

**Planning & Development Department
Scanning Cover Sheet**

Case No VAC-0019-98

APN 125-27-201-004

Location TROPICAN PKWY

Applicant ABE FOX

Subject

VACATE A PARCEL OF LAND SITUATEON A PORTION OF
THE SW QUARTER OF THE NW QUARTER OF SECION 27
TOWNSHIP 19 S RANGE 60 E MDM



PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO.: VAC-19-98



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 12 May 98

APPLICATION/PETITION FOR: Abandonment of Tropical Parkway (Type of Action Requested)

Project Address (Location): Pt SW 1/4 NW 1/4 Sec 27 19 60
Proposed Use: Assessor's Parcel No(s): 125-27-204-0485
Project Name:
Existing General Plan Designation: Proposed General Plan Designation:
Existing Zoning: NCU - C-2 Proposed Zoning: Ward No.: 4
Commercial Sq. Ft.: Floor Area Ratio:
Gross Acres: Lots/Units: Density:
Additional Information:

APPLICANT INFORMATION:

Property Owner(s): ABE FOX Contact: PATRICK BEEBE
Address: PO Box 14524-1 Tel: 364-9777 Fax: 364-9333
City: LAS VEGAS NV 89114-4524 State: NV Zip: 89102
Applicant: DELTA ENGINEERING Contact:
Address: 3131 MEADE AVE 'D' Tel: Fax:
City: LAS VEGAS NV State: Zip:
Represented By: DELTA ENGINEERING Contact:
Address: 3131 MEADE AVE 'D' Tel: Fax:
City: LAS VEGAS State: Zip:

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME)
PROPERTY OWNER(S): Abe Fox
Print First & Last Name: Abe Fox
Subscribed and sworn before me this 10th day of May 19 98
Notary Public-State of Nevada County Of Clark PAMELA M. CLARK My Appointment Expires April 4, 2000
FOR DEPARTMENT USE ONLY
Case No.: VAC-19-98
Meeting Date: 6/25/98
Required Signs: N/A
Map No.: G-27-3
Total Fee(s): 400.00
Receipt No.: 19838
Date Accepted: 5/13/98
Accepted By: [Signature]

April 29, 1998

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas NV 89101

Re: Tropical Parkway Abandonment
Fox Property

To whom it may concern;

The reason for the request for abandonment of Tropical Parkway for the above referenced property is, adjoining properties to the south and to the east have already abandoned said right-of-way.

I have included a legal for the referenced property and a exhibit for your use. Should you have any questions please feel free to contact me at any time.

Sincerely,



Patrick B. Beebe
Delta Engineering

UAC-19-98

MUST BE

WRITTEN FOR

DENIAL

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.

NOTES

MAP LEGEND

—	PARCEL BOUNDARY	001	PARCEL NUMBER
---	SUBD BOUNDARY	1.00	ACREAGE
- - -	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
- - -	PM/LD BOUNDARY	28 29-43	PLAT RECORDING NUMBER
- - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
- - -	MATCH LINE	5	LOT NUMBER
---	ROAD ID NUMBER	0LS	GOV. LOT NUMBER

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

T19S R60E

27

S 2 NW 4

125-27-2

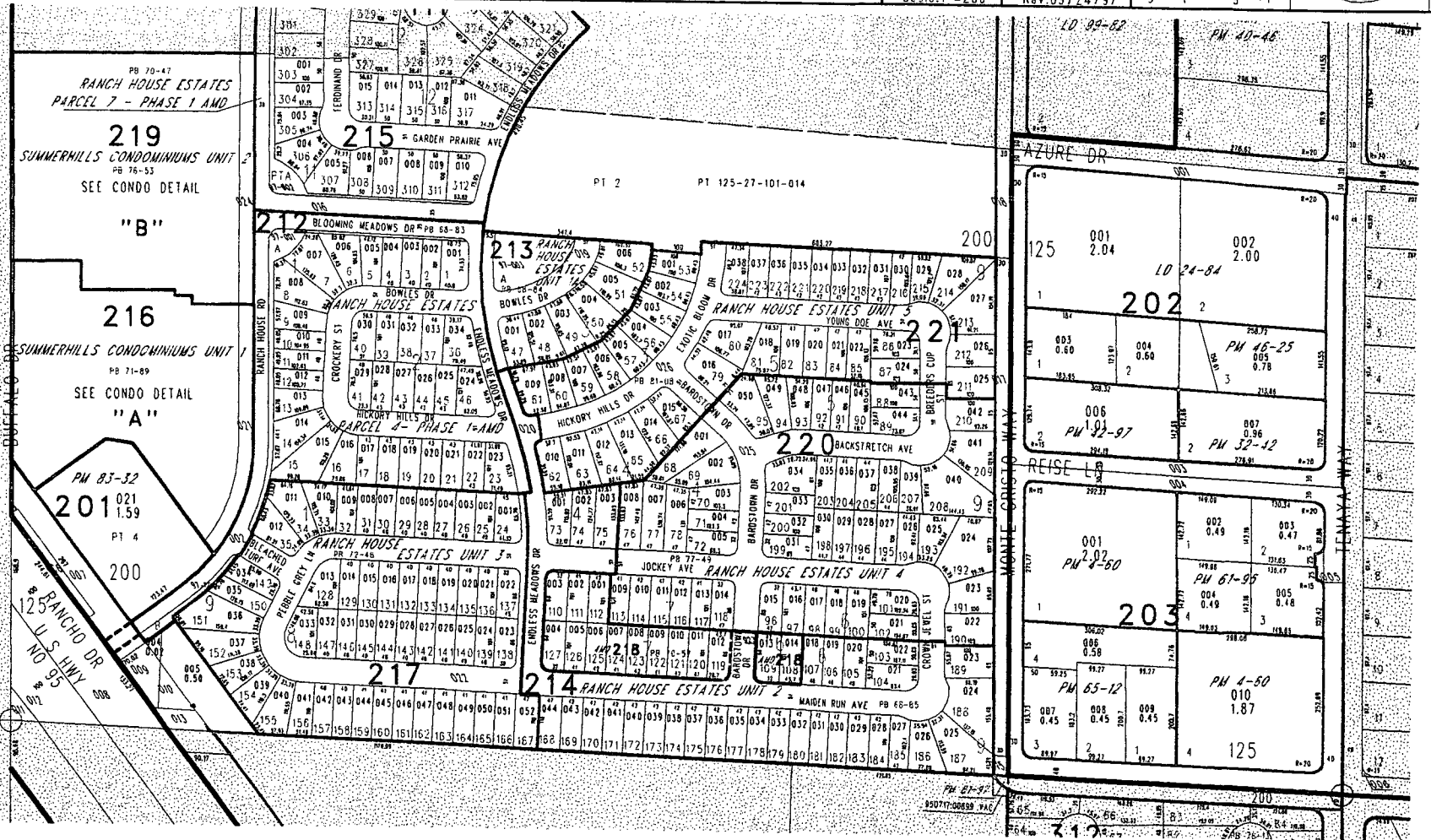
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118S	99	100	101
126S	126	125	124
137S	137	138	139

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7	8	9	10
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19	20	21	22
30	29	28	27
31	32	33	34
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1"=200'

Rev: 09/24/97



TAX DIST 125,200

[NOTIFY] Z O N I N G A C T I O N S (1 OF 3)] <ZACT1]
CASE [VAC[19 [98] [] BZA-CC-PC-SUM (BCPS) [P] MEETING DATE [06/25/98]
ITEM # [] ACCEPTED [05/13 []] PUBLIC HEARING [Y]] BY [SPR]
EXISTING ZONES [U [] [C-2 []] ROI-> []]
[[] [] ROI-> []]
NEW ZONE [[] [] [] [] [] []]
A P P L I C A T I O N R E Q U E S T
[VAC-19-98 - DELTA ENGINEERING - PETITION TO VACATE RIGHT OF WAY OF THE]
[REMAINING PORTION OF TROPICAL PARKWAY EAST OF U.S. 95. WARD 4 (BROWN).]
[]]
[]]
[]]

A P P L I C A N T PARCEL# [12527[201[004] MORE? [Y]
[DELTA ENGINEERING] [FOX ABE]
[3131 MEADE AVE. STE. D] [BOX 14524]
[LAS VEGAS, NV 89102] [LAS VEGAS NV 89114-4524]
[364-9777] []
[PT SW4 NW4 SEC 27 19 60]
P R O P O S E D U S E []
[COMMERCIAL USE..] []
[] []
[] []
<095628389805141998VAC0019]
UPDATE [] NEW [] DELETE [] PRINT [] ZACT3 [] ZACT2 [] BACK []]

[NOTIFY] Z O N I N G A C T I O N S (2 O F 3)] <ZACT2]
CASE [VAC[19 [98] [] BZA-CC-PCOMM (BCP) [P] MEETING DATE [06/25/98]
ITEM # ACCEPTED 05/13 PUBLIC HEARING Y]
VAC-19-98 - DELTA ENGINEERING - PETITION TO VACATE RIGHT OF WAY OF THE
REMAINING PORTION OF TROPICAL PARKWAY EAST OF U.S. 95. WARD 4 (BROWN).

P R O P E R T Y L O C A T I O N

[TROPICAL PARKWAY EAST OF U.S. 95.]

[]
200 SCALE MAP# [] SIZE [.00] ACRES #LOTS [0]
MAP NAME []
CC: [ABE FOX] SUBD: []
[P.O. BOX 14524] []
[LAS VEGAS, NV 89114] []
[] []
NOTICE: []
[]
COMMENTS: [125-27-201-005]
[]
[]
<095734789805141998VAC0019]
UPDATE [] PRINT [] ZACT3 [] ZACT1 [] BACK []

Grant Deed

WHEREAS, the County of Clark, State of Nevada, desires the land hereinafter described to provide rights of way for roads, utilities and other public purposes, and

WHEREAS, the proposed route has been determined by the County Commissioners, and

WHEREAS: ABE FOX

as Grantor(s), desire to grant and convey the land hereinafter described to provide Rights of Way for roads, utilities and other public purposes to said Clark County, Nevada, and to those agencies entitled to occupy public roads, streets and highways in said Clark County by law or duly granted franchise rights, their successors and assigns, as Grantees, the below described parcel of land for said purposes,

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, the undersigned Grantor(s) do(es) hereby Grant, Bargain, Sell and Convey to said Grantees the following described parcel of land:

TROPICAL PARKWAY

That certain tract or parcel of land situate in the County of Clark, State of Nevada and being a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 27, Township 19 South, Range 60 East, M.D.M., Nevada, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 27; Thence South 86°19'48" East along the South line thereof a distance of 300.00 feet more or less to a point to a point in the Easterly rights of way line of U.S. Highway No. 95 (300.00 feet in width) also being the center line of Tropical Parkway (80.00 feet in width); THE TRUE POINT OF BEGINNING; Thence continuing South 86°19'48" East along said center line a distance of 197.00 feet more or less to the Southeast corner of that parcel of land conveyed to ABE FOX by that certain document dated May 3, 1961 and recorded in Book 296 Document 239331 in Clark County, Nevada Records Office; Thence North 35°23'22" East along the East line thereof a distance of 52.00 feet more or less to a point forty feet (40.00') North of said center line measured at right angles thereto. Thence North 86°19'48" West parallel with and forty feet (40.00') North of said center line of Tropical Parkway a distance of 197.00 feet more or less to a point in the East rights of way line of said U.S. Highway No. 95; Thence South 36°24'12" West along said East line a distance of 52.00 feet more or less to the TRUE POINT OF BEGINNING.

Parcel: 50-27-3
50-27-4
Inq. 671-73

IN WITNESS WHEREOF, the said Grantor(s) ha⁵ hereunto affixed his signature _____ and seal this _____ day of November, 1973.

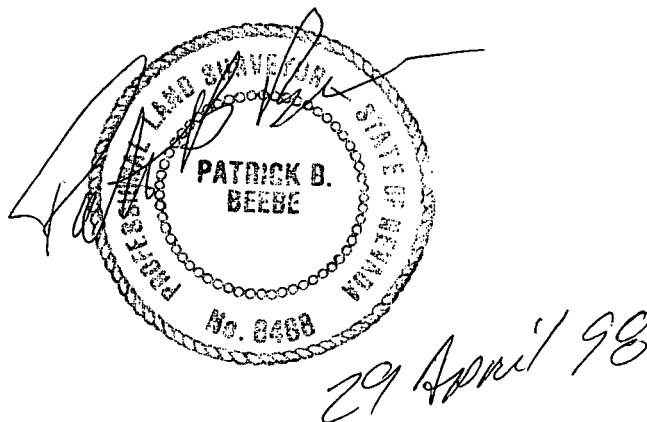
ABE FOX

LEGAL DESCRIPTION
TROPICAL PARKWAY ABANDONMENT

THAT PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDB&M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF THE AFORE SAID SECTION 27. THENCE SOUTH $86^{\circ}19'44''$ EAST ALONG THE EAST-WEST MIDSECTION LINE OF SECTION 27, A DISTANCE OF 312.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 95 AND BEING THE POINT OF BEGINNING; THENCE NORTH $35^{\circ}20'29''$ WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 51.48 FEET; THENCE SOUTH $86^{\circ}19'44''$ EAST, A DISTANCE OF 187.90 FEET; THENCE SOUTH $35^{\circ}23'18''$ EAST, A DISTANCE OF 51.51 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE; THENCE NORTH $86^{\circ}19'44''$ WEST ALONG SAID MIDSECTION LINE, A DISTANCE OF 187.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7517.163 SQUARE FEET MORE OR LESS



LEGAL DESCRIPTION FOR VAC-19-98

PETITION OF VACATION SUBMITTED BY ABE FOX TO VACATE DEDICATED RIGHT-OF-WAY FOR A PORTION OF TROPICAL PARKWAY, GENERALLY LOCATED EAST OF RANCHO DRIVE (U.S. HWY. 95) CENTERLINE.

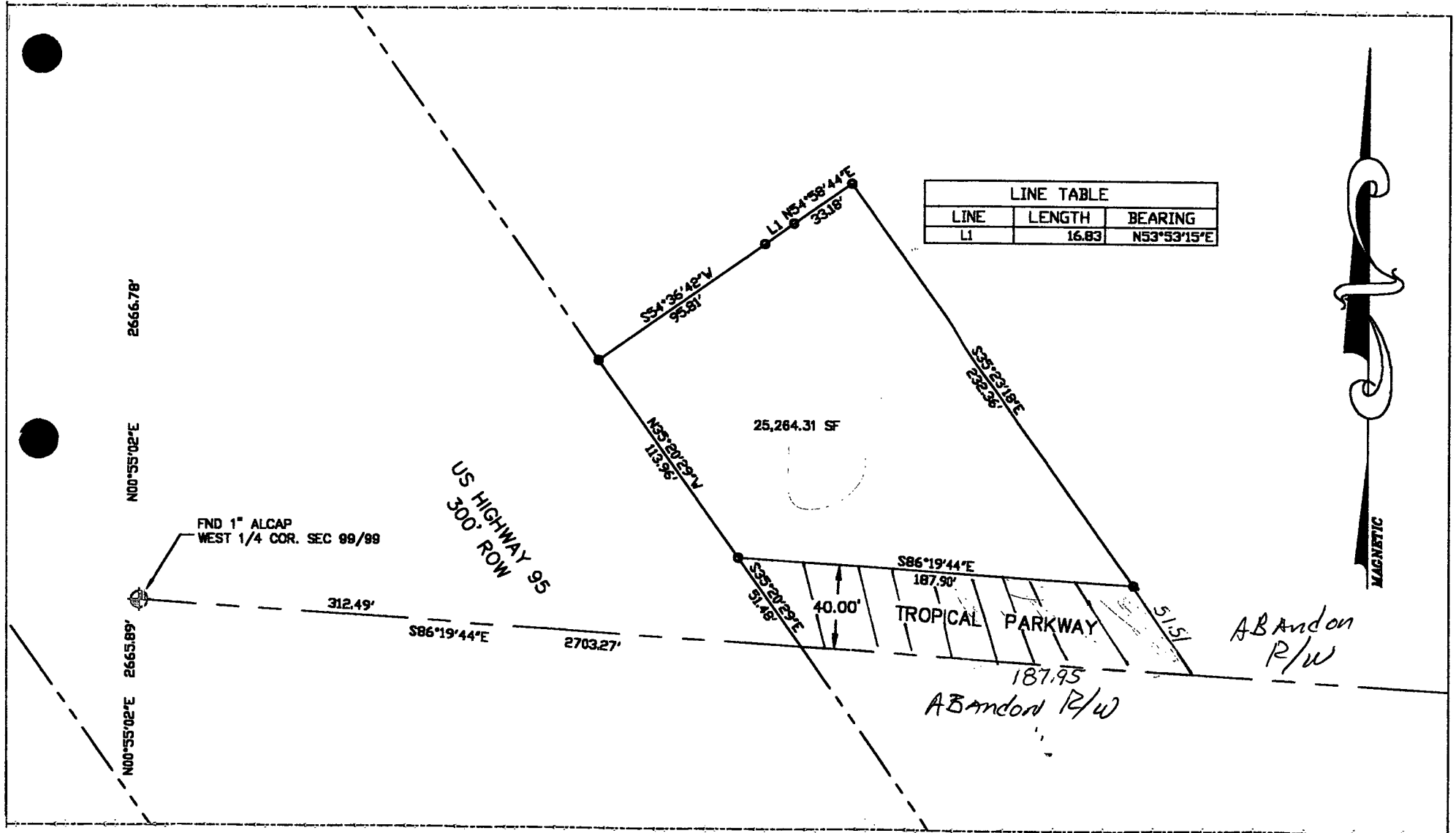
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE NORTH 40 FEET OF DEDICATED RIGHT-OF-WAY OF TROPICAL PARKWAY, BEGINNING 312.49 FEET EAST OF THE RANCHO DRIVE CENTERLINE, AND CONTINUING 187.95 EAST TO THE SOUTHWEST PROPERTY LINE OF LOT 155, BLOCK 9 OF RANCH HOUSE ESTATES UNIT 3, BOOK 72 PAGE 46 OF PLATS; SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M.

Exhibit A
Abandonment

CASE: VAC-19-98

JUN 25 1998

PC ADMIN. BZA



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- - -	PM/LD BOUNDARY	PR 24-45	PLAT RECORDING NUMBER
- - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
- - -	WATCH LINE	5	LOT NUMBER
- - -	ROAD ID NUMBER	015	GOV. LOT NUMBER

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

T19S R60E

27

S 2 NW 4

125-27-2

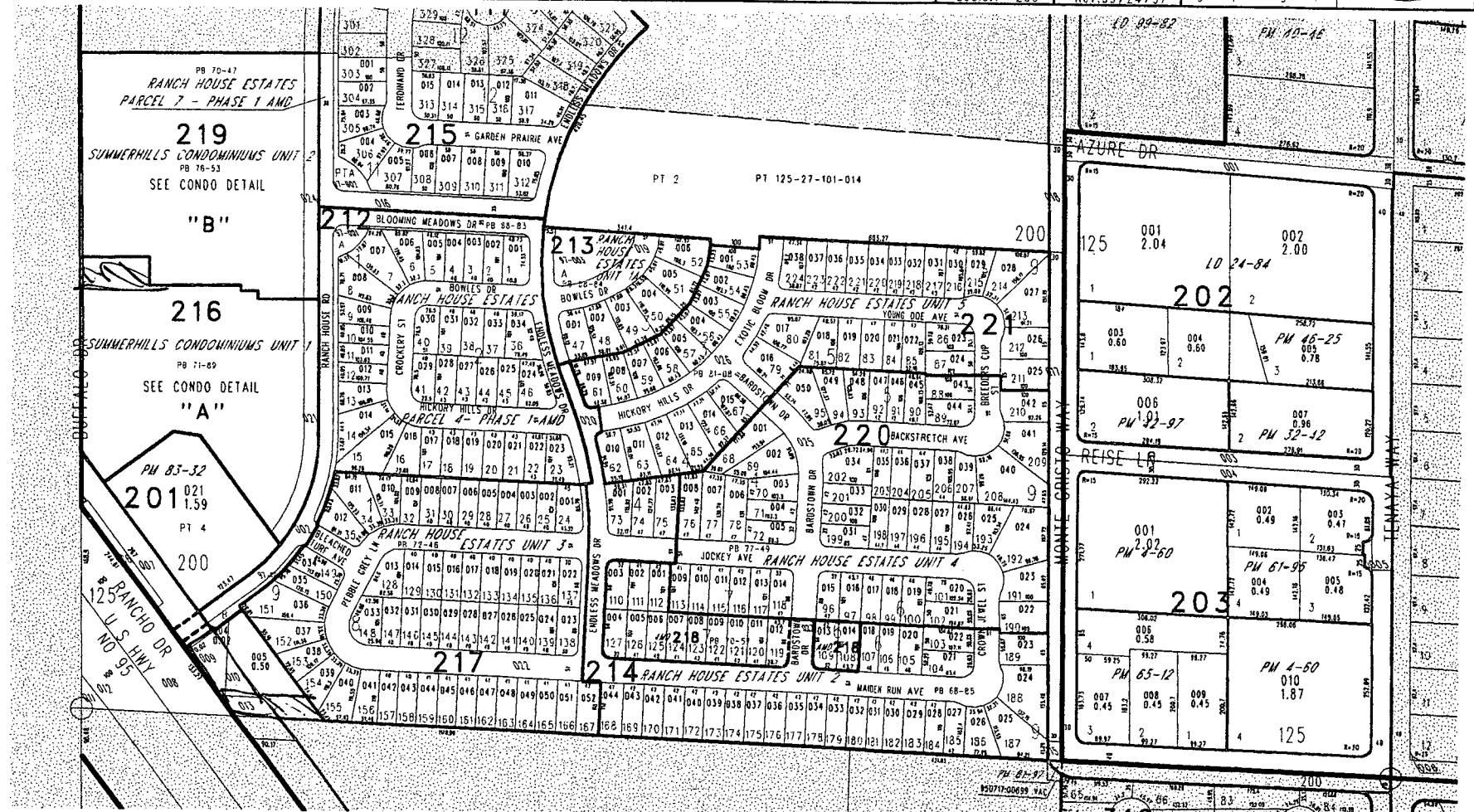
	R50E	R60E	R61E
T19S	99	100	101
T20S	126	125	124
	137	138	139

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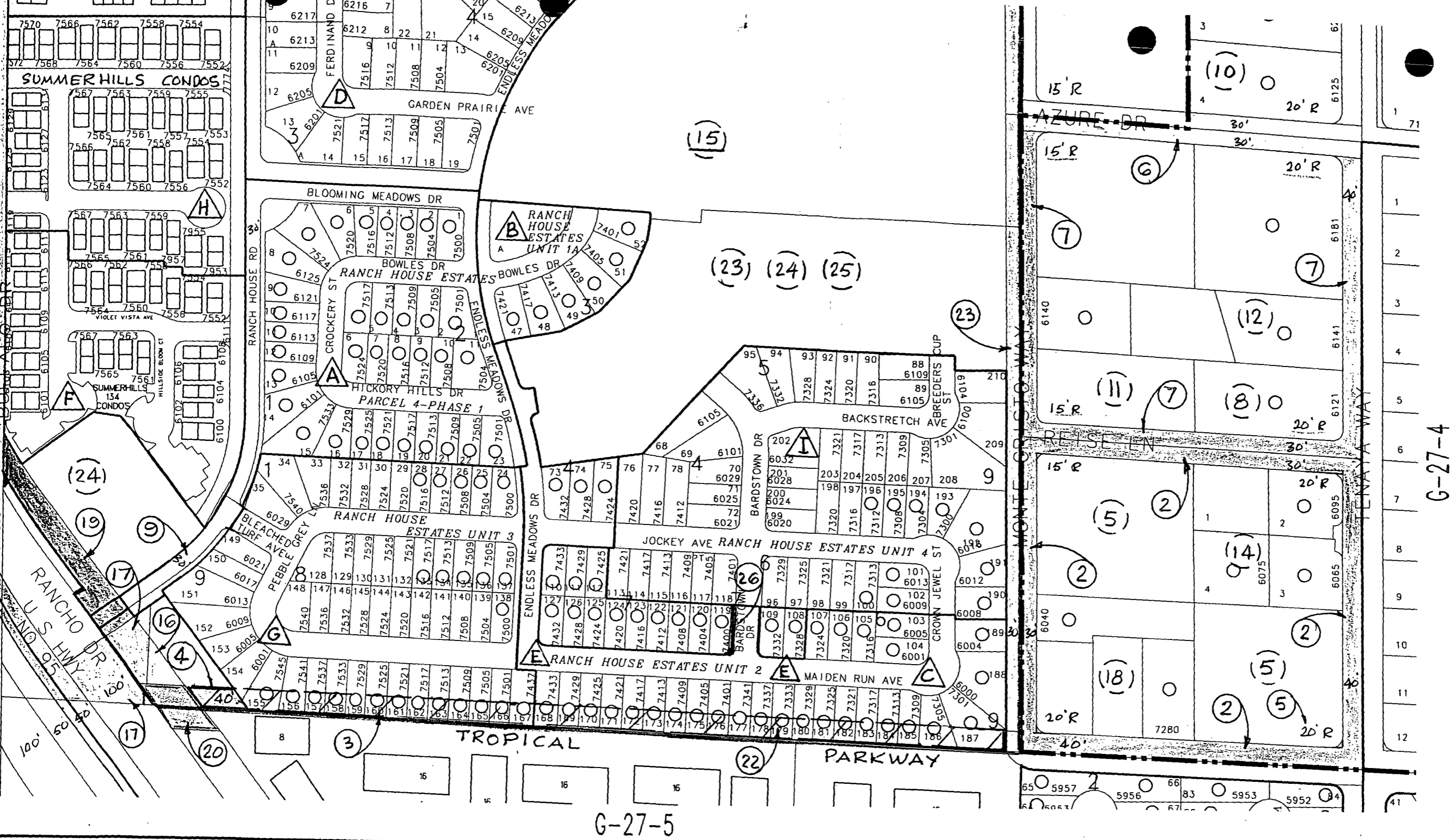


Scale: 1"=200'

Rev: 09/24/97



TAX DIST 125,200



G-27-5

G-27-4

G-27-6

GIS maps are normally produced only to meet the needs of the City.

Due to continuous development activity this map is for reference only.

Geographic Information System

- (5) (8) (10) (11) (12) (13) (14)
- (15) (18) (21) (23) (24) (25)

- F E D C B A
- J I H G

DATE: 19 September 1997



SCALE: 1" = 200'

S 1/2 NW 1/4 SEC 27
T 19 S R 60 E

ASSESSOR MAP 125-27-2
LAND USE MAP G-27-3

E
ENT
7-5

G-27-1

CHRONOLOGICAL LISTING

DISTRICT BOOK PAGE **G-27-3**

SECTION **27**, TOWNSHIP **19** SOUTH, RANGE **60** EAST, M. D. M.

ID	PLAT	DATE	SUBDIVISION	ID	BOOK & INST.	No.	REMARKS	ID	BOOK & INST.	No.	REMARKS
								17	900320:00090		PTN. FRONTAGE RD. TO NDOT
A	68-83	6/30/95	RANCH HOUSE ESTATES PCL 4 - PH 1 AMEND.					18	PM 65-12 (1990)		
B	68-84	6/30/95	RANCH HOUSE ESTATES UNIT 1A								
				1	32:160499 (1943)		RANCHO DR 50'	19	901127:00326		FRONTAGE ROAD TO NDOT
C	68-85	6/30/95	RANCH HOUSE ESTATES UNIT 2								
				2	344:303450 (1973)		REISS 30', MONTE CRISTO 30' TROPICAL 40', TENAYA 40'	20	910426:00893		FRONTAGE RD. Q.C. TO NDOT
D	70-47	11/1/95	RANCH HOUSE ESTATES PCL 7 - PH 1 AMEND.								
				3	353:312103 (1973)		TROPICAL 40'	21	PM 77-49 (1993)		
E	70-57	11/6/95	RANCH HOUSE ESTATES UNIT 2 AMEND								
				4	386:345143 (1973)		TROPICAL 40'	22	950321:00639		VAC 47-94
F	71-89	2/2/96	SUMMER HILLS CONDOS UNIT 1								
				5	PM 4-60 (1975)		R/Ws AND RAD. CORNERS	23	PM 82-15 (1995)		MONTE CRISTO 30'
G	72-46	3/6/96	RANCH HOUSE ESTATES UNIT 3								
				6	788:747586 (1977)		AZURE DR. 30'	24	PM 83-32 (1995)		
H	76-53	10/10/96	SUMMER HILLS CONDOS UNIT 2								
				7	1039:998659 (1979)		TENAYA 40', REISS 30' MONTE CRISTO 30'	25	PM 83-33 (1995)		
I	77-49	12/26/96	RANCH HOUSE ESTATES UNIT 4								
				8	PM 32-42 (1980)			26	960806:00766		VAC 42-95
J	81-08	8/18/97	RANCH HOUSE ESTATES UNIT 5								
				9	1522:1481268 (1982)		RANCH HOUSE ROAD - ACCESS BY JUDGEMENT				
				10	PM 40-46 (1983)						
				11	PM 42-97 (1984)						
				12	PM 46-25 (1985)						
				13	PM 61-65 (1989)						
				14	PM 61-95 (1989)						
				15	991272:00703		ORD. NO. 3470 ANNEX 1A-89				