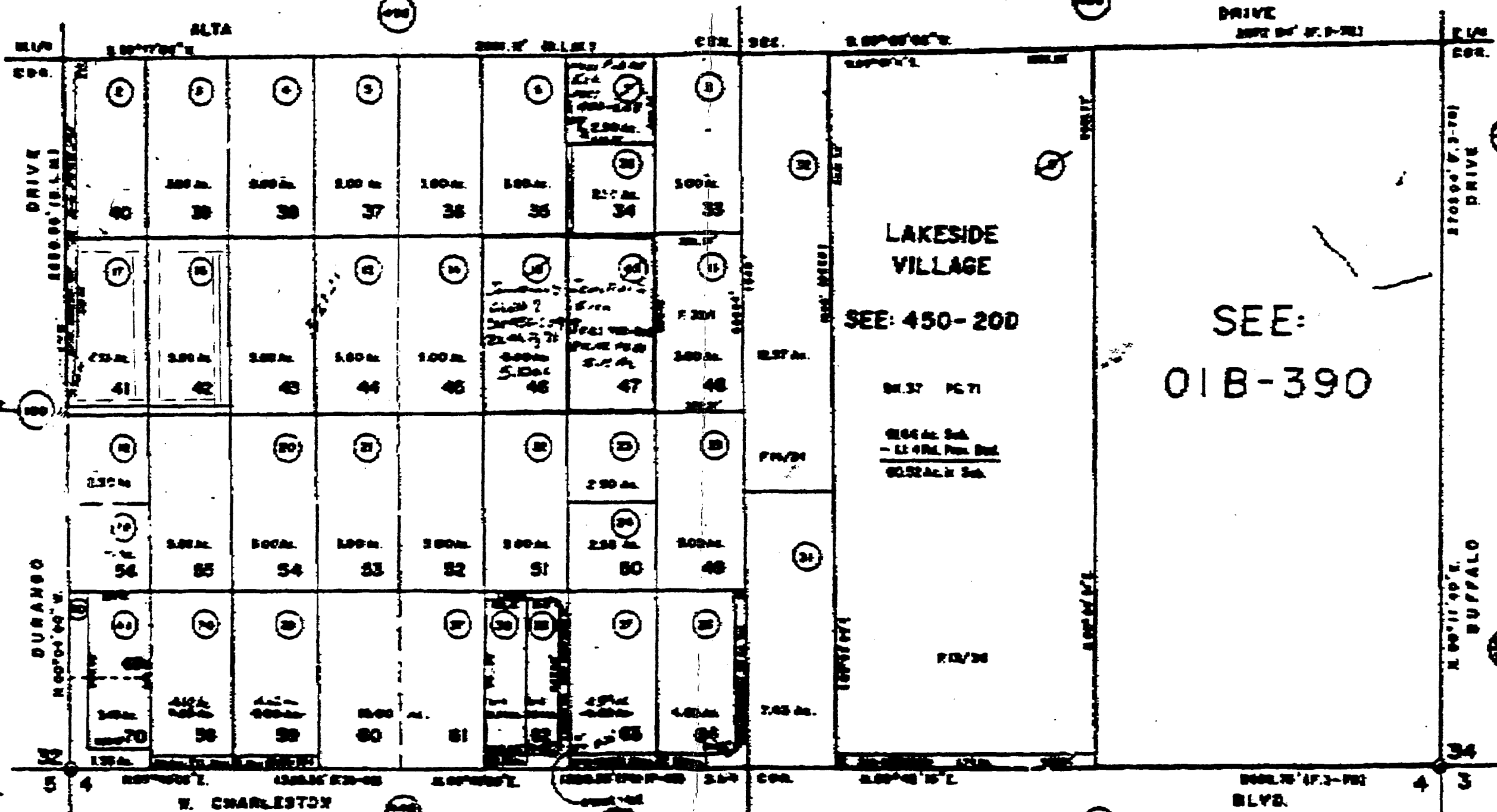


CCAO REDRAW CB 7-29-66

S<sup>2</sup> SEC. 33 T20S. R.60E.

450-200

NOTED: This plat is for information only and does not represent a survey. No liability is assumed by the County of the State of Colorado.

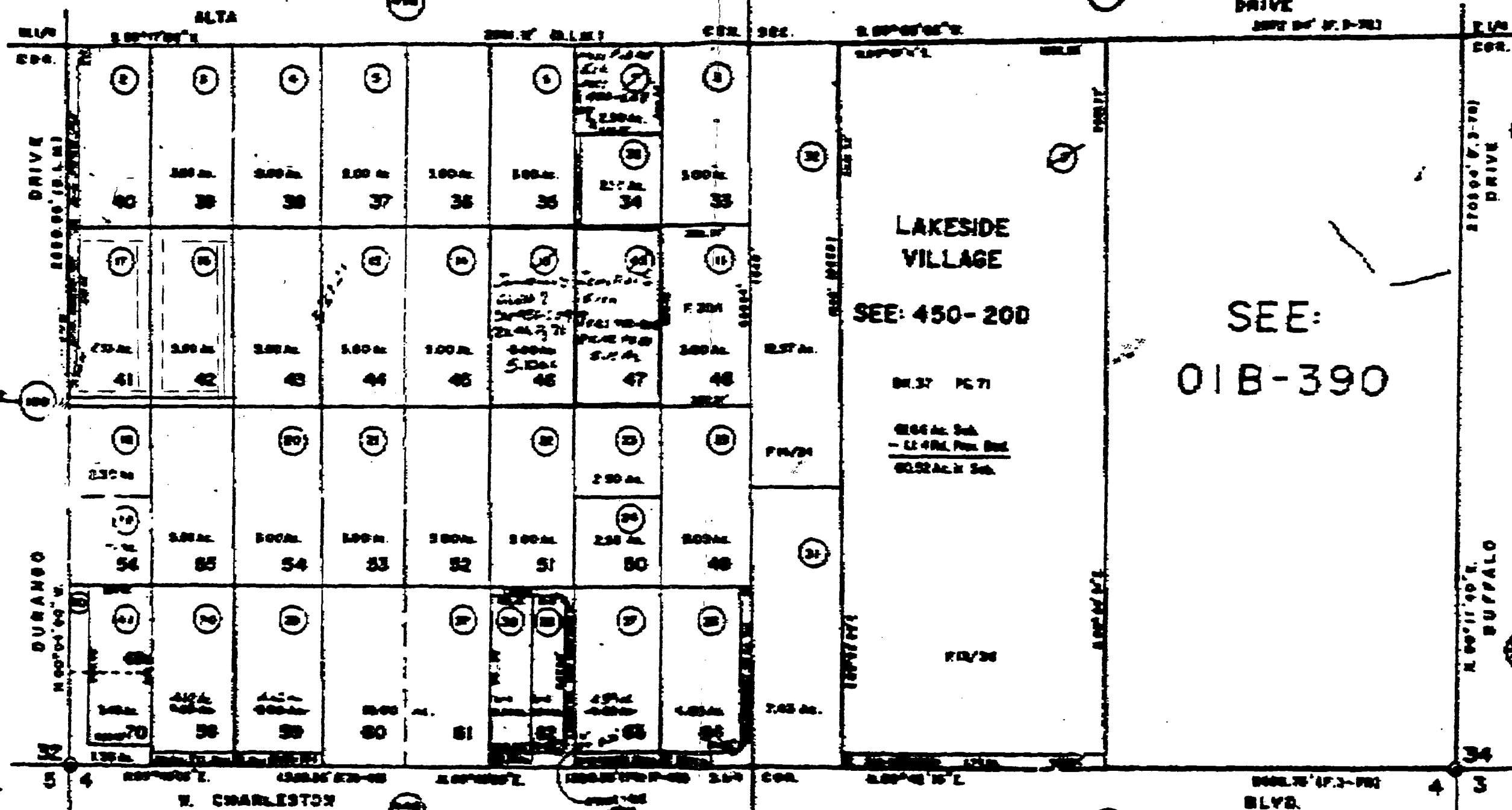


— — — AREA OF VACATION REQUEST

S<sup>2</sup> SEC. 33 T20 S. R.60 E.

450-200

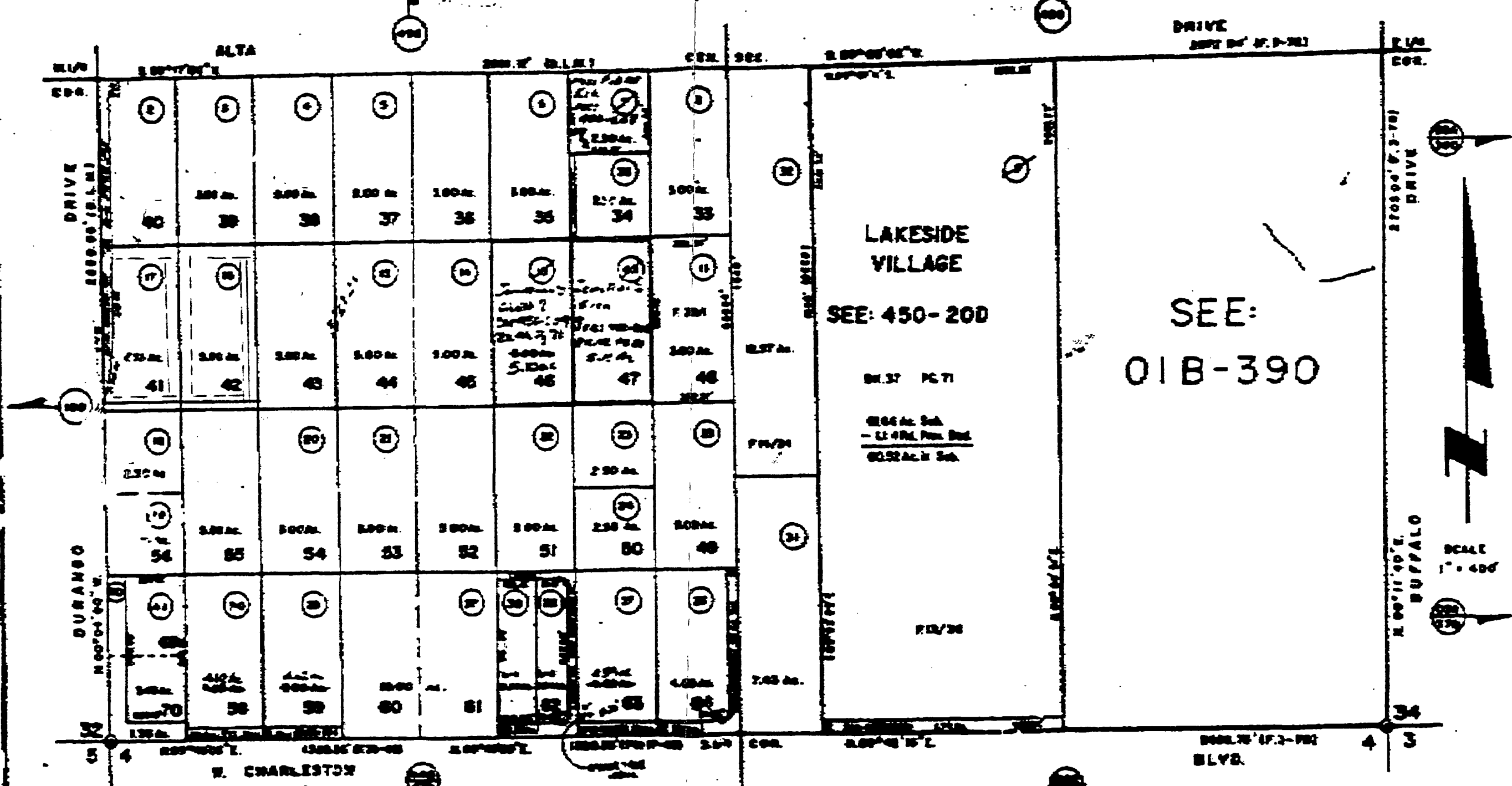
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S<sup>2</sup> SEC. 33 T20 S. R.60 E.

450-200

NOTICE: This plat is for information only and does not constitute a survey. No liability is assumed by the surveyor of the date delineated herein.



— — — AREA OF VACATION REQUEST