

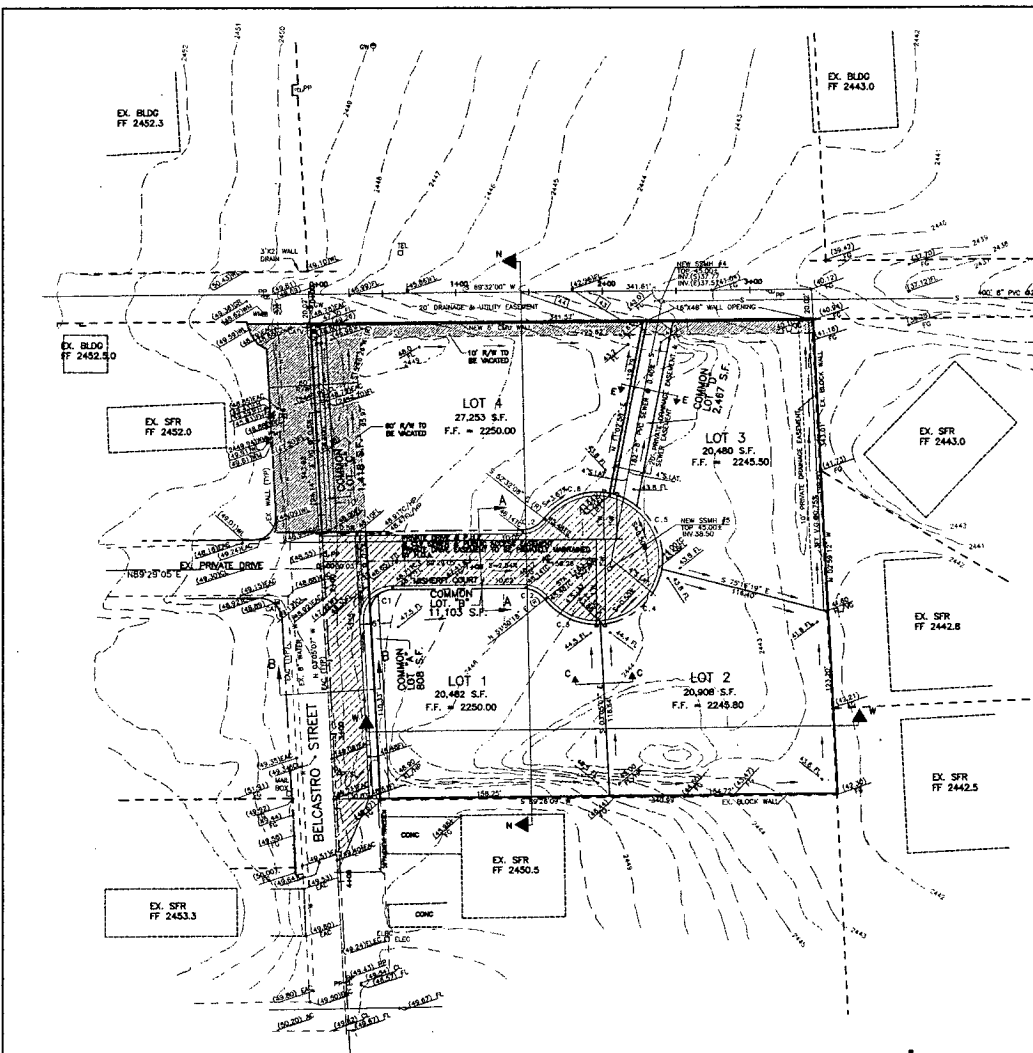
# Plans (PMT)

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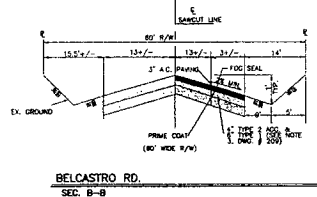
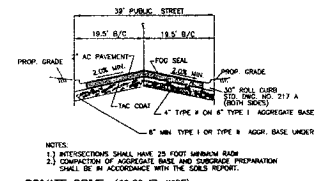
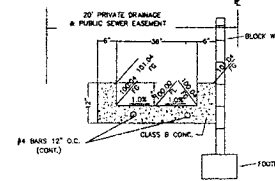
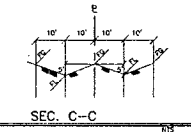
Separator Sheet

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**CURVE TABLE**

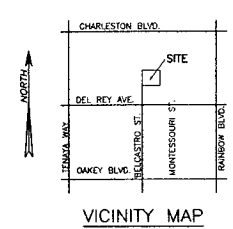
| CURVE | RADIUS | LENGTH | TANGENT | DELTA     |
|-------|--------|--------|---------|-----------|
| C 1   | 15.00  | 24.23  | 15.96   | 32.2410°  |
| C 2   | 20.00  | 18.18  | 9.78    | 20.1313°  |
| C 3   | 45.00  | 42.87  | 23.22   | 54.3324°  |
| C 4   | 45.00  | 56.70  | 32.81   | 72.1113°  |
| C 5   | 45.00  | 71.58  | 47.08   | 83.4243°  |
| C 6   | 45.00  | 48.94  | 27.89   | 63.3205°  |
| C 7   | 10.00  | 15.26  | 9.56    | 27.2520°  |
| C 8   | 15.50  | 19.90  | 10.91   | 36.2740°  |
| C 9   | 45.50  | 133.75 | 448.93  | 168.2235° |
| C 10  | 45.50  | 55.65  | 31.91   | 70.6439°  |



**NOTE**  
 NO GROUND WATER IS WITHIN 20 FT. OF THE SURFACE  
 NO FAULTS OR FISSURES ARE LOCATED ON THE PROPERTY  
 MAINTENANCE, SHARED ACCESS AGREEMENTS & CCR'S TO BE RECORDED WITH THE FINAL MAP  
 LANDSCAPE MAINTENANCE TO BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS.  
 THIS IS NOT A PART OF A MASTER PLAN  
 NO NEW STORM DRAINS ARE PROPOSED  
 NO DEVIATIONS FROM STANDARDS  
 NO RESERVATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES

Call before you dig  
 1-800-277-2600  
 1-702-455-7511  
 1-702-729-6611

Call before you dig  
 1-800-277-2600  
 1-702-455-7540  
 1-702-729-6611



**BASIS OF BEARING**  
 S88°50'30"W, BEING THE CENTERLINE OF REGENTS GATE DR. AS SHOWN ON BOOKING OF PLATS, PAGE 99.

**BENCHMARK**  
 CCH BM 182, NMO/DC ON THE SOUTH SIDE OF LAKE HEAD DR. AT HIGHWAY STA. 435+06.21  
 1700 FT. WEST OF STEPHANIE ST.  
 ELEVATION = 611.419 N (2005.96 FEET) NAVD 88

- LEGEND**
- RIGHT-OF-WAY LINE
  - LOT LINE
  - CENTERLINE OF ROADWAY
  - EX. BACK OF CURB
  - FINISH CONTOUR LINE
  - EAST. CONTOUR LINE
  - DIRECTION OF FLOW
  - EXIST. ELEVATION
  - DESIGN ELEVATION
  - CATV
  - TEL.
  - TEL. BOX
  - EL.
  - ELECTRICAL BOX
  - WM
  - WATER METER
  - FI
  - FIRE HYDRANT
  - FG
  - FINISH GRADE
  - FL
  - FLOW LINE
  - FF
  - FINISH FLOOR ELEV. (LOWEST)
  - EAC
  - EXISTING EDGE OF PAVEMENT
  - SAW CUT LINE
  - SIGHT VISIBILITY ZONE
  - NEW AC PAVEMENT
  - HP
  - HIGH POINT
  - S
  - SEWER LINE
  - W
  - WATER LINE
  - RIGHT-OF-WAY TO BE VACATED

**UTILITIES**

|           |                                 |
|-----------|---------------------------------|
| WATER     | LAS VEGAS VALLEY WATER DISTRICT |
| SEWER     | CITY OF LAS VEGAS               |
| TELEPHONE | SPRINT                          |
| CABLE TV  | COX CABLE                       |
| GAS       | SOUTHWEST GAS                   |
| ELECTRIC  | NEVADA POWER                    |

EX. WATER & SEWER IS AVAILABLE TO THE PROPERTY

**SEWER USAGE**

|            |           |
|------------|-----------|
| AVE. FLOW  | 0.001 MGD |
| PEAK DAILY | 0.002 MGD |

**SITE DATA**

CROSS ACRES 2.0 ACRES  
 A.P.N. 163-03-501-032  
 ZONING: RE - 20,000 S.F. MIN. LOT SIZE

**OWNER/DEVELOPER**

SAVER NACHLE  
 8221 WINDRUSH AVE.  
 LAS VEGAS, NEVADA 89117  
 TEL: (702) 338-0792

RECEIVED  
 OCT 06 2006

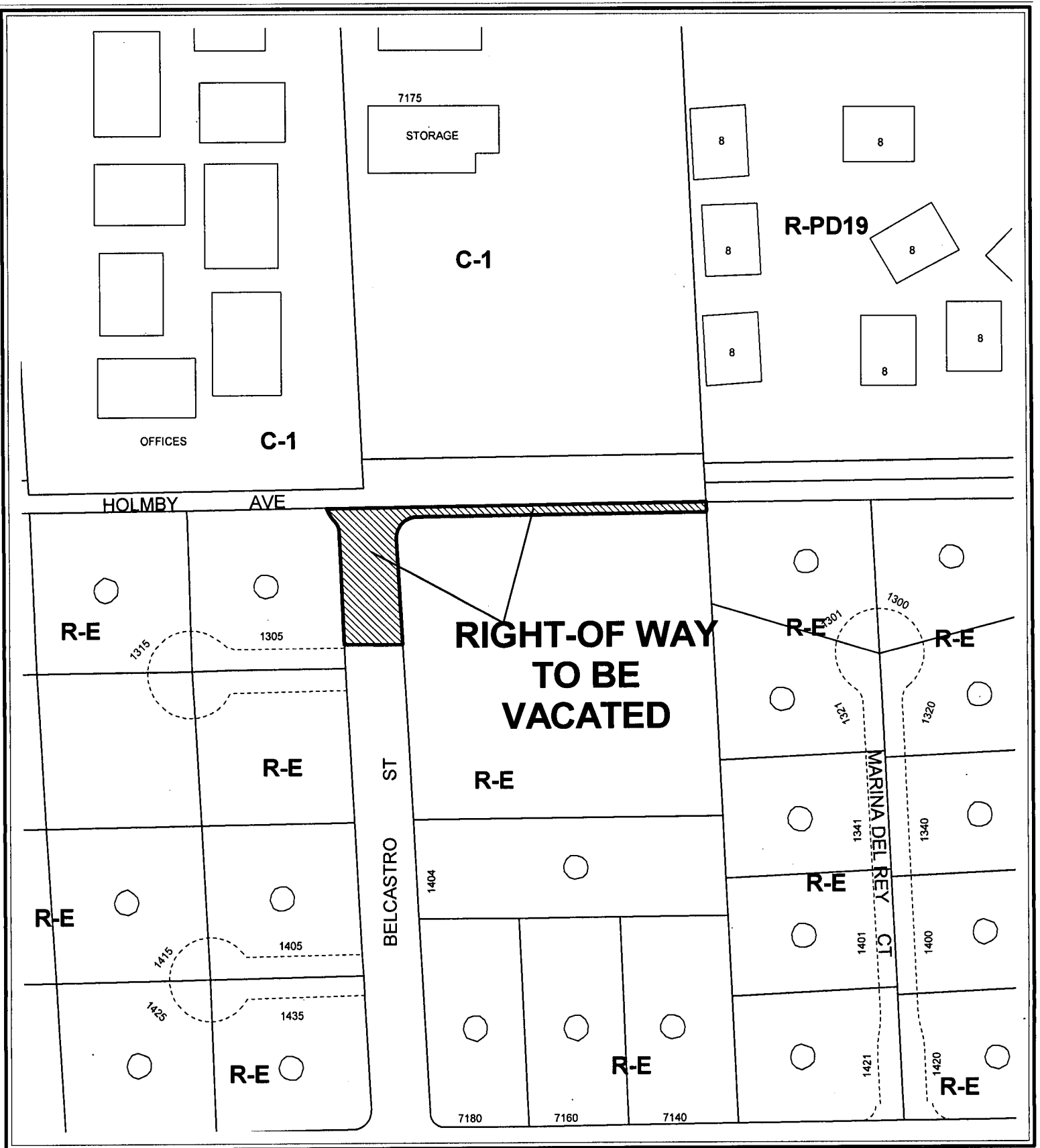
EOT-17432

12/07/06 ADMIN

**TENTATIVE MAP**  
 BELCASTRO SUBDIVISION  
 FOR: SAVER NACHLE  
 A PORTION OF THE NE 1/4, SECTION 03, T21S., R60E., M.D.M.  
 A.P.N. 163-03-501-032

**EMS ENGINEERING**  
 5160 S. EASTERN AVE., SUITE F  
 LAS VEGAS, NEVADA 89119  
 (702) 794-7211  
 EST. 1989

DATE: 12/07/06  
 DRAWING NO.:  
 SHT. 1 OF 1



CASE: EOT-17432



# Comments

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# Separator Sheet

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                    |                       |                                                                                                                                               |                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    | <b>DATE: 10/24/06</b> |                                                                                                                                               |                                                                                                    |
| <table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;"><b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b></td><td style="width: 50%; vertical-align: top;"><b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b></td></tr></table> |                                                                                                    |                       | <b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b> | <b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b> |
| <b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b>                                                                                                                                                                                                                                                                                       | <b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b> |                       |                                                                                                                                               |                                                                                                    |
| <b>SUBJECT: EXTENTION OF TIME FOR AN APPROVED VACATION</b>                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                    |                       |                                                                                                                                               |                                                                                                    |
| <b>APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                    |                       |                                                                                                                                               |                                                                                                    |
| <b>FILE NUMBER: EOT-17432</b>                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                    |                       |                                                                                                                                               |                                                                                                    |

A REQUEST HAS BEEN SUBMITTED BY EMS ENGINEERING - OWNER: SAMER NAKHLE - REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY FOR A PORTION OF THE SOUTH HALF OF HOLMBY AVENUE, EAST OF BELCASTRO STREET, AND A PORTION OF BELCASTRO STREET EXTENDING 160 FEET SOUTH OF HOLMBY AVENUE (APN 163-03-501-032), WARD 1 (TARKANIAN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH TEN FEET (10') OF HOLMBY AVENUE FROM THE WEST RIGHT-OF-WAY LINE OF BELCASTRO STREET EXTENDING EASTERLY APPROXIMATELY THREE HUNDRED SEVENTY FEET (370'), INCLUDING THE SPANDREL AREAS; AND ALL OF BELCASTRO STREET FROM THE SOUTH RIGHT-OF-WAY LINE OF HOLMBY AVENUE EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED THIRTY FEET (130'); SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. M.

**COMMENTS DUE BY: NOVEMBER 7, 2006**

PLANNING COMMISSION MEETING: ADMINISTRATIVE REVIEW

ATTACHMENT:  
All others: location map

**Las Vegas Metropolitan Police Dept.  
Office of Intergovernmental Services**

**No Law Enforcement Issue**

# 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 *BA*  
**CC:** Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)  
**Date:** November 6, 2006  
**Re:** **EOT-17432** EMS Engineering NWC of Holmby Avenue and Belcastro Street  
Request for an Extension of Time of an approved Petition of Vacation

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## COMMENTS:

We have no objection to the request for an Extension of Time of an approved Petition of Vacation for a portion of the south half of Holmby Avenue, east of Belcastro Street and a portion of Belcastro Street, extending 160 feet south of Holmby Avenue, as long as all previously imposed conditions of approval for VAC-4967 and all applicable subsequent site-related actions are ultimately complied with.

# Deed

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# Separator Sheet

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Order No.: 241375-MW

APN No.: 163-03-001-032

R.P.T.T.: 1,483.00

WHEN RECORDED MAIL TO:

Samer Misherfi Makhle  
2764 Chaucer Street  
Las Vegas, NV 89135

RETURN TAX STMTS. TO:

*Same*

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That ADNAN MISHERFI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

**MAKHE**  
**SAMER MASHARFI, AN UNMARRIED MAN**

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The North Half (N1/2) of Government Lot Thirty-one (31), being the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section 3, Township 21 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North 30.00 feet; the West 30.0 feet and that certain spandrel area in the Northwest corner thereof as conveyed to Clark County, by Deed recorded November 5, 1979 as Document No. 1102297 in Book 1143.

Said land being further described as Lot One (1) of that certain Certificate of Land Division recorded November 5, 1979 as Document No. 1102296 in Book 1143, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year 2003-04.  
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness this 3rd day of December 2005.

Adnan Misherfi By Ghassan

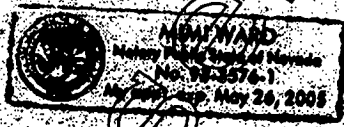
*Attorney in Fact*  
ADNAN MISHERFI by GHASSAN MISHERFI  
AS HIS ATTORNEY IN FACT

EOT-17432  
12/07/06 ADMIN



20031203  
03163

US\$OR'S COPY



STATE OF NEVADA  
COUNTY OF CLARK

} ss

This instrument was acknowledged before me on 12-3-03  
by: ADNAN MISHREFI BY GHASSAN MISHREFI AS HIS ATTORNEY IN FACT

*[Signature]*  
Notary Public in and for said County and State

# SOFI

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## Separator Sheet

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## PLANNING &amp; DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-17432** APN: 163-03-501-032  
Name of Property Owner: SAMER NAKHLE  
Name of Applicant: \_\_\_\_\_

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): \_\_\_\_\_

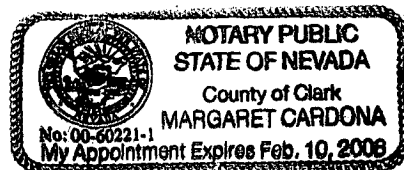
APN \_\_\_\_\_

Signature of Property Owner: SAMER NAKHLE BT Chanan  
Witness: in FACT

Print Name: SAMER NAKHLE

Subscribed and sworn before me

This 5<sup>th</sup> day of October, 2006  
[Signature]  
Notary Public in and for said County and State



# Justification Letter

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# Separator Sheet

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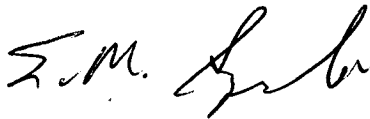
# EMS ENGINEERING

5160 S. Eastern Ave. #F  
Las Vegas, Nevada 89119  
(702) 739-7211

September 29, 2006

Subject: Justification Letter for Extension of Time for VAC-4967.

Due to a slowing of housing sales the developer has gotten behind schedule on his developments. He still plans to develop this parcel as shown. This is the only undeveloped parcel left in this immediate area so all conditions of the original map are still the same.



E.M. Szymanski, PE

**EOT-17432**  
**12-07-06**  
**ADMIN**  
~~EOT-17431~~  
~~11/15/06 CC~~

# Applicant Letter

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# Separator Sheet

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PLANNING &  
DEVELOPMENT

## PLANNING &amp; DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR VAC - 4967  
 Project Address (Location) BELCASTRO / HOLMBY  
 Project Name BELCASTRO SUBDIVISION Proposed Use R-E  
 Assessor's Parcel #(s) 163-03-501-032 Ward #   
 General Plan: existing R-E proposed  Zoning: existing R-E proposed   
 Commercial Square Footage  Floor Area Ratio   
 Gross Acres 2.5 Lots/Units 4 Density 2/AC  
 Additional Information

PROPERTY OWNER SAMER NAKHLE Contact GUS MISHERFI  
 Address 8221 WINDRUSH AVE Phone: 338-0792 Fax: 302-2133  
 City LAS VEGAS State NV Zip 89117

APPLICANT EMS ENGINEERING Contact MIKE SZYMANSKI  
 Address 5160 S. EASTERN STE F Phone: 739-7211 Fax: 739-7211  
 City LAS VEGAS State NV Zip 89119

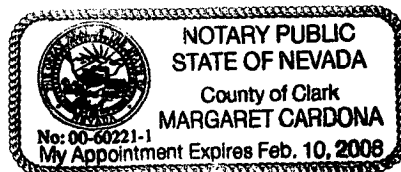
REPRESENTATIVE EMS ENGINEERING Contact MIKE SZYMANSKI  
 Address 5160 S. EASTERN STE F Phone: 739-7211 Fax:   
 City LAS VEGAS State NV Zip 89119

Property Owner Signature\* SAMER NAKHLE BY PHANAN MISHRIF in ATTORNEY'S OFFICE  
 Print Name SAMER NAKHLE

Subscribed and sworn before me

This 5<sup>th</sup> day of October, 20 06.

Notary Public in and for said County and State



## FOR DEPARTMENT USE ONLY

|                 |                         |
|-----------------|-------------------------|
| Case #          | <u>EOT 17432</u>        |
| Meeting Date:   | <u>12/7/06 PC Admin</u> |
| Total Fee:      | <u>\$300-</u>           |
| Date Received:* | <u>10/6/06</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

# Hansen Sheet

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# Separator Sheet

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Report Date 10/12/2006 08:48 AM

Submitted By

Page 1

A/P # 17432 EXTENSION OF TIME

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 10/06/2006 14:11 | 984224 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

EOT-17432 - EXTENSION OF TIME - VACATION - APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE - Request for an Extension of Time of an approved Vacation (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY for a portion of the south half of Holmby Avenue, east of Belcastro Street, South of Holmby Avenue (APN 163-03-501-032), Ward 1 (Tarkanian).

Parent A/P # 4967  
Project # 17432 Project/Phase Name BELCASTRO SUBDIVISION Phase #  
Size/Area 2.50 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 16303501032

Location

Owner/Tenant

Contact ID AC1277974 Name SAMER NAKHLE Organization  
Mailing Address 8221 WINDRUSH AVE State/Province NEVADA  
City LAS VEGAS Country ☐ Foreign  
ZIP/PC 89117 Evening Phone  
Day Phone (702)338-0792 x Mobile #  
Fax (702)304-2133

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

16303501032

Applicants/Contacts

Report Date 10/12/2006 08:48 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1277974 ☐ Foreign  
Effective Expire  
Name SAMER NAKHLE  
Day Phone (702)338-0792 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)304-2133 Mobile Profession  
E-Mail  
Address 8221 WINDRUSH AVE  
LAS VEGAS, NEVADA 89117  
Seasonal Addr

Valid From To  
Comments  
gus mishnerfi 338-0792

Primary Y Capacity APPL Contact ID AC475290 ☐ Foreign  
Effective Expire  
Name EMS ENGINEERING  
Day Phone (702)739-7211 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)739-7211 Mobile Profession  
E-Mail  
Address 5160 SOUTH EASTERN AVENUE  
SUITE F  
LAS VEGAS, NEVADA 89119  
Seasonal Addr

Valid From To  
Comments  
mike szymanski 739-7211

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By GKAPOVICH Modified Date/Time 10/06/2006 14:11  
Comments  
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

Report Date 10/12/2006 08:48 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type VAC

Hearing Type

Parent Project # 4967

Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

| Meeting Grid<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified by | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
| 12/07/2006                                           | ADMIN                    | SCHEDULED                     |               | 0         | 0        | 0           |
| GKAPOVICH                                            | 10/06/2006               | BSTICKA                       | 10/12/2006    |           |          |             |

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<br>Action<br>Comments | Description                                                                  | Entered By | Start            | Stop | Hours |
|---------------------------|------------------------------------------------------------------------------|------------|------------------|------|-------|
| PAYMNT                    | CK NAME.# WHO PICKED UP PERMIT<br>MIKE SZYMANSKI, EMS ENG, CK#4226, 739-7211 | 984053     | 10/06/2006 14:23 |      | 0.00  |

# Route Form

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Separator Sheet

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

|                     |                                                   |                         |
|---------------------|---------------------------------------------------|-------------------------|
| <b>FROM:</b>        | <b>PLANNING AND DEVELOPMENT DEPARTMENT</b>        | <b>DATE:</b> 10/24/06   |
| <b>TO:</b>          | <b>DEVELOPMENT COORDINATION</b>                   | <b>GARY REID</b>        |
|                     | <b>TEFO</b>                                       | <b>TOM WILKING</b>      |
|                     | <b>FLOOD CONTROL</b>                              | <b>RAUL CRUZ</b>        |
|                     | <b>LAND DEVELOPMENT</b>                           | <b>JEFF GALAMBAS</b>    |
|                     | <b>RIGHT-OF-WAY</b>                               | <b>CAROLYN CAVINESS</b> |
|                     | <b>ROADWAY PLANNING</b>                           |                         |
|                     | <b>SANITARY SEWERS</b>                            | <b>TIM PARKS</b>        |
|                     | <b>SID</b>                                        | <b>TIM McDANIEL</b>     |
|                     | <b>SURVEY</b>                                     | <b>ALAN RIEKKI</b>      |
|                     | <b>TRAFFIC ENGINEERING</b>                        | <b>RICK SCHROEDER</b>   |
| <b>SUBJECT:</b>     | <b>EXTENTION OF TIME FOR AN APPROVED VACATION</b> |                         |
| <b>APPLICANT:</b>   | <b>EMS ENGINEERING - OWNER: SAMER NAKHLE</b>      |                         |
| <b>FILE NUMBER:</b> | <b>EOT-17432</b>                                  |                         |

A REQUEST HAS BEEN SUBMITTED BY EMS ENGINEERING - OWNER: SAMER NAKHLE - REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY FOR A PORTION OF THE SOUTH HALF OF HOLMBY AVENUE, EAST OF BELCASTRO STREET, AND A PORTION OF BELCASTRO STREET EXTENDING 160 FEET SOUTH OF HOLMBY AVENUE (APN 163-03-501-032), WARD 1 (TARKANIAN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH TEN FEET (10') OF HOLMBY AVENUE FROM THE WEST RIGHT-OF-WAY LINE OF BELCASTRO STREET EXTENDING EASTERLY APPROXIMATELY THREE HUNDRED SEVENTY FEET (370'), INCLUDING THE SPANDREL AREAS; AND ALL OF BELCASTRO STREET FROM THE SOUTH RIGHT-OF-WAY LINE OF HOLMBY AVENUE EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED THIRTY FEET (130'); SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. M.

**COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 7, 2006**

PLANNING COMMISSION MEETING: ADMINISTRATIVE REVIEW

**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**

|                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                    |                       |                                                                                                                                               |                                                                                                    |                   |                                              |                     |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------|---------------------|------------------|
| <b>FROM: PLANNING AND DEVELOPMENT DEPARTMENT</b>                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                    | <b>DATE: 10/24/06</b> |                                                                                                                                               |                                                                                                    |                   |                                              |                     |                  |
| <table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;"><b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b></td><td style="width: 50%; vertical-align: top;"><b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b></td></tr></table> |                                                                                                    |                       | <b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b> | <b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b> |                   |                                              |                     |                  |
| <b>TO: OFFICE OF BUSINESS DEVELOPMENT<br/>CCSD<br/>FIRE ENGINEERING<br/>FIRE SERVICES, COMMUNICATIONS<br/>NEIGHBORHOOD SERVICES<br/>METRO</b>                                                                                                                                                                                                                                                                                       | <b>BILL ARENT<br/>GUY CORRADO<br/>OZZIE MIRKHAH<br/><br/>ANNE KILPONEN<br/>SGT. ROBERT ROSHACK</b> |                       |                                                                                                                                               |                                                                                                    |                   |                                              |                     |                  |
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| <b>SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>EXTENTION OF TIME FOR AN APPROVED VACATION</b>                                                  |                       |                                                                                                                                               |                                                                                                    |                   |                                              |                     |                  |
| <b>APPLICANT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>EMS ENGINEERING - OWNER: SAMER NAKHLE</b>                                                       |                       |                                                                                                                                               |                                                                                                    |                   |                                              |                     |                  |
| <b>FILE NUMBER:</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>EOT-17432</b>                                                                                   |                       |                                                                                                                                               |                                                                                                    |                   |                                              |                     |                  |

A REQUEST HAS BEEN SUBMITTED BY EMS ENGINEERING - OWNER: SAMER NAKHLE - REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY FOR A PORTION OF THE SOUTH HALF OF HOLMBY AVENUE, EAST OF BELCASTRO STREET, AND A PORTION OF BELCASTRO STREET EXTENDING 160 FEET SOUTH OF HOLMBY AVENUE (APN 163-03-501-032), WARD 1 (TARKANIAN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH TEN FEET (10') OF HOLMBY AVENUE FROM THE WEST RIGHT-OF-WAY LINE OF BELCASTRO STREET EXTENDING EASTERLY APPROXIMATELY THREE HUNDRED SEVENTY FEET (370'), INCLUDING THE SPANDREL AREAS; AND ALL OF BELCASTRO STREET FROM THE SOUTH RIGHT-OF-WAY LINE OF HOLMBY AVENUE EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED THIRTY FEET (130'); SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. M.

**COMMENTS DUE BY: NOVEMBER 7, 2006**

PLANNING COMMISSION MEETING: ADMINISTRATIVE REVIEW

ATTACHMENT:  
All others: location map

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

|                                                                                                                                                                    |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>FROM:</b> PLANNING AND DEVELOPMENT DEPARTMENT                                                                                                                   | <b>DATE:</b> 10/24/06 |
| <b>TO:</b> COX COMMUNICATIONS<br>NEVADA POWER COMPANY<br>SOUTHWEST GAS CORPORATION<br>SOUTHERN NEVADA WATER AUTHORITY<br>EMBARQ<br>LAS VEGAS VALLEY WATER DISTRICT |                       |
| DAN DeFIESTA<br><br>SHARON KENNEMER<br><br>SUE MULANAX                                                                                                             |                       |
| <b>SUBJECT:</b> EXTENTION OF TIME FOR AN APPROVED VACATION                                                                                                         |                       |
| <b>APPLICANT:</b> EMS ENGINEERING - OWNER: SAMER NAKHLE                                                                                                            |                       |
| <b>FILE NUMBER:</b> EOT-17432                                                                                                                                      |                       |

A REQUEST HAS BEEN SUBMITTED BY EMS ENGINEERING - OWNER: SAMER NAKHLE - REQUEST FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY FOR A PORTION OF THE SOUTH HALF OF HOLMBY AVENUE, EAST OF BELCASTRO STREET, AND A PORTION OF BELCASTRO STREET EXTENDING 160 FEET SOUTH OF HOLMBY AVENUE (APN 163-03-501-032), WARD 1 (TARKANIAN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH TEN FEET (10') OF HOLMBY AVENUE FROM THE WEST RIGHT-OF-WAY LINE OF BELCASTRO STREET EXTENDING EASTERLY APPROXIMATELY THREE HUNDRED SEVENTY FEET (370'), INCLUDING THE SPANDREL AREAS; AND ALL OF BELCASTRO STREET FROM THE SOUTH RIGHT-OF-WAY LINE OF HOLMBY AVENUE EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED THIRTY FEET (130'); SAID PROPERTY BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. M.

**COMMENTS DUE BY: NOVEMBER 7, 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: ADMINISTRATIVE REVIEW

ATTACHMENT:  
Nevada Power: application  
All others: location map

# Action Letter

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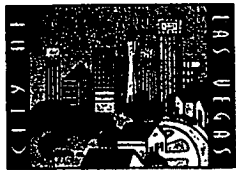


# Separator Sheet

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# 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](http://www.lasvegasnevada.gov)



058709

December 15, 2005

Mr. Samer Nakhle  
2764 Chaucer Street  
Las Vegas, Nevada 89135

**RE: EOT-9960 - VACATION - EXTENSION OF TIME**

Dear Mr. Nakhle:

Your request for an Extension of Time of an approved Vacation (VAC-4967) to vacate a portion of the south half of Holmby Avenue east of Belcastro Street, and a portion of Belcastro Street south of Holmby Avenue, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

1. This Extension of Time will expire on 10/20/06 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to the conditions of approval for Petition of Vacation VAC-4967 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department Staff is final.

Sincerely,

Gary Leobold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Mr. Gus Mesheri  
Destiny Homes, Inc.  
8221 Windrush Avenue  
Las Vegas, Nevada 89117

Mr. John Vornsand  
2564 Wigwam Parkway, Suite #308  
Henderson, Nevada 89074

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



07101-001-07-05

**EOT-17432**  
**12-07-06**  
**ADMIN**

**~~EOT-17431~~**  
**~~11/15/06 CC~~**

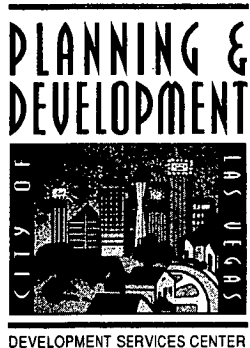
# Applicant Letter

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# Separator Sheet

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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](http://www.lasvegasnevada.gov)

November 22, 2006

Mr. Gus Misherfi  
8221 Windrush Avenue  
Las Vegas, Nevada 89117

**RE: EOT-17432 - EXTENTION OF TIME**

Dear Mr. Misherfi:

Your request for an Extension of Time of an approved Vacation (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY for a portion of the south half of Holmby Avenue, east of Belcastro Street, and a portion of Belcastro Street extending 160 feet south of Holmby Avenue (APN 163-03-501-032), Ward 1 (Tarkanian), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Mr. Mike Szymanski  
EMS Engineering  
5160 South Eastern Avenue,  
Suite F  
Las Vegas, Nevada 89119

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 Action Letter

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Separator Sheet

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# 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 7, 2006

Mr. Gus Misherfi  
8221 Windrush Avenue  
Las Vegas, Nevada 89117

## **RE: EOT-17432 - EXTENTION OF TIME**

Dear Mr. Misherfi:

Your request for an Extension of Time of an approved Vacation (VAC-4967) THAT ALLOWED A VACATION OF RIGHT OF WAY for a portion of the south half of Holmby Avenue, east of Belcastro Street, and a portion of Belcastro Street extending 160 feet south of Holmby Avenue (APN 163-03-501-032), Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

1. A turnaround acceptable to the Department of Public Works must be provided prior to or concurrently with the recordation of this vacation.
2. Provide a plan, acceptable to the City Engineer, that shows how the vacated area along the both the east and west sides of the centerline of Belcastro Street will be incorporated into the adjacent properties.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required for the Belcastro subdivision (TMP-4968) may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. Prior to the recordation of an Order of Vacation 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, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
5. 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.

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. Gus Misherfi  
EOT-17432 - Page Two  
December 7, 2006

6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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.
8. 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.

This action by the Planning and Development Department staff is final.

Sincerely,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Mr. Mike Szymanski  
EMS Engineering  
5160 South Eastern Avenue,  
Suite F  
Las Vegas, Nevada 89119



050438

October 22, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF  
STEVE WOLFSON

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Gus Misherfi  
Mr. Samer Nakhle  
8221 Windrush Avenue  
Las Vegas, Nevada 89117

RE: VAC 1067 VACATION  
CITY COUNCIL MEETING OF OCTOBER 20, 2004

Dear Mr. Misherfi:

The City Council at a regular meeting held October 20, 2004 APPROVED the request for a Petition to vacate a portion of the south half of Holmby Avenue, east of Belcastro Street, south of Holmby Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2004. This approval is subject to:

1. A turnaround acceptable to the Department of Public Works must be provided prior to or concurrently with the recordation of this vacation.
2. Provide a plan, acceptable to the City Engineer, that shows how the vacated area along the both the east and west sides of the centerline of Belcastro Street will be incorporated into the adjacent properties.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required for the Belcastro subdivision (TMP-4968) may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. Prior to the recordation of an Order of Vacation 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, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-604

EDT-17432  
12-07-06  
ADMIN  
EDT-17431  
11/15/06 CC

Mr. Gus Misherfi  
Mr. Samer Nakhle  
VAC-4967 – Page Two  
October 22, 2004

5. 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.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to 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. John Vornsand  
2564 Wigwam Parkway, Suite #308  
Henderson, Nevada 89074

EDT-17432  
12-07-06  
ADMIN  
~~EDT-17431~~  
~~11/15/06 CC~~