

Extraction List



Separator Sheet

6/4

Report of All Selected Parcels

Case Number: VAC-18045

Printed On: Mon: November 13, 2006

Owner

AQUITANIA CORP

Address

1061 1/2 N SPAULDIING WEST HOLLYWOOD CA

PARCELS	/
LABELS	/

Parcel Numbe

13927810001

Comments



Separator Sheet

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 *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: November 22, 2006
Re: **VAC-18045** Aquitania Corporation NEC Main St. & Bonanza Rd.
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, as this application is to vacate a portion of a radius corner.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*
- C. Does it appear that the vacation request involves only excess right-of-way? *The vacation is for the reduction of a radius corner that the adjacent developer wishes to incorporate into his site.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Aquitania site: SDR-8649 and TMP-15044.*
- 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 defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
2. 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.
3. 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.



February 22, 2007

City of Las Vegas Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, NV 89101
Attn: Carolyn Caviness

Subject: VAC-18045 Vacation of public right-of-way at Main Street and Bonanza Road.

We have reviewed your request to vacate a 24' section of a public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road.

We currently have existing aerial lines on the property for which we need to retain an easement a minimum of 5' wide, being 2.5' wide either side of the center line of the existing line, but currently have no facilities installed in this specific radius location; therefore have no objection to your request.

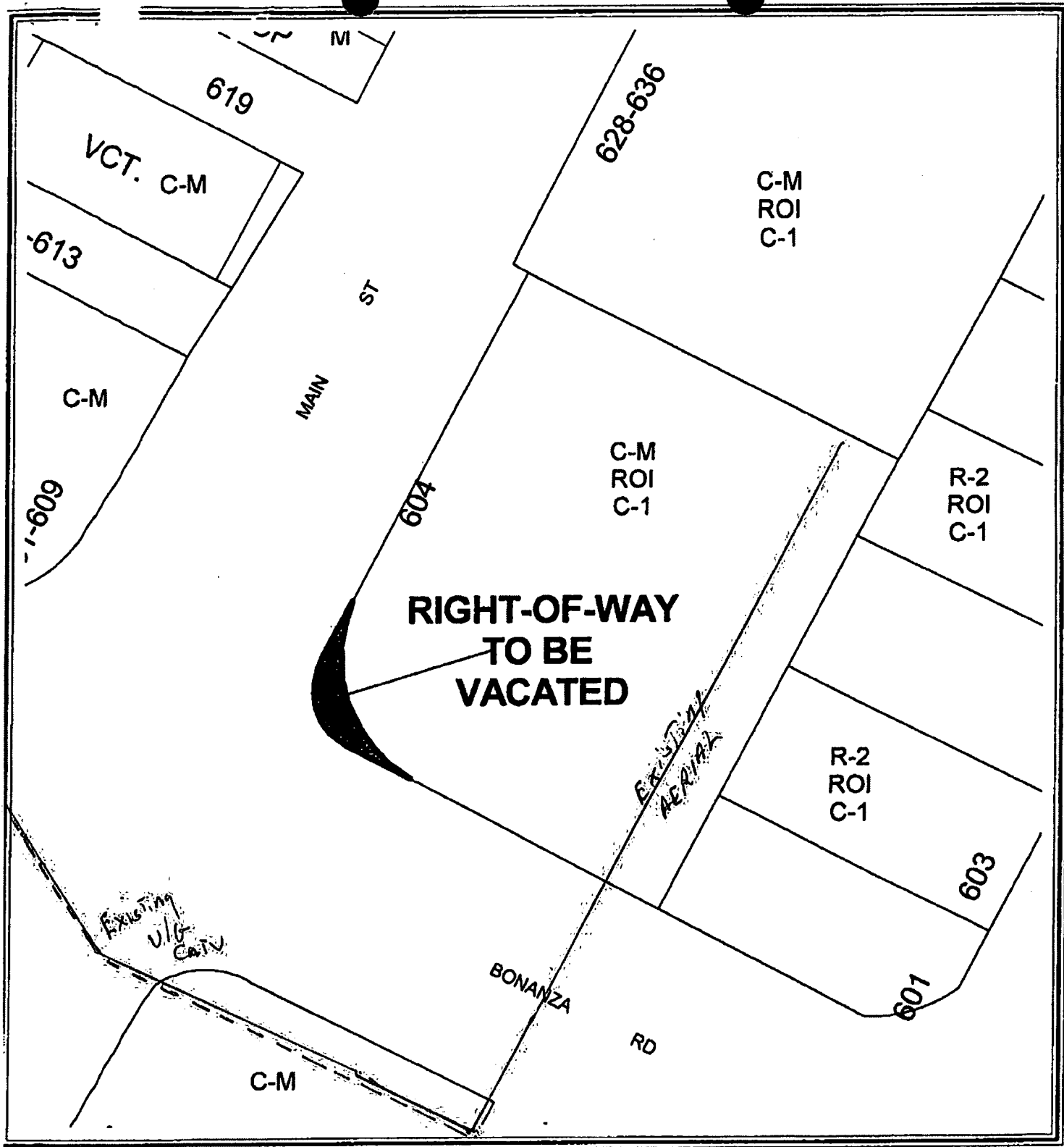
We do, however, request a reservation of rights over the subject property for the installation of future facilities.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Terry Sovey".

Terry Sovey
Supervisor, Right-of-Way



0 20 40 Feet

CASE: VAC-18045





www.nevadapower.com

6226 W. Sahara Avenue :: Las Vegas, NV 89146 :: P.O. Box 98910, Las Vegas, NV 89151-0001 :: 702.367.5000

December 4, 2006

Ms. Carolyn Caviness
CITY OF LAS VEGAS
Planning & Development Dept.
731 S. Fourth Street
Las Vegas, Nevada 89101

Reference: VAC-18045
NPC# RV 06-476

Dear Ms. Caviness,

Nevada Power Company has **no objection** to the vacation of the areas described in VAC-18045.

It is Nevada Power Company'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.

Sincerely,

Sharon McShea

Sharon McShea
Supervisor, Special Projects & ROW Management

November 27, 2006

Ms. Carolyn Caviness
Department of Public Works
Right of Way Division
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Dear Ms. Caviness:

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED
RIGHT-OF-WAY WITHIN VAC-18045-06

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-18045-06 received by the District on November 16, 2006. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

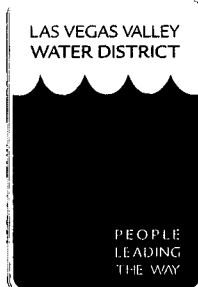
If you have any questions, please contact Paul Bryan at 822-8520.

Sincerely,



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

JDF:PMB:ieb



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER



EMBARQ
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244-7171

November 21, 2006

CLV VAC 18045

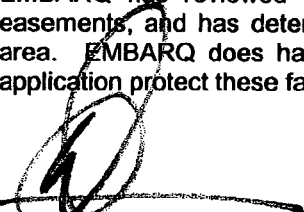
City of Las Vegas
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

Attn: Carolyn Caviness

**SUBJECT: VAC-18045 - Vacation of a 24 foot section of r/w radius corner located at the
NEC of main St and Bonanza, lying within the SE4 of the S2 of Section 27, Township 20
South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada.**

Dear Ms. Caviness:

EMBARQ has reviewed the request for the vacation of the above referenced public alley easements, and has determined that the vacation not affect existing EMBARQ facilities in the area. EMBARQ does have aerial facilities on the east of the subject and requests care by application protect these facilities during development



Dennis Parker
Real Estate Manager II
EMBARQ

PRN 396102

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED
NOV 16 2006
DHW ENG.

FROM:	PLANNING AND DEVELOPMENT DEPARTMENT	DATE:	11/09/06
TO:	COX COMMUNICATIONS NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA SHARON KENNEMER SUE MULANAX	
SUBJECT:	PETITION OF VACATION		
APPLICANT:	AQUITANIA CORPORATION		
FILE NUMBER:	VAC-18045		

REQUEST BY AQUITANIA CORPORATION FOR A PETITION TO VACATE A 24-FOOT SECTION OF A PUBLIC RIGHT-OF-WAY RADIUS CORNER GENERALLY LOCATED AT THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD, WARD 5 (WEEKLY).

THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH HALF (S½) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 20, 2006

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

PLANNING COMMISSION MEETING: DECEMBER 21, 2006

ATTACHMENT:

Nevada Power: application
All others: location map

x6304518

SOUTHWEST GAS ENGINEERING

NO OBJECTION

Vickie L. Denny

EMRS

11-17-06

Deed



Separator Sheet

20060921-0004859

Fee: \$20.00 RPTT: EX#003
V/C Fee: \$25.00

09/21/2006 13:58:04

T20060164552

Requestor:
CHICAGO TITLE

Charles Harvey CDO
Clark County Recorder Pgs: 9

RE-RECORDED

APN No. 139-27-810-002, 004, 046, -049, 048, 139-27-810-051,
139-27-810-049, 139-27-712-050, 139-27-810-001, 139-27-707-008

R.P.T.T. - None

RE-RECORDING REQUESTED BY AND RETURN TO:

The Aquinta Corp.
1051 1/2 N. Spaulding
West Hollywood, CA 90046

This document is being re-recorded to add the full legal description.

Grant, Bargain, Sale Deed
(Title of Document)

This page added to provide additional information required by
NRS 111.312 Sections 1-2 (Additional recording fee applies)

This cover page must be typed or printed clearly in black ink only.

COPY

(S-1)

20060830-0001858

*This document is being re-recorded to add the full legal description.
APN: 139-27-810-002, 004, 046, 049, 139-27-810-051 139-27-712-050 139-27-810-001, 139-27-707-008

Affix R.P.T.T. \$ Exempt 1

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

THE AQUITANI CORP;
1061 1/2 N. Spaulding
West Hollywood, CA 90046

COPY

Fee: \$17.00 RPTT: EX001
Fee: \$0.00
08/30/2006
T20060151505
Requestor:
CHICAGO TITLE

10:01:45

Frances Deane
Clark County Recorder OSA
Pgs: 5

ESCROW NO: 06018158-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
A.O. Bonanza Holdings, LLC, a Nevada limited liability company
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,
do hereby Grant, Bargain, Sell and Convey to
The Aquitania Corp., a Nevada corporation
all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof

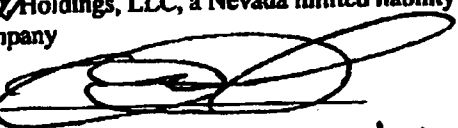
Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
now of record, if any.

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

Witness my hand(s) on August 15, 2006

GRANTORS:

A.O. Holdings, LLC, a Nevada limited liability company

By: 

Name: DARREN CRAIG DUNKEL

Title: SOLE MANAGER

ESCROW NO: 06018158-081-KRF

CALIFORNIA)
STATE OF NEWADA)
LOS ANGELES) ss.
COUNTY OF Glash)
On this 8/15/06)

appeared before me, a Notary Public,
DARREN CREIG DWICKEL

personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.

Moshe Jacob Schnapp
Notary Public

My commission expires: 8/3/08

COPY



ASSESSOR

EXHIBIT "A"

PARCEL ONE (1):

Lots One (1) through Nine (9) inclusive in Block Four (4) of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL TWO (2):

Block "A" of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the above described Block "A", that portion thereof conveyed by Nevada Biltmore Hotel Corporation to the City of Las Vegas by Deed dated July 02, 1947 and recorded August 25, 1947 as Instrument No. 263331, Clark County, Nevada Records, described as follows:

Beginning a point on the Northwestern boundary line of Block "A" of Biltmore Addition, said Point of Beginning further described as bearing North 27°53'06" East, a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 43.00 feet right of and right angles to Highway Engineer's Station "P" 111+52.73 P.O.T.;

Thence from a tangent which bears South 27°53'06" West, curving to the left with a radius of 40.00 feet through an angle of 90° a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";

Thence North 62°06'54" West along said boundary line, a distance of 40.00 feet to the Southwest corner of said Block "A";

Thence North 27°53'06" East along the Northwestern boundary line of said Block "A", a distance of 40.00 feet to the Point of Beginning.

Further excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL THREE (3):

Parcel 14
That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 10 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, a distance of 1203.7 feet; the True Point of Beginning; Thence South 62°15'00" East, a distance of 160.00 feet to a point on the West line of Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; Thence South 27°45'00" West along the

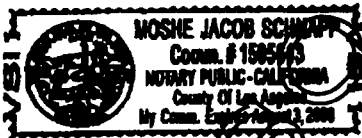
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES } ss.

On 8/15/06 before me, MOSHE JACOB SCHWARTZ
(DATE) personally appeared DARREN CREIG WICKEL
(SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☐ INDIVIDUAL
☒ CORPORATE OFFICER

SOLE MANAGER
(TITLE)

☒ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRAT BARGAIN, SALE DEED
TITLE OR TYPE OF DOCUMENT

1 + 1 EXHIBIT = 2
NUMBER OF PAGES

8/15/06
DATE OF DOCUMENT

OTHER _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

DARREN CREIG WICKEL

RIGHT THUMBPRINT

OF
SIGNER



State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

- a) 139-27-810-002, -004, 046, -049, 048
b) 139-27-810-049, 139-27-810-051
c) 139-227-712-050
d) 139-27-810-001, 139-27-707-008

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Pkcs
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: 6-18-88
Book: 6-18-88
Date of Recording: 6-18-88
Notes: OK

3. Total Value/Sales Price of Property:

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

Transfer Tax Value:

Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 1
b. Explain Reason for Exemption: Reorganize VEST HG WITH NO OWNERSHIP

5. Partial Interest: Percentage being transferred: 0 %

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:

Signature:

Capacity: SOLE MANAGER

Capacity: PRESIDENT

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: A.O. HOLDINGS, INC
Address: 1061 1/2 N. SPANGLING
City: WEST HOLLYWOOD
State: CA Zip: 90046

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: THE AQUATANIA CORP.
Address: 1061 1/2 N. SPANGLING
City: WEST HOLLYWOOD
State: CA Zip: 90046

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

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89169

Escrow #: 06018158-081

RE-RECORDED
4859 188

Exhibit A

PARCEL ONE (1):

Lots One (1) through Nine (9) inclusive in Block Four (4) of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL TWO (2):

Block "A" of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom the above described Block "A", that portion thereof conveyed by Nevada Biltmore Hotel Corporation to the City of Las Vegas by Deed dated July 02, 1947 and recorded August 25, 1947 as Instrument No. 263331, Clark County, Nevada Records, described as follows:

Beginning a point on the Northwestern boundary line of Block "A" of Biltmore Addition, said Point of Beginning further described as bearing North 27°53'06" East, a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 43.00 feet right of and right angles to Highway Engineer's Station "111+93.73 P.O.T.;

Thence from a tangent which bears South 27°53'06" West, curving to the left with a radius of 40.00 feet through an angle of 90°, a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";

Thence North 62°06'54" West along said boundary line, a distance of 40.00 feet to the Southwest corner of said Block "A";

Thence North 27°53'06" East along the Northwestern boundary line of said Block "A", a distance of 40.00 feet to the Point of Beginning.

Further excepting therefrom that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

PARCEL THREE (3):

Parcel A

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, a distance of 1203.7 feet; the True Point of Beginning;

Thence South 62°15'00" East, a distance of 160.00 feet to a point on the West line of Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada; Thence South 27°45'00" West along the

Westerly line of said Block 4 of Biltmore Addition to the Northwest Corner of said Lot 6 in said Block 4 of Biltmore Addition;

Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon South 27°45'00" West, 136.00 feet from the True Point of Beginning;

Thence North 27°45'00" East along the Easterly line of said North Main Street, a distance of 136.00 feet to the True Point of Beginning.

Parcel B

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the True Point of Beginning;

Thence Northeasterly in a direct line to the Southwest corner of Lot 6 in Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;

Thence North 27°45'00" East along the West line of said Lot 6 to the Northwest corner of said Lot 6 in said Block 4;

Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon North 27°45'00" East, 54.00 feet from the True Point of Beginning;

Thence South 27°45'00" West along the Easterly line of said North Main Street, a distance of 54.00 feet to the True Point of Beginning.

Parcel C

That portion of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

Beginning at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the Point of Intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE ¼) of said Section 27 (said Point of Intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the True Point of Beginning;

Thence South 62°15'00" East, a distance of 160.00 feet to a point on the West line of Lot 4 in Block 4 of Biltmore Addition to the City of Las Vegas, according to Plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;

Thence North 27°45'00" East along the Westerly line of said Lots 4 and 5 in said Block 4 to the Northwest corner of said Lot 5;

Thence Westerly in a direct line to the True Point of Beginning.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 139-27-810-002, -004, 046, -049, 048
b) 139-27-810-051, 139-27-810-049
c) 139-27-712-050
d) 139-27-810-001, 139-27-707-008

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$0.00

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

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due:

\$ *

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: (3)

b. Explain Reason for Exemption: Recording to attach legal description

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 _____

Signature _____

Capacity Escoa.

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: A.O. Holdings LLC
Address: 1001 1/2 N. Springfield
City: West Hollywood
State: CA Zip: 90046

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Aquinas Corp
Address: 1001 1/2 N. Springfield
City: West Hollywood
State: CA Zip: 90046

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

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89169

Escrow #: 06018158-081

COPY

20060830 - 1858

US

Order No. 05-01-919879-T0 - A

EXHIBIT "ONE"**Parcel One (1):**

Lots One (1) through Nine (9) inclusive in Block Four (4) of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 139-27-810-002;003; 004; 139-27-712-046;047; 048; 049; 050; 051

Parcel Two (2):

Block "A" of Biltmore Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM the above described Block "A", that portion thereof conveyed by Nevada Biltmore Hotel Corporation to the City of Las Vegas by Deed dated July 2, 1947 and recorded August 25, 1947 as Instrument No. 263331, Clark County, Nevada Records, described as follows:

BEGINNING at a point on the Northwestern boundary line of Block "A" of Biltmore Addition, said point of beginning further described as bearing North 27°53'06" East, a distance of 40.00 feet from the Southwest corner of said Block "A" and further described as bearing 43.00 feet right of and right angles to Highway Engineer's Station "P" 111+93.73 P.O.T.;

Thence from a tangent which bears South 27°53'06" West, curving to the left with a radius of 40.00 feet through an angle of 90°, a distance of 62.83 feet to a point on the Southerly boundary line of said Block "A";

Thence North 62°06'54" West along said boundary line, a distance of 40.00 feet to the Southwest corner of said Block "A";

Thence North 27°53'06" East along the Northwestern boundary line of said Block "A", a distance of 40.00 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the City of Las Vegas by Deed recorded April 23, 2003 in Book 20030423 as Instrument No. 00507, of Official Records, Clark County, Nevada.

Assessor's Parcel No: 139-27-810-001

Parcel Three (3):**Parcel A:**

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

BEGINNING at a point on the Easterly line of North Main Street, as said street now exists,

COPY

Order No. 05-01-919879-TO - A

80.00 feet in width, from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked by a concrete monument) bears North 27°45'00" East, a distance of 1203.7 feet, the TRUE POINT OF BEGINNING;
Thence South 82°15'00" East, a distance of 160.00 feet to a point on the West line of Block 4 of Biltmore Addition to the City of Las Vegas, according to plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
Thence South 27°45'00" West along the Westerly line of said Block 4 of Biltmore Addition to the Northwest corner of said Lot 6 in said Block 4 of Biltmore Addition;
Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon South 27°45'00" West, 136.00 feet from the True Point of Beginning;
Thence North 27°45'00" East along the Easterly line of said North Main Street, a distance of 136.00 feet to the TRUE POINT OF BEGINNING.

Parcel B:

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

BEGINNING at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the TRUE POINT OF BEGINNING;
Thence Northeasterly in a direct line to the Southwest corner of Lot 6 in Block 4 of Biltmore Addition to the City of Las Vegas, according to plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
Thence North 27°45'00" East along the West line of said Lot 6 to the Northwest corner of said Lot 6 in said Block 4;
Thence Southwesterly in a direct line to a point on the Easterly line of said North Main Street, distant thereon North 27°45'00" East, 54.00 feet from the True Point of Beginning;
Thence South 27°45'00" West along the Easterly line of said North Main Street, a distance of 54.00 feet to the TRUE POINT OF BEGINNING.

Parcel C:

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:

BEGINNING at a point on the Easterly line of North Main Street, as said street now exists, 80.00 feet in width, from which point the point of intersection of said Easterly line of North Main Street with the North line of the Southeast Quarter (SE 1/4) of said Section 27 (said point of intersection being marked by a concrete monument) bears North 27°45'00" East, 1393.70 feet, the TRUE POINT OF BEGINNING;
Thence South 82°15'00" East, a distance of 160.00 feet to a point on the West line of Lot 4 in Block 4 of Biltmore Addition to the City of Las Vegas, according to plat thereof on file in Book 2 of Plats, Page 33, in the Office of the County Recorder of Clark County, Nevada;
Thence North 27°45'00" East along the Westerly line of said Lots 4 and 5 in said Block 4 to the Northwest corner of said Lot 5;
Thence Westerly in a direct line to the TRUE POINT OF BEGINNING.

Assessor's Parcel No: 139-27-707-008

SCALE 1" = 30'



MAIN STREET

PREVIOUS R/W
R=40.00'
L=62.82'
T=39.98'
 $\Delta=89^{\circ}58'38''$

47.48'
1/2 R/W

BONANZA ROAD

PROPOSED R/W
R=30.00'
L=47.11'
T=29.99'
 $\Delta=89^{\circ}58'38''$

PRESENT R/W
R=54.00'
L=84.80'
T=53.98'
 $\Delta=89^{\circ}58'38''$

LEGEND

--- PREVIOUS R/W
—— PRESENT R/W
- - - PROPOSED R/W

PROJECT ENGINEER
UP

DESIGNED BY
CLP

SCALE
1"=30'

PRINT DATE
10/04/06



RAUCHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
1220 HUNTER STREET LAS VEGAS, NEVADA 89102
PH. (702) 678-6771 FAX (702) 678-6886

AO HOLDING
THE AQUITANIA

TITLE OF DRAWING
RIGHT OF WAY EXHIBITS

27-20-61

DRAWING NO.
1

RECEIVED
NOV 07 2006
VAC-18045
12/21/06 PC

N:\AS-40-CLIP\5\dwg\F\EXHIBITS V\IN-RW\dwg_10_172006_10:37:54 AM CLP\PC\AQUITANIA

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-18045** APN: 139-27-707-008
139-27-810-001 to 004, 046-051

Name of Property Owner: The Aquitania Corp

Name of Applicant: The Aquitania Corp

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: _____

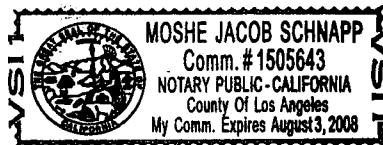
Signature of Property Owner: _____

Print Name: Darren Dunkel

Subscribed and sworn before me

This 2 day of November, 2006

Notary Public in and for said County and State



Justification Letter



Separator Sheet

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

November 7, 2006

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

**RE: THE AQUATANIA
VACATION OF 24FT OF RIGHT OF WAY – RADIUS OF INTERSECTION
MAIN & BONANZA**

To Whom it May Concern;

Please find an attached a figure showing south east quadrant of the intersection of Main & Bonanza. Baughman & Turner is requesting a vacation of 24ft of the radius, reducing the radius from 54ft to 30ft as depicted. This reduction in radius has been discussed with and reviewed by Planning and Traffic Department staff.

The vacation is requested due to the nature of the structure proposed, and the ability of the site location to accommodate the proposed traffic configuration and associated appurtenances within the smaller radius.

The site is a mixed use mid-rise structure, having retail on the main floor with residences above. The vacation does not have any affect upon the proposed use or accessibility of the project. Please feel free to contact me if you have any questions with regard to this letter or the project.

Sincerely,
BAUGHMAN & TURNER, INC


Lazell H. Preator, PE
Director of Engineering

**VAC-18045
12/21/06 PC**

Application



A P P L I C A T I O N

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

2006 NOV -8 A 8:49
Carmel V. Vach

Application/Petition For: Vacation & Abandonment
 Project Address (Location) NE Corner Main St. and Bonanza Ave.
 Project Name The Aquitania/Verge Proposed Use MUD
 Assessor's Parcel #(s) 139-27-707-008
139-27-810-001 to 004, 046-051 Ward # 5
 General Plan: existing MxU proposed N/A Zoning: existing C-1 proposed N/A
 Commercial Square Footage 30,900 Floor Area Ratio 74.3%
 Gross Acres 2.87 Lots/Units 296 Density 103/acre
 Additional Information 296 residential and 1 commercial SDR 8649 & TMP 15044 were both approved.

PROPERTY OWNER The Aquitania Corp. Contact Darren Dunckel
 Address 1061 1/2 N. Spaulding Ave. Phone: (310) 729-9007 Fax: (323) 822-1784
 City West Hollywood State Ca Zip 90046

APPLICANT The Aquitania Corp. Contact Darren Dunckel
 Address 1061 1/2 Spaulding Ave. Phone: (310) 729-9007 Fax: (323) 822-1784
 City West Hollywood State Ca Zip 90046

REPRESENTATIVE Baughman & Turner Contact Lazell Preator
 Address 1210 Hinson St Phone: (702) 870-8771 Fax: (702) 878-2695
 City Las Vegas State NV Zip 89102

Property Owner Signature* [Signature]

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

Print Name DARREN DUNCKEL

Subscribed and sworn before me

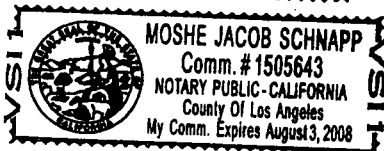
This 2 day of NOVEMBER, 2006

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-18045</u>
Meeting Date:	<u>12/21/06</u>
Total Fee:	<u>\$800.00</u>
Date Received:	<u>11/07/06</u>
Received By:	<u>[Signature]</u>

*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.



COPY

Hansen Sheet



Separator Sheet

Report Date 11/07/2006 03:50 PM

Submitted By

Page 1

A/P # 18045 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/07/2006 13:17	983953	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-18045 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORP. - Petition to Vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road, Ward 5 (Weekly).

Parent A/P #

Project #	18045	Project/Phase Name	AQUITANIA	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Supervisor Required		Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 11/07/2006 03:50 PM

Submitted By

Page 2

VACATION

N Parent Project link required?
External (Utility) Comments required?

Vacation Routing Process after City Council

Final City Council letter received

Annotated minutes received

Meeting Information

Meeting Information

Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/21/2006	PC	SCHEDULED		0	0	0
NGOLDBERG	11/07/2006					

Vacation Final Review Process

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

There are no items in this list

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

No children exist for this project

Employee

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	11/07/2006 13:37		0.00
	Lazell Preator, Dennis E Rusk Architect llc ck #1559, 893-8300				

Route Form



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/09/06						
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO</td><td style="width: 50%; vertical-align: top;">BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK</td></tr></table>			TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK				
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	BILL ARENT GUY CORRADO OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK							
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>PETITION OF VACATION</td></tr><tr><td>APPLICANT:</td><td>AQUITANIA CORPORATION</td></tr><tr><td>FILE NUMBER:</td><td>VAC-18045</td></tr></table>			SUBJECT:	PETITION OF VACATION	APPLICANT:	AQUITANIA CORPORATION	FILE NUMBER:	VAC-18045
SUBJECT:	PETITION OF VACATION							
APPLICANT:	AQUITANIA CORPORATION							
FILE NUMBER:	VAC-18045							

REQUEST BY AQUITANIA CORPORATION FOR A PETITION TO VACATE A 24-FOOT SECTION OF A PUBLIC RIGHT-OF-WAY RADIUS CORNER GENERALLY LOCATED AT THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD, WARD 5 (WEEKLY).

THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH HALF (S½) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 20, 2006

PLANNING COMMISSION MEETING: DECEMBER 21, 2006

ATTACHMENT:

All others: location map

(Revised 3/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 11/09/06
TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ JEFF GALAMBAS CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION	
APPLICANT: AQUITANIA CORPORATION	
FILE NUMBER: VAC-18045	

REQUEST BY AQUITANIA CORPORATION FOR A PETITION TO VACATE A 24-FOOT SECTION OF A PUBLIC RIGHT-OF-WAY RADIUS CORNER GENERALLY LOCATED AT THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD, WARD 5 (WEEKLY).

THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 20, 2006

PLANNING COMMISSION MEETING: DECEMBER 21, 2006

ATTACHMENT:

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

(Revised 1/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 11/09/06
TO:	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	SHARON KENNEMER
	EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX
SUBJECT: PETITION OF VACATION		
APPLICANT: AQUITANIA CORPORATION		
FILE NUMBER: VAC-18045		

REQUEST BY AQUITANIA CORPORATION FOR A PETITION TO VACATE A 24-FOOT SECTION OF A PUBLIC RIGHT-OF-WAY RADIUS CORNER GENERALLY LOCATED AT THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD, WARD 5 (WEEKLY).

THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH HALF (S½) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: NOVEMBER 20, 2006

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

PLANNING COMMISSION MEETING: DECEMBER 21, 2006

ATTACHMENT:
Nevada Power: application
All others: location map

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VACATION

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAC-18045

APPLICANT/OWNER: THE AQUITANIA CORPORATION - PETITION TO VACATE A 24-FOOT SECTION OF A PUBLIC RIGHT-OF-WAY RADIUS CORNER GENERALLY LOCATED AT THE NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD, WARD 5 (WEEKLY).

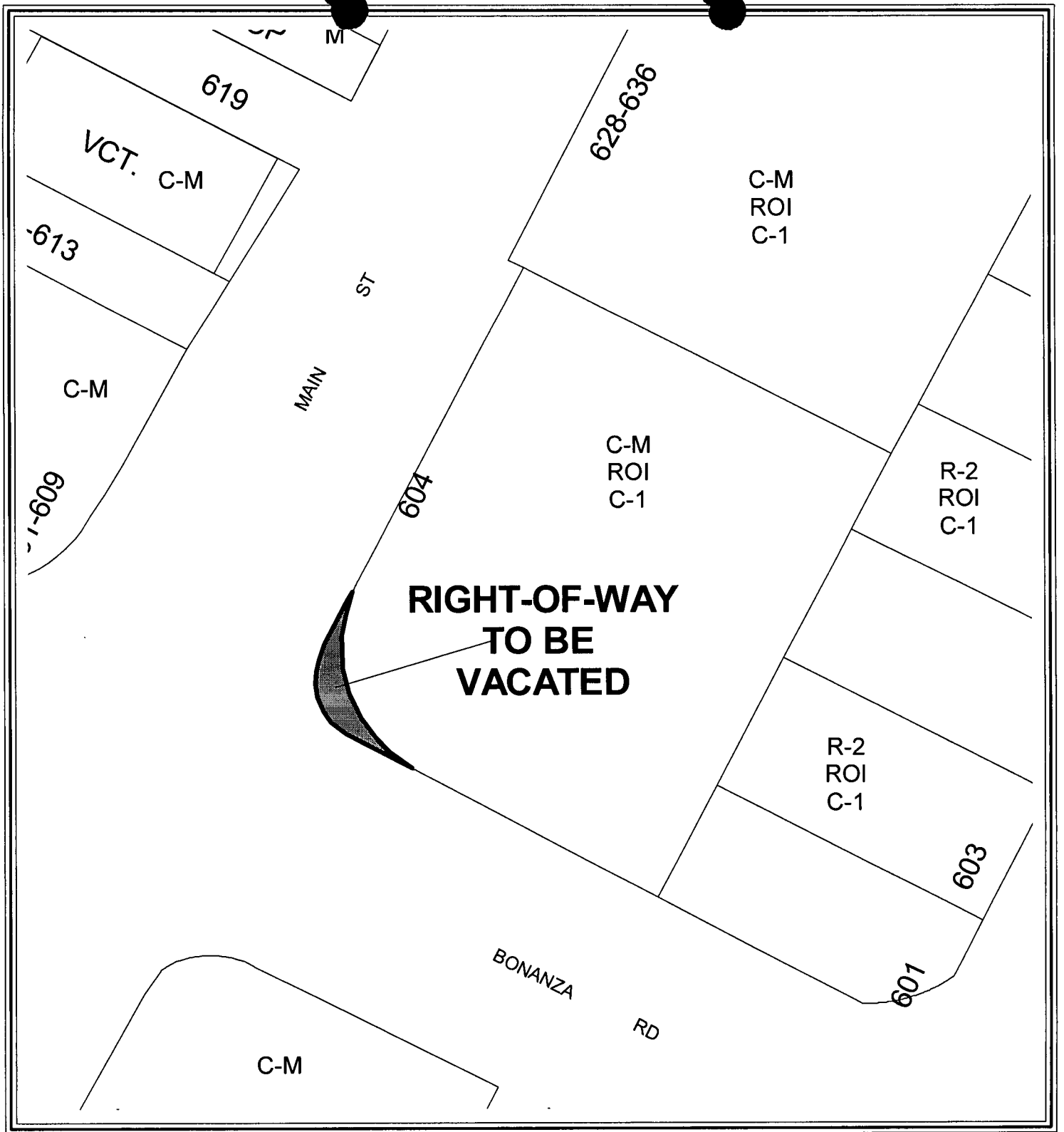
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH HALF (S½) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request will be determined by the City Council. The date of the City Council meeting will be announced at the Planning Commission meeting after the discussion of this item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAC-18045

0 20 40 Feet



Action Letter



Separator Sheet

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.lasvegasnevada.gov

December 22, 2006

Mr. Darren Dunckel
The Aquitania Corporation
1061½ North Spaulding Avenue
West Hollywood, California 90046

RE: VAC-18045 - VACATION

Dear Mr. Dunckel:

Your Petition to Vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road, Ward 5 (Weekly), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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.
4. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
5. 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)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

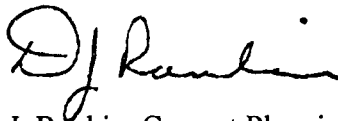


Mr. Darren Dunckel
VAC-18045 - Page Two
December 22, 2006

6. 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.

This item will be considered by the City Council on **January 17, 2007**, 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,



Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Bill Curran
Ballard Spahr Andrews & Ingersoll, LLP
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

Ms. Lazell Preator
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

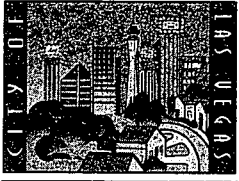
Applicant Letter



APPLICANT LETTER

Separator Sheet

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.lasvegasnevada.gov

December 8, 2006

Mr. Darren Dunckel
The Aquitania Corporation
1061½ North Spaulding Avenue
West Hollywood, California 90046

RE: VAC-18045 - VACATION

Dear Mr. Dunckel:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** 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 mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Bill Curran
Ballard Spahr Andrews & Ingersoll, LLP
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

Ms. Lazell Preator
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

JANUARY 1, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARING – VACATION:
VAC-18045

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, JANUARY 5, 2007 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

City Council Action Letter



Separator Sheet



January 19, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Darren Dunkel
The Aquitania Corporation
1061½ North Spaulding Avenue
West Hollywood, California 90046

RE: VAC-18045 - VACATION
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO SDR-18025 AND ROC-18046

Dear Mr. Dunkel:

The City Council at a regular meeting held January 17, 2007 APPROVED the Petition to Vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning & Development

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. 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.
4. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
5. 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

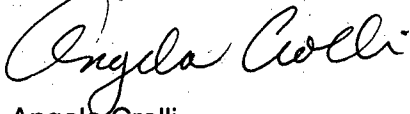
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Mr. Darren Dunckel
VAC-18045 – Page Two
January 19, 2007

6. 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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Bill Curran
Ballard Spahr Andrews & Ingersoll, LLP
300 South Fourth Street, Suite #1201
Las Vegas, Nevada 89101

Mr. Lazell Preator
Baughman & Turner
1210 Hinson Street
Las Vegas, Nevada 89102

Resolutions



Separator Sheet

Requestor:

LAS VEGAS CITY

03/20/2007 16:15:13 T20070048990

Book/Instr: 20070320-0004266

Vacation Page Count: 5

Fees: \$18.00 N/C Fee: \$0.00

When recorded mail to:

City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 139-27-899-051

Debbie Conway
Clark County Recorder

ORDER OF VACATION

WHEREAS, a petition dated the 7th day of November, 2006 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 City Council approved and recommended such vacation; and

COPY

WHEREAS, the City Council, by an order made at its regular meeting held on the 3rd day of January, 2007, having set the 17th day of January, 2007, 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-18045

cy to Posting

WHEREAS, the notices provided for in the Order, were mailed by certified mail by the City Clerk on the 2nd day of January, 2007, and that a notice of hearing was published on the 5th day of January, 2007, in the manner prescribed in the Order; and

WHEREAS, the City Council having held a public hearing on the 17th day of January, 2007, 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;

COPY

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:

That portion of the Southeast Quarter (SE 1/4) of Section 27, 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 BLOCK A of BILTMORE ADDITION, recorded in Book 2 of Plats, Page 33 of Clark County, Nevada Records, bounded as follows:

Bounded on the northwest by the northwest line of said BLOCK A; bounded on the southwest by the southwest line of said BLOCK A; bounded on the east by a curve, concave easterly and having a radius of 54.00 feet, said curve being tangent to the northwest line of said BLOCK A and tangent to the southwest line of said BLOCK A and bounded on the west by a curve, concave easterly and having a radius of 30.00 feet, said curve being tangent to the northwest line of said BLOCK A and tangent to the southwest line of said BLOCK A.

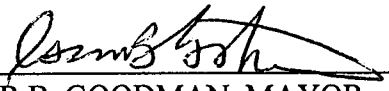
COPY

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

1. 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;
2. All development shall be in conformance with code requirements and design standards of all City Departments;
3. 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;
4. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner;
5. 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; and
6. 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.

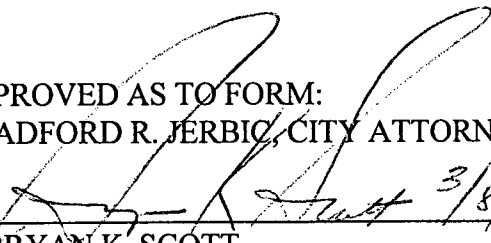
DATED this 12TH day of MARCH, 2007.


OSCAR B. GOODMAN, MAYOR

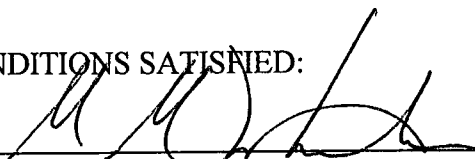
ATTEST:


BEVERLY K. BRIDGES, CMC
ACTING CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERBIC, CITY ATTORNEY

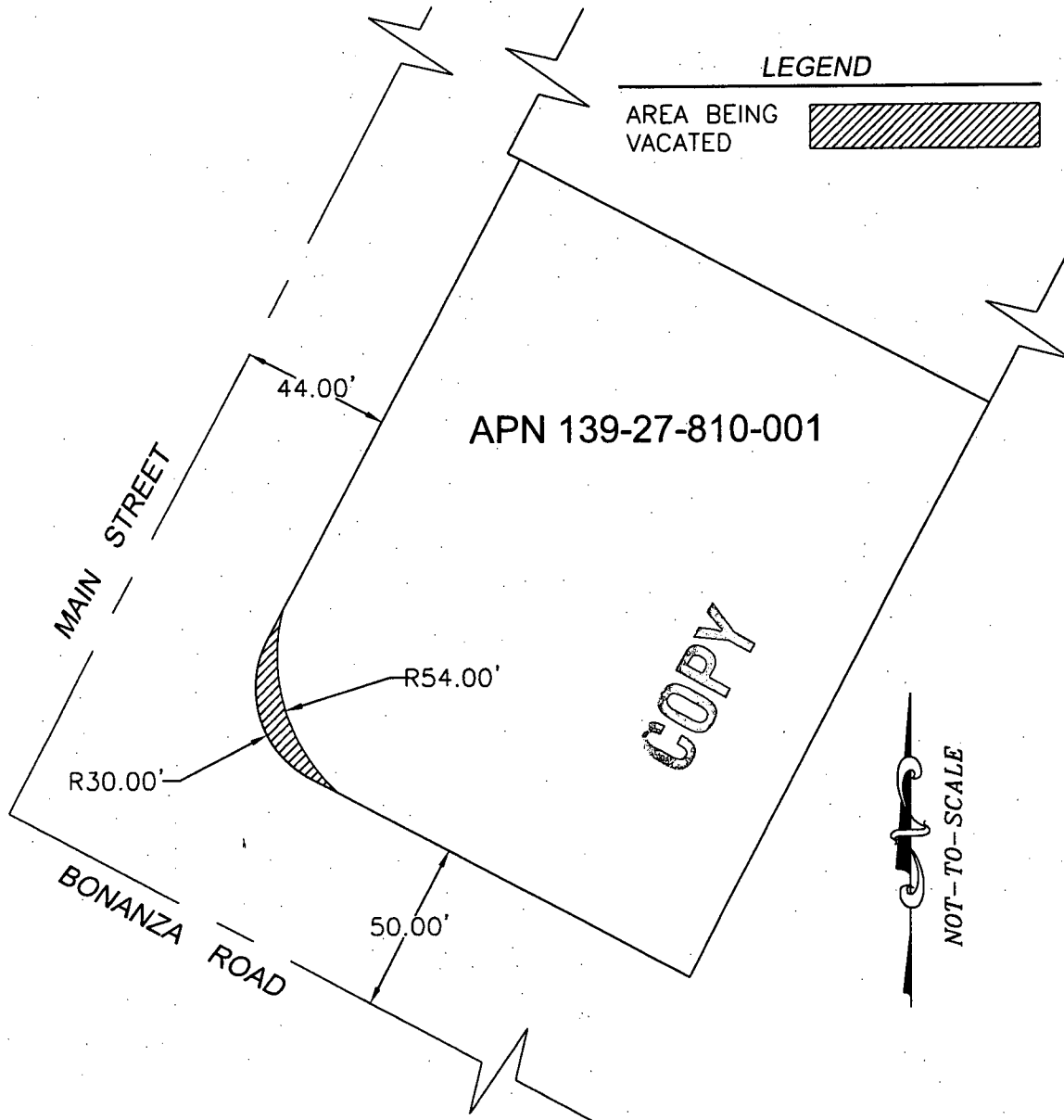
By  3/8/07
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED:

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

COPY

VAC-18045
SW 1/4, SE 1/4, SECTION 27, T20S, R61E, MDM
VACATION OF RADIUS CORNER NORTHEAST CORNER
BONANZA ROAD AND MAIN STREET



Steven Letus

Distribution List Name: VAC distribution

3/22/2007

VAC 18045 - RECORDED

Sent copies of Vac to:

HARD COPIES TO:

Sharon Ozuna - Alarm Office

Darren Dnckel, the Aquitania Corp. - Owner

EMAIL (300 dpi TIFF) William Raikes - City Clerk's Office

EMAIL (200 dpi PDF) TO LIST BELOW

David Turner

davidt@baughmanturner.com

Members:

Alan Riekki

Dan Defiesta (E-mail)

Dennis Gartland

Fred Gyrczkowski

Jerry Walker

Linda Pistone

Merle Jensen

Parker, Dennis D

Paul Bryan (E-mail)

Paul Webster

Roger Bailey

Sharon McShea (E-mail)

Tom Wilking

ariekki@lasvegasnevada.gov

dan.defiesta@cox.com

dgartland@LasVegasNevada.GOV

fjg@co.clark.nv.us

jwalker@LasVegasNevada.GOV

linda.pistone@swgas.com

MJensen@LasVegasNevada.GOV

Dennis.D.Parker@embarq.com

paul.bryan@lvvwd.com

PWebster@LasVegasNevada.GOV

rbailey@lasvegasnevada.gov

smcshea@nevp.com

TWilking@LasVegasNevada.GOV

Roger Bailey

From: Mitchell Kolber
Sent: Monday, March 05, 2007 11:38 AM
To: Roger Bailey
Cc: Bart Anderson; Ed Byrge; Brian Yu; Carolyn Caviness; Mary A. Wulff; Neil Wacaser; Mitchell Kolber
Subject: VAC-18045
Attachments: ex070210.doc; VAC_18045.pdf

Roger,

Please see attached files to be used to vacate a 24-foot section of a radius corner located at the northeast corner of Main Street and Bonanza Road.

A drainage study is not required and no exceptions are required.



ex070210.doc (33 KB)



VAC_18045.pdf (44 KB)

If you have any questions, please call me.

Mitch

*Legal looks good.
Please sign.
RB 3/5/07*

*Okay to Record
BA 3/5/07*

*24' R
@ ml Bonanza*

2-23-07

TO: ED BYRGE

RE: VAC 18045

EXPIRES 1-17-08

LEGAL DESCRIPTION REQUEST

TO VAC A 24' SECTION OF PUBLIC R/WAY RADIUS COR
THAT EXISTS AS A 54' R. (NEW RADIUS WILL BE 30' R.)
(Note that the addl 14' (for a total 54' R) was acquired by doc
20030423:00507 attached.)

APN: 139-27-899-051 (maybe 899-002)

ASSESSOR MAPS ATTACHED

REFERENCES: SDR 18025 TMP 15044

APPROVALS:

TRAFFIC [Signature] 2-26-07

SANITATION [Signature] 2/26/07

FLD CTRL [Signature] 2/26/2007 OK (see 2/26/07 - NO DS Reg'd)
see Attached 2/26/07 Email.

UTILITIES THAT WANT EASEMENT:

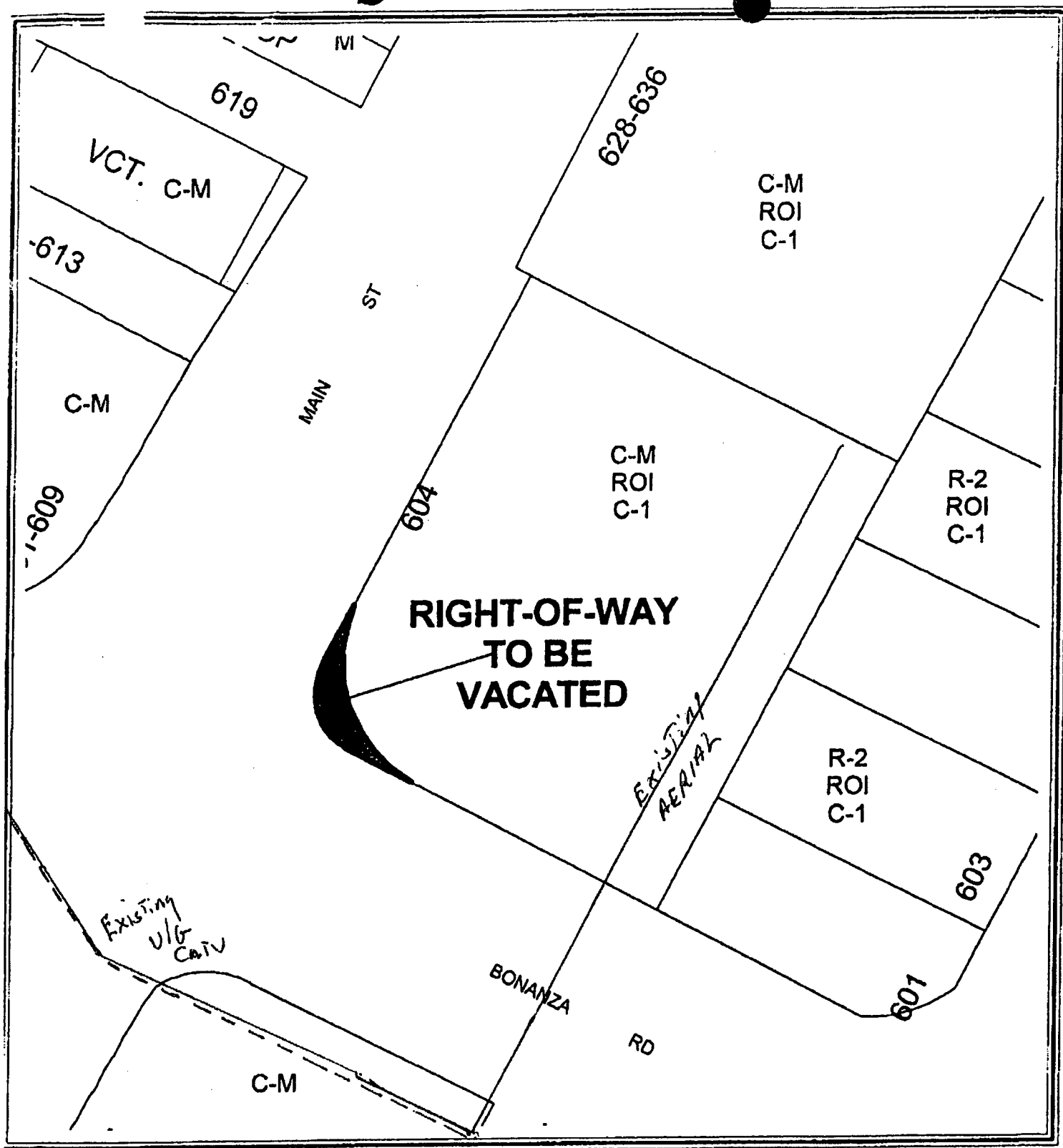
LVVWD

EMBARQ

COX - WANTS EASEMENT BUT HAS NO FACILITIES IN THE AREA TO BE VACATED (SEE LTR)

POC:
Gill @ BAUGHMAN
TURNER
870-8771

2-23
NO ENG
(Gill) stopped by.
says he is ready to
proceed w/ project
but needs vac to
Record ASAP.
G.

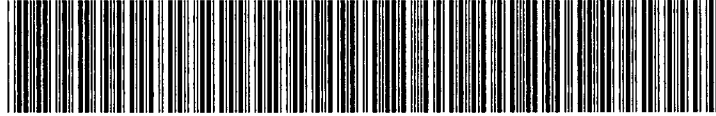


0 20 40 Feet

CASE: VAC-18045



Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

RA:

11/10/04

APN Map



Separator Sheet
