

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas NV 89101

TTY 702-386-9108
Voice
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



034259

February 5, 2003

Ms. Karen Finkel
O'Hare Springs, Limited Liability Company
2325- A Renaissance Drive
Las Vegas, Nevada 89119

Re: VAC-0033-02 VACATION

Dear Applicant:

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

Very truly yours,

Troy Jeschke- Planner II
Current Planning Division

TSJ:cc

Attachment: Order of Vacation

cc: Ms. Kathy Gall
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89119

Ms. Karen McCoy
Avante Homes
2325- A Renaissance Drive
Las Vegas, Nevada 89119

Mayor
Oscar B. Goodman
City Council
Gary Reese
Mayor Pro-Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
City Manager
Douglas A. Selby



2003 FEB - 6 P 12:40

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CITY CLERK

ORDER OF VACATION

COPY

WHEREAS a petition dated the 9th day of April, 2002, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the Council approved and recommended such vacation; and

WHEREAS, The City Council, by an order made at its regular meeting held on the 5th day of June, 2002, having set the 19th day of June, 2002, at the hour of 1:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on the petition and recommendation, and having ordered the City Clerk to notify, by registered mail, each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

VAC-0033-02

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WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 4th day of June, 2002, and that a notice of hearing was published on the 7th day of June, 2002, in the manner prescribed in the Order; and

WHEREAS, The City Council having held a public hearing on the 19th day of June, 2002, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

WHEREAS, Following the hearing, the City Council having approved the petition by finding that the portion of the real property to be vacated is no longer required for the public use and convenience and that the vacation will inure to the benefit of the City of Las Vegas and that neither the public, nor any person, will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

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

Those portions of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those portions of Dapple Gray Road and Log Cabin Way, as conveyed to COUNTY OF CLARK, a political subdivision of the State of Nevada, by GRANT, BARGAIN, SALE DEED, recorded October 12, 1994 in Book 941012 as Instrument Number 00886 of Clark County, Nevada, Records, described as follows:

VAC-0033-02

PARCEL 1

The west 30.00 feet of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 5.

EXCEPT THEREFROM the north 40.00 feet of said west 30.00 feet.

PARCEL 2

A triangular parcel of land bounded as follows: bounded on the north by the south line of the north 40.00 feet of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 5; bounded on the west by the east line of the west 30.00 feet of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 5; and bounded on the southeast by the arc of a circle, concave southeasterly and having a radius of 20.00 feet, said arc being tangent to the south line of said north 40.00 feet, and tangent to the east line of said west 30.00 feet.

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

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation;
2. All development shall be in conformance with code requirements and design standards of all City departments;
3. This 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 of the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas; and

VAC-0033-02


COPY

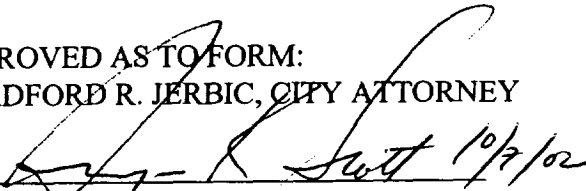
- 4. If this Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this 9th day of October, 2002.

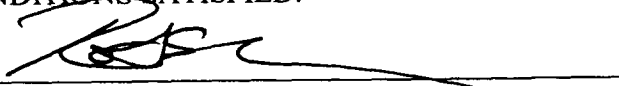

OSCAR B. GOODMAN, MAYOR

ATTEST:


BARBARA JO RONEMUS
CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERBIC, CITY ATTORNEY
By  10/7/02
BRYAN K. SCOTT
DEPUTY CITY ATTORNEY

CONDITIONS SATISFIED:

By 
PLANNING AND DEVELOPMENT DEPARTMENT
ROBERT S. GENZER, DIRECTOR

When recorded mail to:

ROBERT S. GENZER, Director
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

VAC-0033-02

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CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF: PLANNING AND DEVELOPMENT DEP
10-14-2002 09:52 STX PAGE COUNT: 4
BOOK/INSTR: 20021014-00590 FEE: 17.00
VACATION RPTT: .00
RECEIPT/CONF COPY-HAS NOT BEEN COMPARED TO THE ORIG

CITY OF LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

TRANSMITTAL OF RECORDED VACATION

DATE: February 5, 2003

TO: Department of Public Works

- Bart Anderson Development Coordination
- Tom Wilking Traffic Engineering & Field Operations
- Greg McDermott Flood Control
- Chuck Turk Land Development
- Ed Byrge Right-Of-Way
- John Day Sanitary Sewers
- Rita Lumos Survey

Fire Services, Alarm Office
City Clerk
Clark County Geographic Information Systems

Nevada Power - Attn: Roger Trestrail - MS9
6226 W. Sahara Avenue
Las Vegas, Nevada 89151

Mr. Tom Blackstock, Utility Coordinator
Cox Communications
121 South Martin L. King Boulevard
Las Vegas, Nevada 89106

RE: VAC-0033-02

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

ROBERT S. GENZER, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

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

RSG:TSJ:cc
Attachment: Order of Vacation

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