

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0015-92

APN 163-05-495-005

Location GRAY EAGLE WAY

Applicant WEST SAHARA PARTNERSHIP

Subject

PETITION OF VACATION TO VACATE PUBLIC SEWER
EASEMENT GENERALLY LOCATED WITHIN & ADJACENT
TO GRAY EAGLE WAY IN CANYON GATES COUNTRY CLUB



VAC -15-92

	RECEIVED		EASEMENT REQUIRED	
	YES	NO	YES	NO
NEVADA POWER	✓			✓
SOUTHWEST GAS	✓		✓	
L.V.V.W.D.	✓			✓
CENDEL	✓			✓
METRO		✓		
FIRE	✓			✓
PUBLIC WORKS	✓			✓

NOTES:

NOTICE OF PUBLIC HEARING

VACATION REQUEST

VAC-15-92

MEETING: CITY PLANNING COMMISSION
DATE: AUGUST 13, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

PETITION OF VACATION SUBMITTED BY WEST SAHARA PARTNERSHIP TO VACATE PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES, IN THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



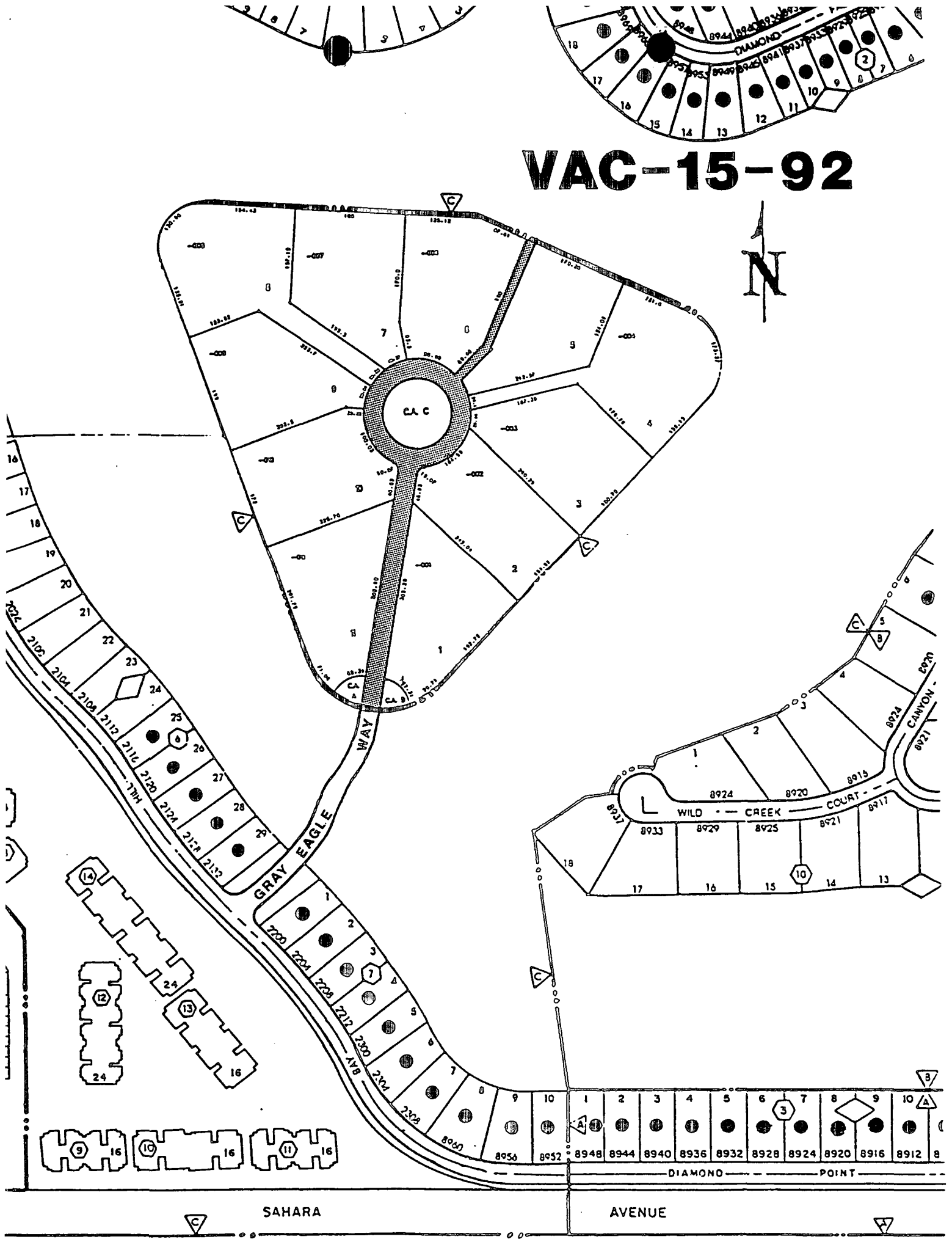
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in cursive script, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

VAC-15-92



NOTICE OF PUBLIC HEARING

VACATION REQUEST

VAC-15-92

MEETING: CITY PLANNING COMMISSION
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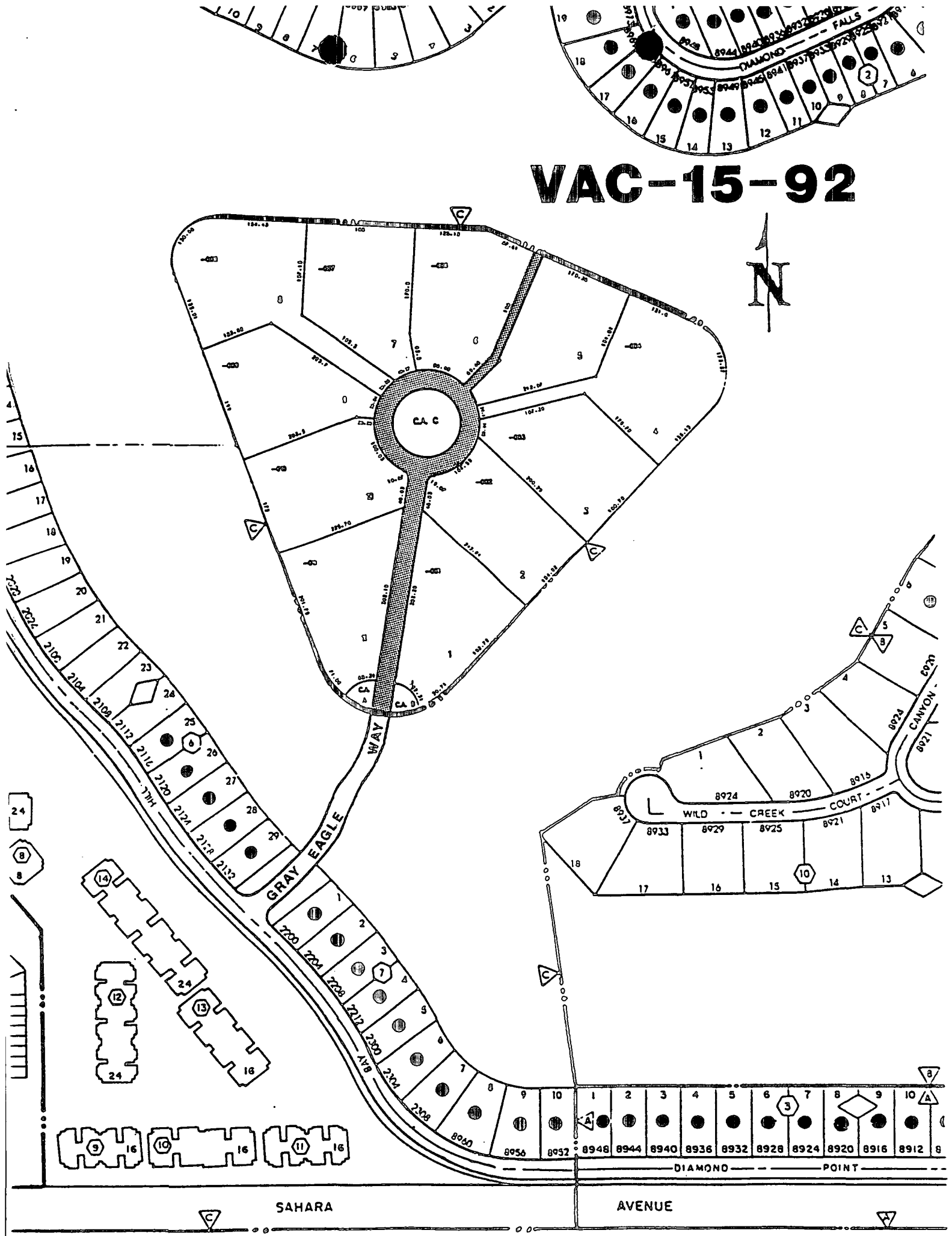
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

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NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

VAC-15-92



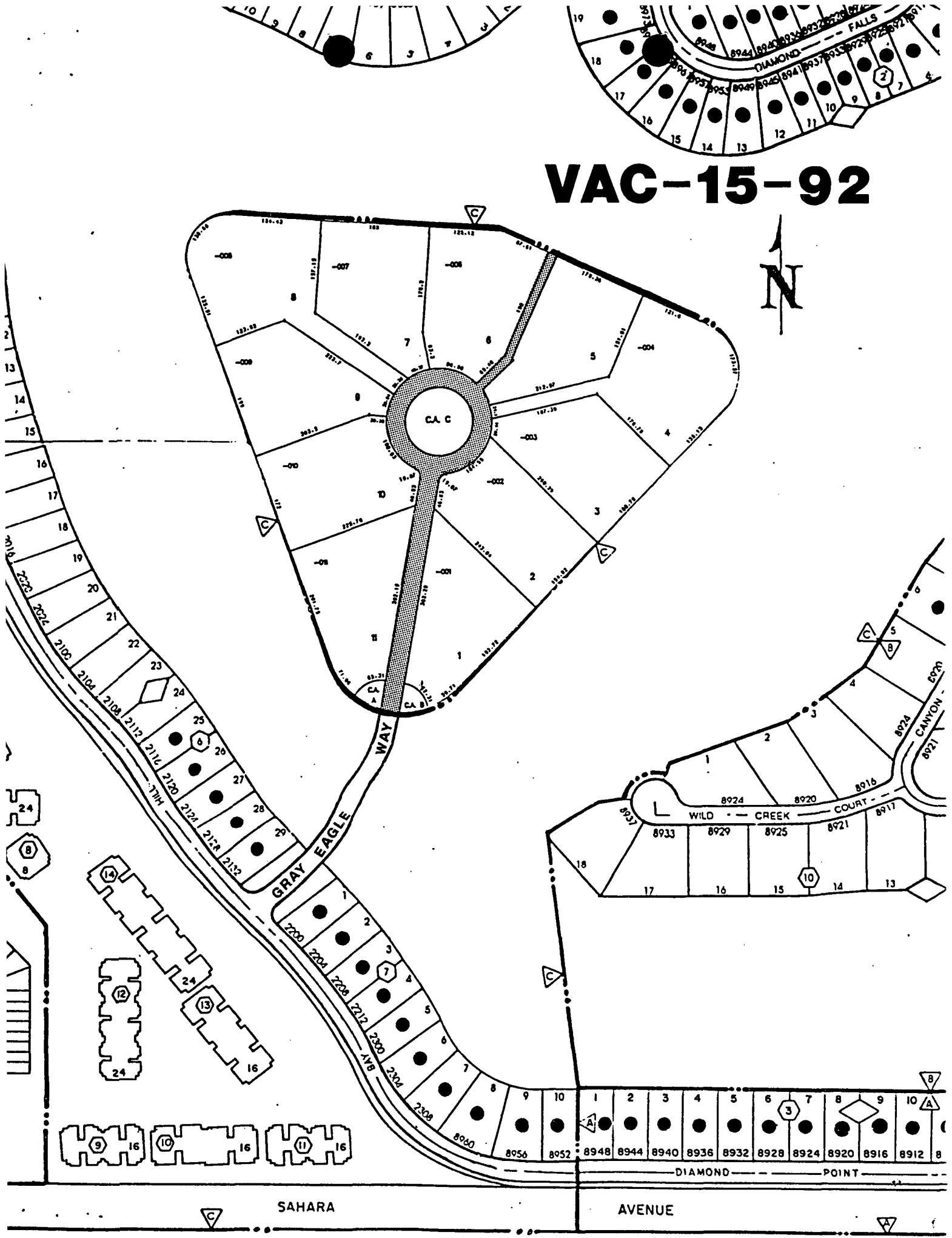
NOTIFICATION LIST

VAC-15-92

✓ WEST SAHARA PARTNERSHIP
8625 WEST SAHARA AVENUE
LAS VEGAS NV. 89117

✓ G.C. WALLACE
PATSY MAINS
1555 SOUTH RAINBOW BOULEVARD...
LAS VEGAS NV. 89102

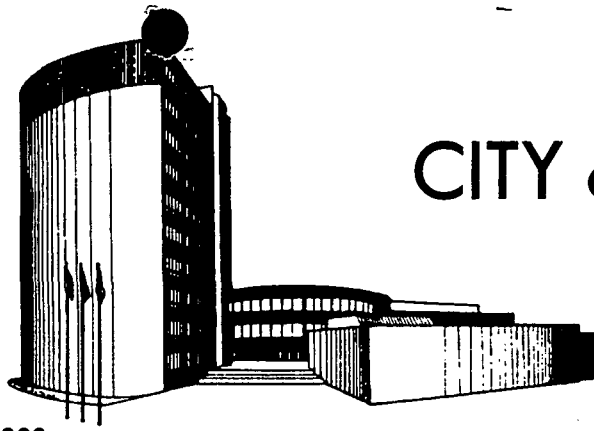
VAC-15-92



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

January 13, 1993

West Sahara Partnership
8625 West Sahara Avenue
Las Vegas, Nevada 89117

Re: VAC-15-92 - VACATION

Dear Applicant:

Attached is a copy of the above recorded Order of Vacation for your files.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER
PRINCIPAL PLANNER

NRS:RSG:gm

Attachment: Order of Vacation

cc: Mr. John Martinez
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102



C I T Y O F L A S V E G A S
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
TRANSMITTAL OF RECORDED VACATION

DATE: January 13, 1993

TO: Department of Public Works
Fire Services, Alarm Office
City Clerk
Clark County Geographic Information Systems
Southwest Gas Corporation

RE: VAC-15-92

Attached is a copy of the above recorded Vacation for your files.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

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

NRS:RSG:gm

Attachment: Order of Vacation

ORDER OF VACATION

A petition dated the 19th day of June, 1992, signed by a property owner(s) abutting the area affected thereby, having been filed with the City Clerk of the City Council of the City of Las Vegas, Nevada, petitioning for the vacation of certain real property, hereinafter described, and said petition having been in order of said Council referred to the City Planning Commission for its recommendation in the premises, and said Planning Commission having filed its report with the Council approving and recommending such vacation;

And said City Council by an order made at its regular meeting held on the 19th day of August, 1992, having set the 2nd day of September, 1992, at the hour of 2:00 p.m. in the Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on said petition and recommendation, and having ordered the City Clerk to notify by registered mail each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation;

And it appearing from the Affidavit of Mailing by the City Clerk, and the Affidavit of publication filed with said Clerk, that the notices provided for in said Order, were mailed on the 19th day of August, 1992, and that notice of hearing was published on the 21st day of August, 1992, in the manner prescribed in said Order;

And said Council having held a public hearing on the 2nd day of September, 1992, on said petition for vacation and the recommendation of the City Planning Commission thereon, and said Council having heard evidence in support of and against said petition;

And following the hearing, said Council having approved said petition by finding that the portion of said real property to be vacated is not longer required for the public use and convenience and the said vacation will enure to the benefit of the City of Las Vegas and that neither the public nor any person will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

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

Those portions of Section 5, Township 21 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being the PUBLIC SEWER EASEMENTS as shown on the plat of CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES on file in Book 51 of Plats, Page 91 of Clark County, Nevada Records, described as follows:

The PUBLIC SEWER EASEMENT lying within GRAY EAGLE WAY (a private street) as shown on said plat of CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES.

Together with the 10 foot wide PUBLIC SEWER EASEMENT lying within LOT 5 as shown on said plat of CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES.

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

1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Conformance to code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this 10th day of DECEMBER, 1992.

Jan Laverty Jones

 JAN LAVERTY JONES, MAYOR

ATTEST:

Kathleen M. Tighe

 KATHLEEN M. TIGHE, CITY CLERK

APPROVED AS TO FORM:

ROY A. WOOFER, CITY ATTORNEY

By *Val Steed*

 VAL STEED

CONDITIONS SATISFIED:
 By *Norman R. Standerfer*

 DEPARTMENT OF COMMUNITY
 PLANNING AND DEVELOPMENT
 NORMAN R. STANDERFER, DIRECTOR

When recorded mail to:

ROBERT S. GENZER, Principal Planner
 Department of Community
 Planning and Development
 400 East Stewart Avenue
 Las Vegas, Nevada 89101

RECEIVED
 Dec 28 3 21 PM '92
 PLANNING AND
 DEVELOPMENT

VAC-15-92

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

12-28-92	11:30	LSW	3
BOOK: 921228	INST:	00419	
FEE: 7.00	RPT:	.00	
VACATION			
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL			

INTER-OFFICE MEMORANDUM

Date

Dec. 15, 1992

TO: RIGHT-OF-WAY ACQUISITION	FROM: ✓ ROBERT S. GENZER, PRINCIPAL PLANNER DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: REQUEST FOR RECORDATION OF VAC-15-92	COPIES TO:

Attached is the original Relinquishment of Interest for VAC-15-92.

Please record at your earliest convenience.

Please return a recorded copy for our file.

RSG:

Attachment

ORDER OF VACATION

A petition dated the 19th day of June, 1992, signed by a property owner(s) abutting the area affected thereby, having been filed with the City Clerk of the City Council of the City of Las Vegas, Nevada, petitioning for the vacation of certain real property, hereinafter described, and said petition having been in order of said Council referred to the City Planning Commission for its recommendation in the premises, and said Planning Commission having filed its report with the Council approving and recommending such vacation;

And said City Council by an order made at its regular meeting held on the 19th day of August, 1992, having set the 2nd day of September, 1992, at the hour of 2:00 p.m. in the Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on said petition and recommendation, and having ordered the City Clerk to notify by registered mail each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation;

And it appearing from the Affidavit of Mailing by the City Clerk, and the Affidavit of publication filed with said Clerk, that the notices provided for in said Order, were mailed on the 19th day of August, 1992, and that notice of hearing was published on the 21st day of August, 1992, in the manner prescribed in said Order;

And said Council having held a public hearing on the 2nd day of September, 1992, on said petition for vacation and the recommendation of the City Planning Commission thereon, and said Council having heard evidence in support of and against said petition;

And following the hearing, said Council having approved said petition by finding that the portion of said real property to be vacated is not longer required for the public use and convenience and the said vacation will enure to the benefit of the City of Las Vegas and that neither the public nor any person will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

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

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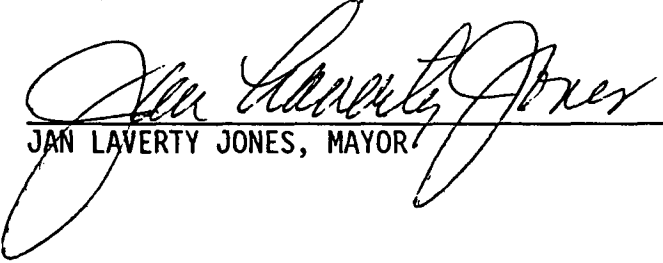
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be, and the same hereby is, vacated subject to the following conditions:

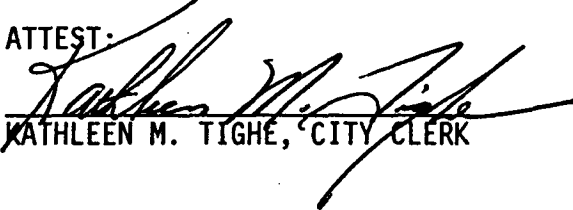
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3. Conformance to code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this 10th day of DECEMBER, 1992.



 JAN LAVERTY JONES, MAYOR

ATTEST:



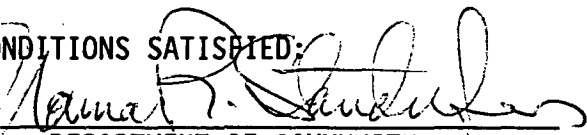
 KATHLEEN M. TIGHE, CITY CLERK

APPROVED AS TO FORM:

ROY A. WOOFER, CITY ATTORNEY

By 

 VAL STEED

CONDITIONS SATISFIED:
 By 

 DEPARTMENT OF COMMUNITY
 PLANNING AND DEVELOPMENT
 NORMAN R. STANDERFER, DIRECTOR

When recorded mail to:

ROBERT S. GENZER, Principal Planner
 Department of Community
 Planning and Development
 400 East Stewart Avenue
 Las Vegas, Nevada 89101

INTER-OFFICE MEMORANDUM

Dec. 14, 1992

TO:

KATHLEEN M. TIGHE
CITY CLERK

FROM:

RS
ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR ORIGINAL VACATION

VAC- 15-92

COPIES TO:

The Petition of Vacation VAC-15-92 was heard by the City Council on 9-2-92, and was approved as recommended by the Planning Commission. All utility company requirements, if any, have been satisfied and all conditions of approval have been met. Please send the Original Order of Vacation to this Department for signature.

RSG:erh

INTER-OFFICE MEMORANDUM

December 4, 1992

TO:
CITY ATTORNEY'S OFFICE

FROM:
NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
ROBERT S. GENZER,
PRINCIPAL PLANNER *RG*

SUBJECT:
REQUEST FOR ORDER OF VACATION
VAC-15-92

COPIES TO:

Attached is ORDER OF VACATION for VAC-15-92.

Please process.

NRS:RSG:gm

Attachment: Order of Vacation

ORDER OF VACATION

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And said City Council by an order made at its regular meeting held on the 19th day of August, 1992, having set the 2nd day of September, 1992, at the hour of 2:00 p.m. in the Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on said petition and recommendation, and having ordered the City Clerk to notify by registered mail each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation;

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1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Conformance to code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this _____ day of _____, 1992.

JAN LAVERTY JONES, MAYOR

ATTEST:

KATHLEEN M. TIGHE, CITY CLERK

APPROVED AS TO FORM:

ROY A. WOOFER, CITY ATTORNEY

By _____
VAL STEED

CONDITIONS SATISFIED:

By _____
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

When recorded mail to:

ROBERT S. GENZER, Principal Planner
Department of Community
Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

(NOTE: DO NOT
UNDERScore
ON FINAL)

ORDER OF VACATION

ADD
WORDS.
PER APPROVAL
LETTER
11/30

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VAC- 15-92

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

NOTE: THESE 3 ARE STANDARD CONDITIONS, TO BE ADDED AFTER ANY OTHER CONDITIONS)

- 1. Conformance to code requirements and design standards of all City departments.
- 4. Order of Vacation shall not be recorded until all of the above conditions have been met. *see cond # 4 in letter*
- 5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this _____ day of _____, 19__.

JAN LAVERTY JONES, MAYOR

ATTEST:

KATHLEEN M. TIGHE, CITY CLERK

APPROVED AS TO FORM:

ROY A. WOOFER, CITY ATTORNEY

By _____
VAL STEED

CONDITIONS SATISFIED:

By _____
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, NORMAN R. STANDERFER, DIRECTOR

When recorded mail to:
ROBERT S. GENZER, Principal Planner
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

VAC- 15-92

INTER-OFFICE MEMORANDUM

Date

92-11-01

October 24, 1992

TO: ED BYRGE
CHIEF OF RIGHT-OF-WAY AND REAL
PROPERTY SERVICES

FROM: ROBERT S. GENZER
PRINCIPAL PLANNER
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT *RS*

SUBJECT: REQUEST FOR LEGAL DESCRIPTION
VAC-15-92

COPIES TO:

Please prepare a legal description for the subject vacation.

All pertinent information is attached.

RSG:gm

Attachments:

- Distr. List for Easements
- Easement Letters
- Copy of Orig. Petition
- Copy of Location Map
- Copy of Public Hearing Notice

Bob -
here's a legal
descrip. for
VAC 15-92
ed *11/9/92*

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DESIGN
LEGAL DESCRIPTION

A.P.N. 440-568-

Document No. PLAT BOOK 51,
PAGE 91

Vesting: VAC 15-92

Section: SEC 5, T21S, R60E, MDM

Street/Subdivision: CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES
PUBLIC SEWER EASEMENTS

Cogo File: --

Set: --

Requested eb	Written	bb	Checked	mwb	Proofread	<u>bb, mwb</u>
	11-03-92			11-05-92		11-05-92

Those portions of Section 5, Township 21 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being the PUBLIC SEWER EASEMENTS as shown on the plat of CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES on file in Book 51 of Plats, Page 91 of Clark County, Nevada Records, described as follows:

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Together with the 10 foot wide PUBLIC SEWER EASEMENT lying within LOT 5 as shown on said plat of CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES.

INTER-OFFICE MEMORANDUM


October 24, 1992

TO:

ED BYRGE
CHIEF OF RIGHT-OF-WAY AND REAL
PROPERTY SERVICES

FROM:

ROBERT S. GENZER
PRINCIPAL PLANNER
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



SUBJECT:

REQUEST FOR LEGAL DESCRIPTION
VAC-15-92

COPIES TO:

Please prepare a legal description for the subject vacation.

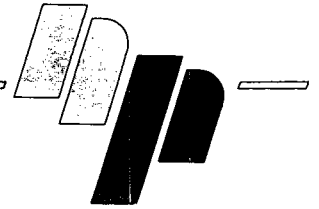
All pertinent information is attached.

RSG:gm

Attachments:

Distr. List for Easements
Easement Letters
Copy of Orig. Petition
Copy of Location Map
Copy of Public Hearing Notice

NEVADA POWER COMPANY



October 7, 1992

Norman R. Standerfer, Director
Department of Community Planning & Development
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

RE: VAC-15-92 - West Sahara Partnership

Dear Mr. Standerfer:

Nevada Power Company has no objection to the vacation of a sewer easement.

Thank you,

A handwritten signature in cursive script, appearing to read 'Bill Roullier'.

Bill Roullier
Supervisor, Permits and Land Records

BR:lj

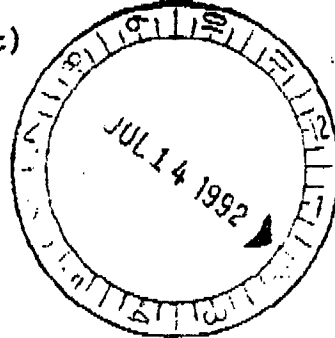
CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL FOR VACATIONS

DATE: **JULY 9, 1992**

TO: Department of Public Works (Ed Byrge - 4th Floor)
 Fire Services (Chief Judd)
 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-15-92**

We have received a petition from **WEST SAHARA PARTNERSHIP** for the vacation of property, described as follows:

PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY, LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES, IN THE NORTH HALF (N¹/₂) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. B. M.

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 **8/13/92**. A reference map is enclosed.

No Comment
Ann Vilbert
Alarm Office

NORMAN R. STANDERFER, DIRECTOR
 COMMUNITY PLANNING AND DEVELOPMENT

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

NRS:RSB:gm

Attachments:

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



SOUTHWEST GAS CORPORATION

August 28, 1992

Norman R. Standerfer
Community Planning and Development
City of Las Vegas
400 East Stewart Street
Las Vegas, NV 89101

Re: Vac -15-92

Dear Mr. Standerfer:

Southwest Gas Corporation has reviewed the above-referenced street vacation request and we find that there is a conflict with our gas facility.

To allow this vacation we will require either an easement to protect our gas main or remuneration to cover the cost of relocating it and any affected services.

Sincerely,

Joe Clement
Distribution Engineer
Southern Nevada Division

JC:tr

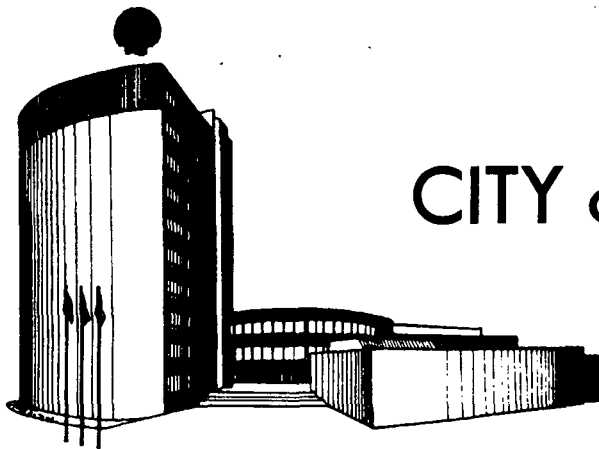
AP Sec 5 SW 1/4

RECEIVED
AUG 31 10 22 AM '92
PLANNING AND
DEVELOPMENT

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

September 24, 1992

West Sahara Partnership
8625 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAC-15-92 - VACATION

Gentlemen:

The City Council at a regular meeting held September 2, 1992 APPROVED the Petition of Vacation submitted by West Sahara Partnership to vacate public sewer easements on property generally located within and adjacent to Gray Eagle Way, subject to:

1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Conformance to code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.



West Sahara Partnership

RE: VAC-15-92 - VACATION

Page 2.

September 24, 1992

5. If the Reconveyance is not recorded within one year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. John Martinez
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102

AGENDA & MINUTES

ITEM COUNCIL CHAMBERS • 400 EAST STEWART AVENUE ACTION

Item Number

COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

99

VACATION - PUBLIC HEARING

VAC-15-92 - West Sahara Partnership

Petition of Vacation submitted by West Sahara Partnership to vacate public sewer easements on property generally located within and adjacent to Gray Eagle Way.

Planning Commission unanimously recommended (6-0 vote) APPROVAL, subject to:

- 1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Standard Condition No. 2.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
5. Standard Condition No. 4.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AGENDA ITEM

Signature of Larry T. Burton

ADAMSEN - APPROVED as recommended subject to the conditions.

UNANIMOUS

Clerk to notify and Planning to proceed

MAYOR JONES declared the Public Hearing open.

PATSY MAINS, G. C. Wallace Engineering, 1555 South Rainbow Boulevard, appeared to represent the applicant. She concurred with the conditions.

There was no one present in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(1500 - 1501)

AGENDA DOCUMENTATION

SEPTEMBER 2, 1992

Date: _____

TO: The City Council

FROM: NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: VACATION - PUBLIC HEARING - VAC-15-92 - West Sahara Partnership

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is to vacate public sewer easements located within the Canyon Gate Country Club - Gray Eagle Estates subdivision. The recorded subdivision is being reverted to acreage and a new subdivision has been approved which significantly changes the lot layout and street pattern.

BACKGROUND DATA:

7-23-92 The Planning Commission approved the Tentative Map for Canyon Gate Country Club - Emerald Hill Estates which will replace the existing subdivision when a new Final Map is recorded.

FINDINGS:

The Department of Public Works has no objection to this request.

Planning Commission Recommendation: APPROVAL (6-0 vote)

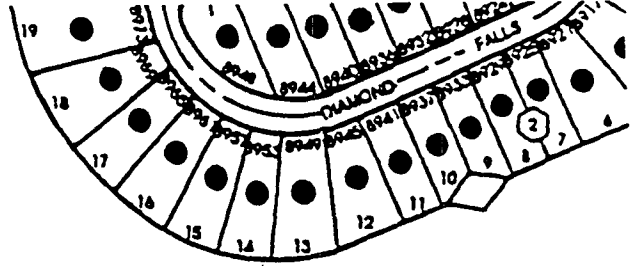
Staff Recommendation: APPROVAL

PROTESTS: 0

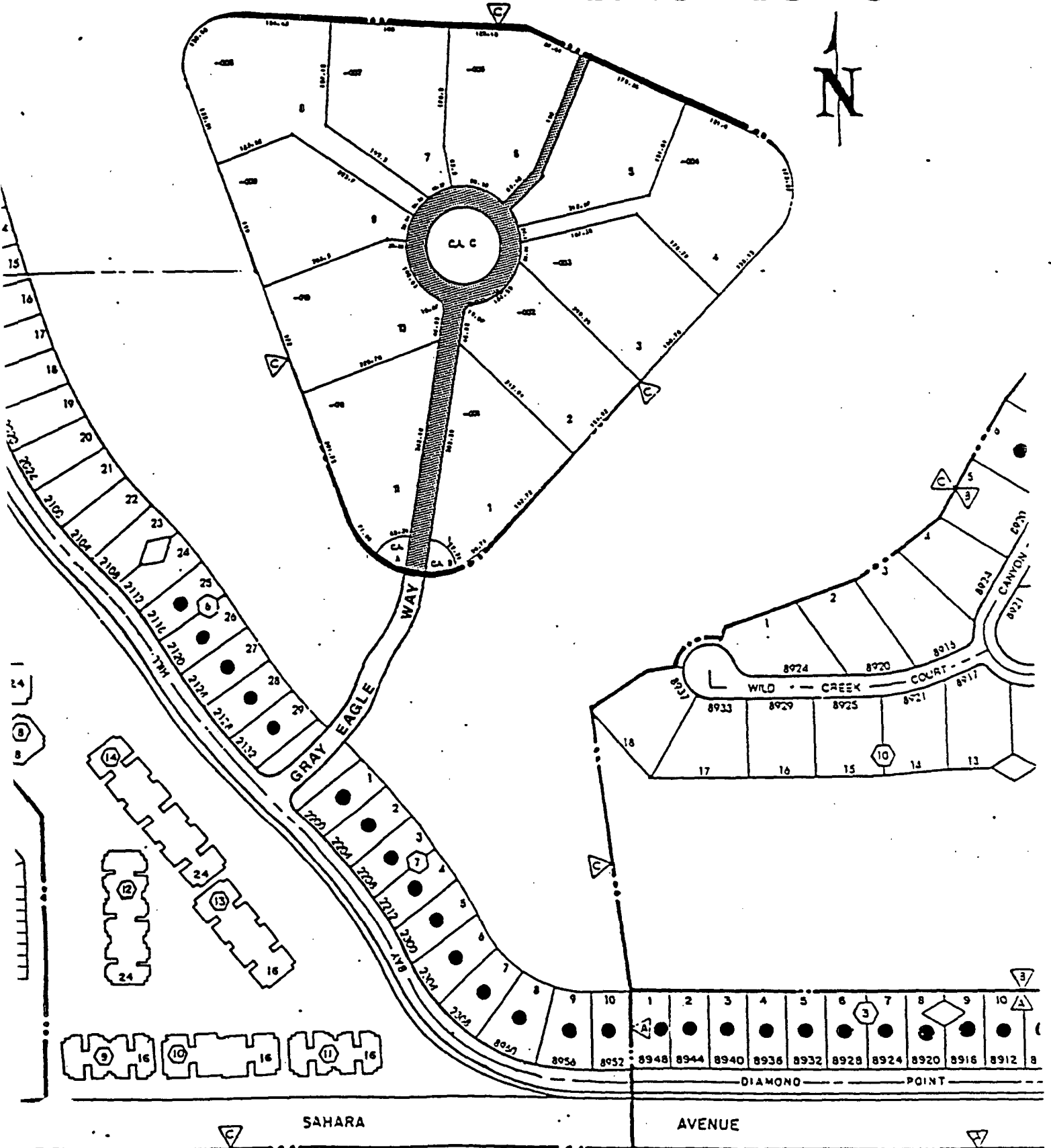
NOTICES MAILED: 2

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
SEPTEMBER 2, 1992



VAC-15-92



NOTICE TO PUBLISH

Las Vegas, Nevada

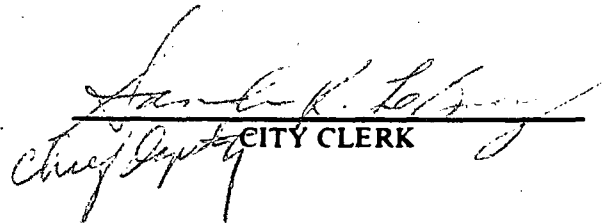
Date: August 18, 1992

TO: LAS VEGAS REVIEW-JOURNAL
FROM: CITY CLERK
SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING-VACATION
VAC-15-92, VAC-5-92

Please publish the attached Legal Notice

ON THE FOLLOWING DATES: Friday, August 21, 1992 (one time only)

and send me three copies of the Affidavit of Publication at your earliest convenience. (No later than seven (7) days following final publication.)


CITY CLERK

cc: Finance Department - Accounts Payable
City Attorney - (on Ordinances only)
Community Planning & Development

NOTICE OF PUBLIC HEARINGS
SEPTEMBER 2, 1992

NOTICE IS HEREBY GIVEN THAT on Wednesday, September 2, 1992, at the hour of 2:00 P.M. in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Petitions of Vacation:

VAC-5-92

THE SCOTCH EIGHTY HOMEOWNERS ASSOCIATION to Vacate portions of the following dedicated rights-of-way: Westwood Drive and Birch Street north of Oakey Boulevard; Pine Street between Oakey Boulevard and a point south of Silver Avenue; Waldman Avenue between Rancho Drive and Pine Street; Edgewood Avenue east of Rancho Drive; Westwood Drive south of Charleston Boulevard; and Silver Avenue west of Martin L. King Boulevard.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS BEING PORTIONS OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.& M.

VAC-15-92

WEST SAHARA PARTNERSHIP to vacate public sewer easements, generally located within and adjacent to Gray Eagle Way.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES, IN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.& M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 10th Floor, City Hall.

KATHLEEN M. TIGHE
CITY CLERK

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

August 18, 1992

West Sahara Partnership
8625 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAC-15-92 - PETITION OF VACATION

Gentlemen

Your request for a Petition of Vacation to vacate public sewer easements on property generally located within and adjacent to Gray Eagle Way, was considered by the Planning Commission on August 13, 1992.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Conformance to code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
5. If the Reconveyance is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

- Continued -



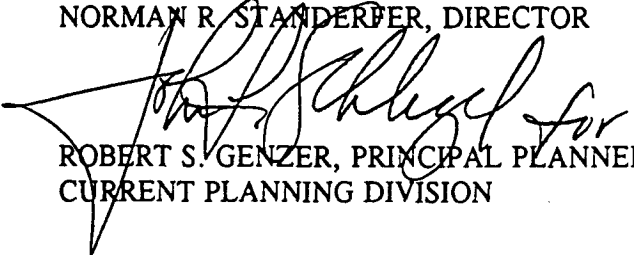
TO: West Sahara Partnership
RE: VAC-15-92

August 18, 1992
Page Two

This item will be considered by the City Council at a public hearing on September 2, 1992, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR



ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

RSG:erh

cc: Mr. John Martinez
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

D-2. VAC-15-92

Applicant: WEST SAHARA PARTNERSHIP
 Application: Petition of Vacation to Vacate Public Sewer Easements
 Location: Generally located within and adjacent to Gray Eagle Way

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Standard Condition No. 2.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
5. Standard Condition No. 4.

NOTICES MAILED: 2

PROTESTS: 0

Pippin - APPROVED, subject to staff's conditions.
 Unanimous
 (Moffitt excused)

MR. GENZER stated this request is to vacate public sewer easements located within the Canyon Gate Country Club-Gray Eagle Estates subdivision. The recorded subdivision is being reverted to acreage and a new subdivision has been approved which significantly changes the lot layout and street pattern. The Department of Public Works has no objection to this request. Staff recommended approval, subject to the conditions.

PATSY MAINS, G. C. Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the application. She concurred with staff's conditions.

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 8/19/92 meeting. The public hearing will be held on 9/2/92.

(7:37-7:39)

8/13/92 Planning Commission

D-2. VAC-15-92
PUBLIC HEARING

Applicant:
Application:

WEST SAHARA PARTNERSHIP
Petition of Vacation to Vacate Public Sewer
Easements

SET DATE: 8/19/92
C.C.: 9/2/92

Location:

Generally located within and adjacent to
Gray Eagle Way

APPLICATION REQUEST:

This request is to vacate public sewer easements located within the Canyon Gate Country Club - Gray Eagle Estates subdivision. The recorded subdivision is being reverted to acreage and a new subdivision has been approved which significantly changes the lot layout and street pattern.

BACKGROUND DATA:

7-23-92 The Planning Commission approved the Tentative Map for Canyon Gate Country Club - Emerald Hill Estates which will replace the existing subdivision when a new Final Map is recorded.

FINDINGS:

The Department of Public Works has no objection to this request.

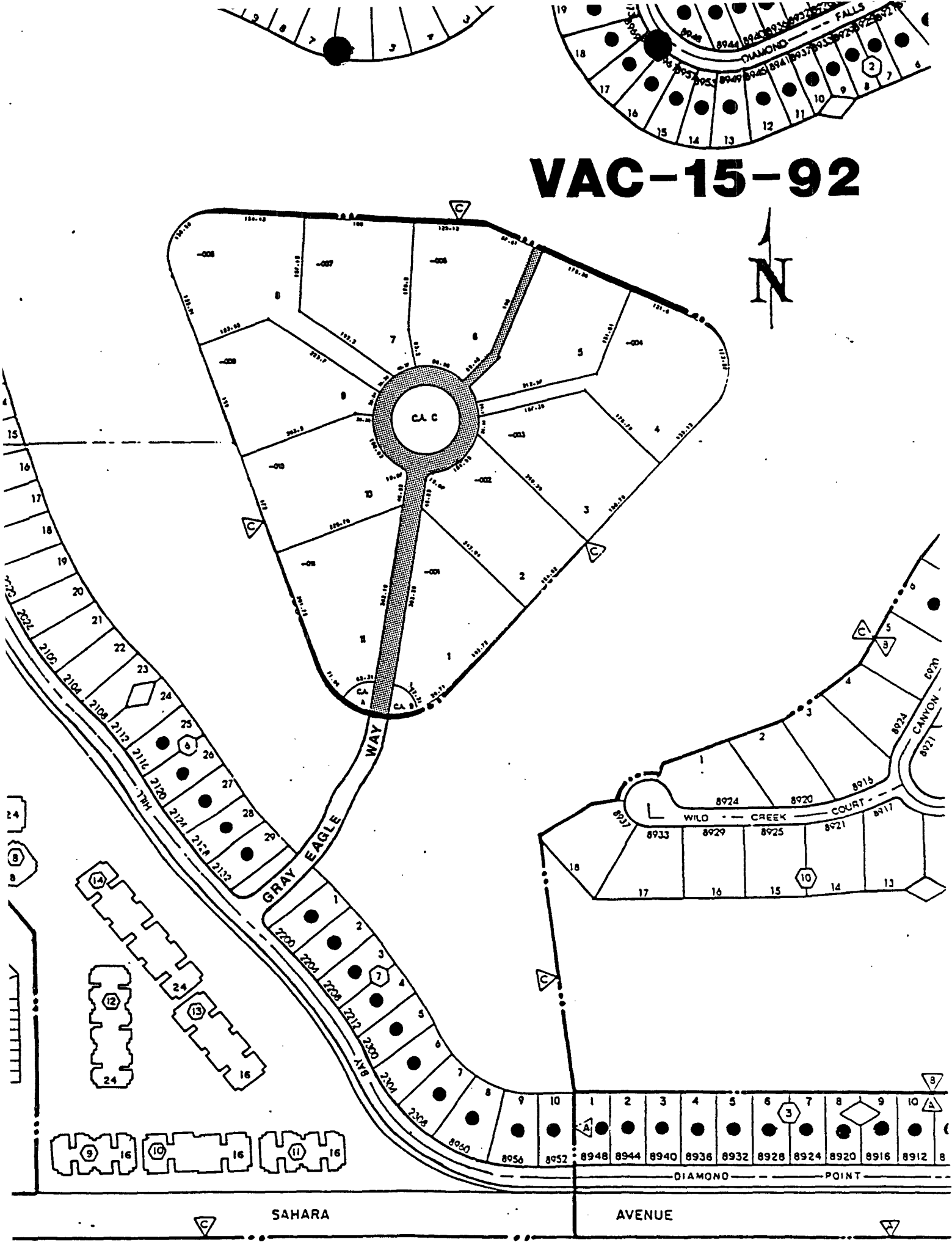
STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. All public improvements adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense as required by the Department of Public Works.
2. The Order of Vacation must be recorded prior to the recordation of the Emerald Hill Estates subdivision Final Map.
3. Standard Condition No. 2.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
5. Standard Condition No. 4.

NOTICES MAILED: 2

PROTESTS: 0

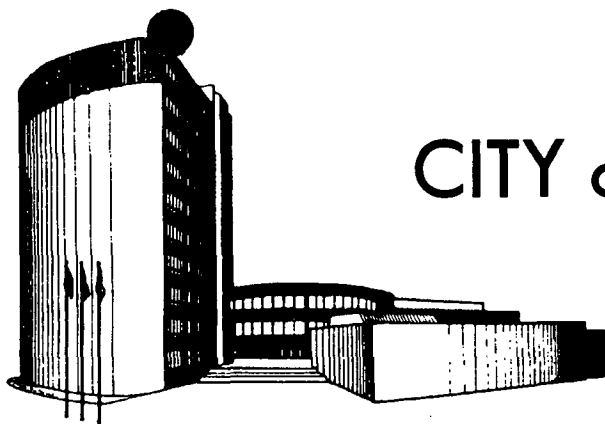
VAC-15-92



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

August 3, 1992

West Sahara Partnership
8625 West Sahara Avenue
Las Vegas, Nevada 89117

RE: VAC-15-92 - PETITION OF VACATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on August 13, 1992. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 229-6301.

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

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



NORMAN R. STANDERFER, DIRECTOR

NRS:erh

Enclosure

cc Mr. John Martinez
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89102



Central Telephone Company
Nevada

A Centel Company
Las Vegas, NV 89152
Telephone 702 877 7171

CENTEL

July 23, 1992

Norman R. Standerfer
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

Reference: Vac 15-92

Central Telephone Company has no objections to this proposed public sewer easement vacation.

Geni
Virginia E. Losacker
Right-of-Way Engineer

VEL/nm

RECEIVED
JUL 24 10 36 AM '92
PLANNING AND
DEVELOPMENT



RECEIVED

JUL 31 11 27 AM '92

PLANNING AND
DEVELOPMENT

July 24, 1992

PATRICIA MULROY
GENERAL MANAGER

DAVID A. DONNELLY
CHIEF ENGINEER

RICHARD J. WIMMER
DEPUTY GENERAL MANAGER
MANAGEMENT SYSTEMS

ROBERT W. SULLIVAN
DEPUTY GENERAL MANAGER
WATER SYSTEMS

HAND DELIVERY

Mr. Norman R. Standerfer, Director
Community Planning & Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101


Dear Mr. Standerfer:

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC SEWER EASEMENTS
OF-WAY WITHIN VAC-15-92

The Las Vegas Valley Water District has no objections to the vacation and abandonment of the Public Sewer Easements as described in VAC-15-92 dated July 22, 1992.

Should you have any questions relative to this matter, please contact me.

Sincerely,


Martin R. Bassick
Right-of-Way Agent

MRB:mcw

3700 W. Charleston Blvd. • Las Vegas, Nevada 89153 • (702) 870-2011

BOARD OF DIRECTORS

Paul J. Christensen, President • Thalia M. Dondero, Vice President
Jay Bingham, Karen Hayes, William U. Pearson, Don Schlesinger, Bruce L. Woodbury

DATE: 7/20/92

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: West Sahara Partnership VAC-15-92

- No Objection - Appears to meet all fire department access requirements.
- No Objection - This is desert/vacant property at this time.
- No Objection - Must be constructed/installed to conform to all applicable Fire Codes, Building Codes, City Codes, and where necessary any State Code requirements.
- No Objection - Presents no exposure problem to surrounding property.
- Recommend denial.

COMMENTS: No objection

RECEIVED
 JUL 20 3 48 PM '92
 COMMUNITY PLANNING AND DEVELOPMENT

[Signature]
 FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

ORIGINAL (White) - COMM. PLNG. COPY (Pink) - FIRE PREVENTION

NOTICE OF PUBLIC HEARING

VACATION REQUEST

VAC-15-92

MEETING: CITY PLANNING COMMISSION
DATE: AUGUST 13, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

PETITION OF VACATION SUBMITTED BY WEST SAHARA PARTNERSHIP TO VACATE PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES, IN THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

Norman R. Standerfer
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

VAC-15-92

MEETING: CITY PLANNING COMMISSION
DATE: AUGUST 13, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

PETITION OF VACATION SUBMITTED BY WEST SAHARA PARTNERSHIP TO VACATE PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES, IN THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.& M.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

DRAFT VACATION REQUEST DRAFT

VAC-18⁵-92

MEETING: CITY PLANNING COMMISSION
DATE: AUGUST 13, 1992
TIME: 7:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

PETITION OF VACATION SUBMITTED BY WEST SAHARA PARTNERSHIP TO VACATE PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES, IN THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.& M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative to object to or express approval of this request; or may, prior to this hearing, file written objections thereto or approval thereof with the Department of Community Planning and Development, 400 East Stewart Avenue, Las Vegas, NV 89101.



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

Norman R. Standerfer

NORMAN R STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

VAC.PC

CHECKED: initial & date

GENZER ✓ 7/21

WILLIAMS _____

SCHLEGEL SJS 7/21

DRAFT

THIS FILE MUST BE RETURNED TO GRETA BY 7-22-92

MAIL NOTICE ON _____

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL FOR VACATIONS

DATE: July 22, 1992

TO: Department of Public Works (Ed Byrge - 4th Floor)
Fire Services, (Chief Judd)
Fire Services, Alarm Office (Ann Vilbert)
Electrical Services (George Ferris)
Metro. Police Department (Donna Kayfes, Communications)
Nevada Power Company
Southwest Gas Corporation
Central Telephone Company
Las Vegas Valley Water District

Re: VAC-15-92

We have received a petition from WEST SAHARA PARTNERSHIP TO VACATE PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES, IN THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

May we have your recommendations and comments concerning this petition not later than August 10, 1992, as we wish to present it to the Planning Commission on August 13, 1992. A reference map is enclosed.

NORMAN R. STANDERFER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

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

NRS:RSG:gm

Attachments:

1. Public Works (Map, Petition, Deed)
2. All others (Map)

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL FOR VACATIONS

DATE: JULY 9, 1992

TO: Department of Public Works (Ed Byrge - 4th Floor) —
Fire Services (Chief Judd) —
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-15-92

We have received a petition from WEST SAHARA PARTNERSHIP for the vacation of property, described as follows:

PUBLIC SEWER EASEMENTS, GENERALLY LOCATED WITHIN AND ADJACENT TO GRAY EAGLE WAY, LEGALLY DESCRIBED AS BEING LOCATED WITHIN CANYON GATE COUNTRY CLUB - GRAY EAGLE ESTATES, IN THE NORTH HALF ($N\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.

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 8/13/92. A reference map is enclosed.

NORMAN R. STANDERFER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

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

NRS:RSG:gmi

Attachments:

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

PETITION TO VACATE PUBLIC RIGHT-OF-WAY

Date: June 19, 1992

HONORABLE MAYOR AND CITY COUNCILMEN
CITY HALL
400 E. STEWART AVE.
LAS VEGAS, NV 89101

CITY CLERK
Nancy Davelos

JUL 7 1 38 PM '92

RECEIVED

DEAR MAYOR AND COUNCIL:

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:
PUBLIC SEWER EASEMENT WITHIN
GRAY EAGLE ESTATES

PLANNING AND
DEVELOPMENT

JUL 7 1 29 PM '92

RECEIVED

THE REASON FOR THE VACATION REQUEST:

Redesign of roads and lot layout.

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

"SEE ATTACHED"

1. West Sahara Partnership  signature
name of abutting property owner (print)

8625 West Sahara Avenue Las Vegas, Nevada 89117
address 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

VAC-15-92

75⁰⁰ PL 8/13/92 156232 MF
6/24/92

545.329

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That: VENETIAN ASSOCIATES, a Nevada General Partnership

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
WEST SAHARA PARTNERSHIP, a Nevada Limited Partnership

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

EVERYTHING

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 thereunto belonging or in anywise appertaining.

Witness its hand _____ this 25th day of May 19 88

VENETIAN ASSOCIATES

SEE EXHIBIT "B," ATTACHED HERETO,
FOR THE SIGNATURES OF GRANTOR AND
ACKNOWLEDGEMENT THEREOF.

~~DATE OF _____ } s.s.
County of _____
this _____ day of _____, 19____
personally appeared before me, a Notary Public in and for said
County and State _____
_____~~
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
poses therein mentioned.

ESCHOW NO. 37494
WHEN RECORDED MAIL TO: West Sahara Partnership
24050 Madison St #110 Torrance, Ca 90505

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NATIONAL TITLE CO
05-27-88 08:00 CLK 6
BOOK: 880527 INST: 00038
FEE: 10.00 RPTT: EX#004
DEED
CONFIRMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

543.329Y
FILE: GRAYVAC2.329
JUNE 11, 1992
BY: SAH
CKD. BY: DAW
(A)

EXPLANATION: THIS LEGAL DESCRIBES GRAY EAGLE WAY, A PRIVATE STREET. THE LEGAL WILL ACCOMPANY AN APPLICATION TO VACATE THE PUBLIC SEWER EASEMENT ON THIS PARCEL.

DO NOT RECORD ABOVE THIS LINE

LEGAL DESCRIPTION

ALL OF GRAY EAGLE WAY, A PRIVATE STREET AND PUBLIC SEWER EASEMENT, IN "CANYON GATE COUNTRY CLUB-GRAY EAGLE ESTATES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 51, PAGE 91 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



G.C. WALLACE, INC.
Engineering/Architecture

LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS Date JUNE 24, 1992
PLANNING DEPARTMENT
400 EAST STEWART AVENUE Project No. 543.329Y
LAS VEGAS, NEVADA 89101
ATTENTION: MR. MATT PINJUV

SUBJECT: CANYON GATE COUNTRY CLUB EMERALD HILL ESTATES - SEWER EASEMENT VACATION

Gentlemen: The following items are:

HAND DELIVER

Forwarded Herein
 Returned Under Separate Cover By: _____

- 1 B/L Copy of Drawing with Easement Highlighted
- 1 Legal Description
- 1 Petition to Vacate Right-of-Way
- 1 Check in the Amount of \$75.00

RECEIVED BY _____ DATE _____

These items are submitted:

At your request For your action
 For your approval For your files
 For your review and comments For your information

Remarks: Please place this on the nearest available Planning Commission agenda.

Do not hesitate to contact me with any questions you may have.

Very truly yours,

G.C. WALLACE, INC.

By: Patsy A. Mains
Patsy A. Mains
Project Coordination Manager

Copies to:

John Martinez, GCW, w/o enclosure

1555 SOUTH RAINBOW BLVD. / LAS VEGAS, NEVADA 89102 / TELEPHONE: (702) 363-1200