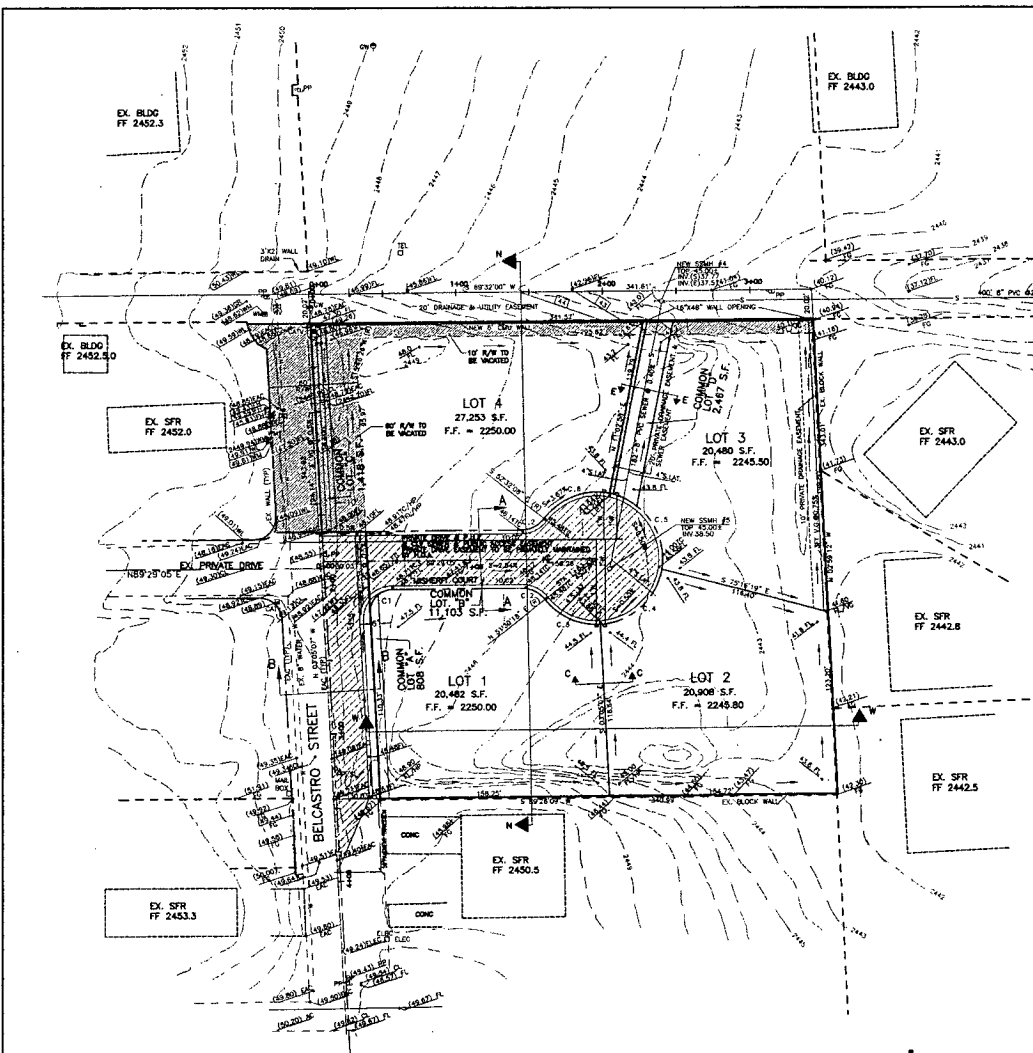


Plans (PMT)

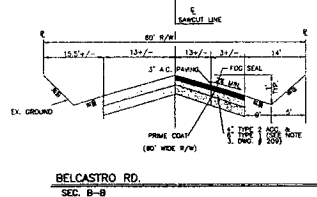
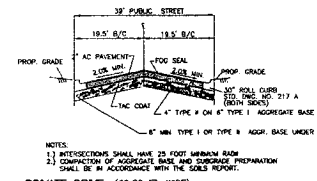
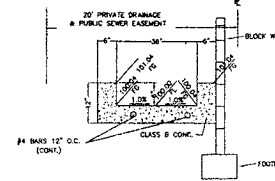
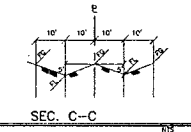


Separator Sheet



CURVE TABLE

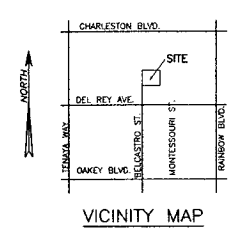
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C 1	15.00	24.23	15.96	32.2410°
C 2	20.00	18.18	9.78	20.1313°
C 3	45.00	42.87	23.22	54.3324°
C 4	45.00	56.70	32.81	72.1113°
C 5	45.00	71.58	47.08	93.4243°
C 6	45.00	48.94	27.89	63.3205°
C 7	10.00	15.28	9.56	27.2520°
C 8	15.50	19.90	10.91	36.2740°
C 9	45.50	133.75	448.93	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

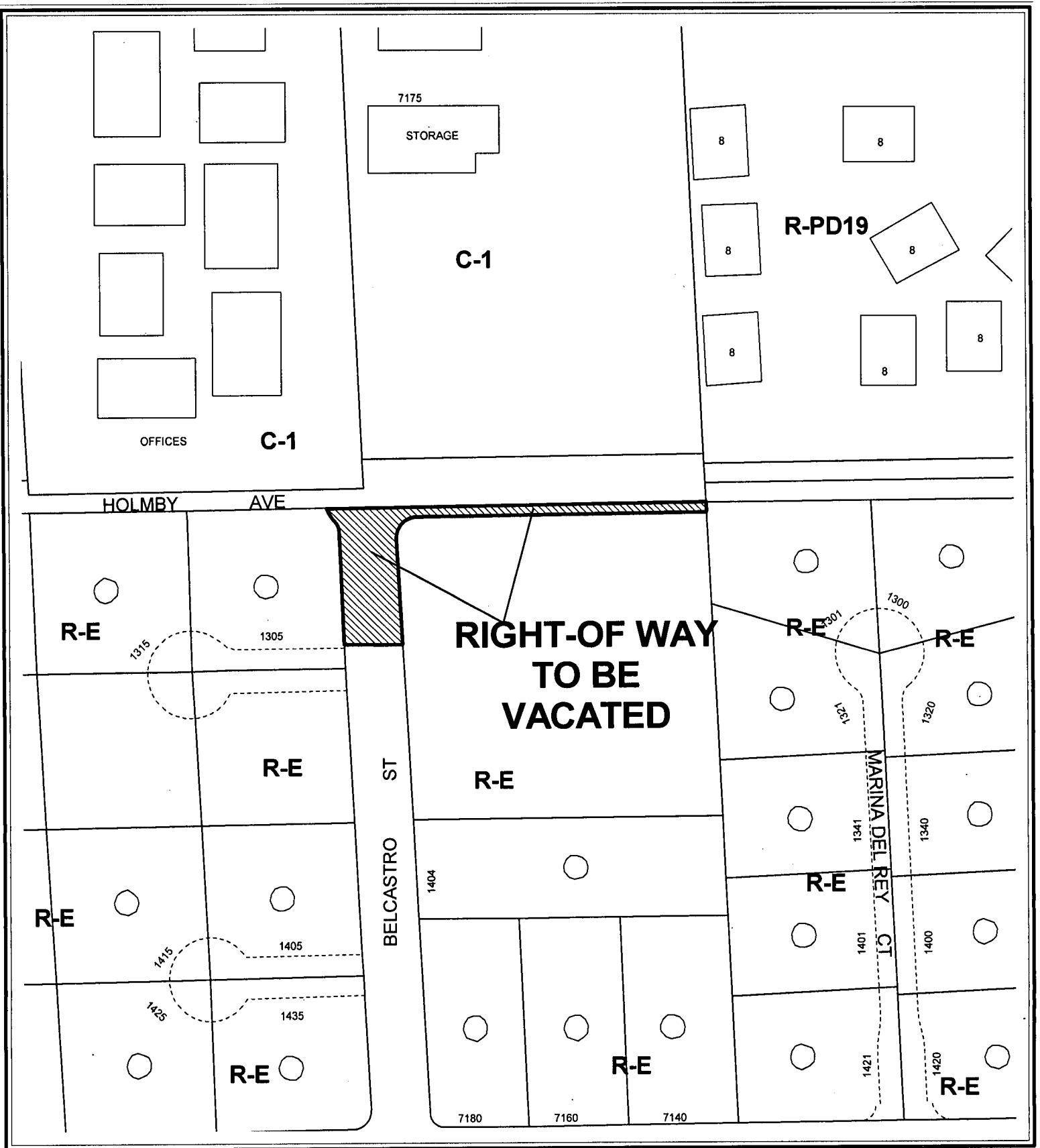
EOT-17432

12/07/06 ADMIN

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

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

DRAWING NO.
 SHT. 1 OF 1



CASE: EOT-17432



Comments



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/06		
<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			
SUBJECT: EXTENTION OF TIME FOR AN APPROVED VACATION				
APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE				
FILE NUMBER: 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

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

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



Separator Sheet

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 MAKHE, 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.

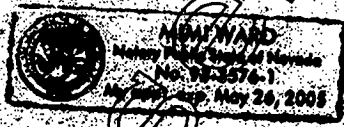
Adnan Misherfi By Ghassan

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



Separator Sheet



PLANNING & 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): _____

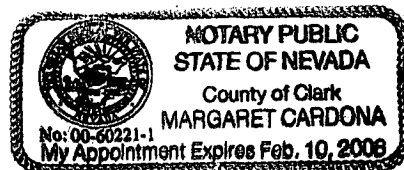
APN _____

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

Print Name: SAMER NAKHLE

Subscribed and sworn before me

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



Justification Letter



Separator Sheet

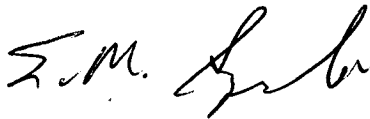
EMS ENGINEERING

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



Separator Sheet

PLANNING &
DEVELOPMENT

PLANNING & 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

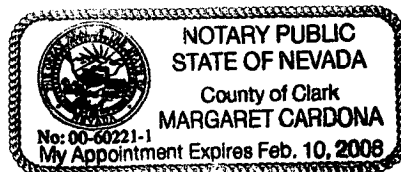
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name SAMER NAKHLE

Subscribed and sworn before me

This 5th day of October, 20 06

[Signature]
 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



Separator Sheet

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	☒ 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 Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status 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 Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT MIKE SZYMANSKI, EMS ENG, CK#4226, 739-7211	984053	10/06/2006 14:23		0.00

Route Form



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 10/24/06
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: EXTENTION OF TIME FOR AN APPROVED VACATION	
APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE	
FILE NUMBER: 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).

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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**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/06						
<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>EXTENTION OF TIME FOR AN APPROVED VACATION</td></tr><tr><td>APPLICANT:</td><td>EMS ENGINEERING - OWNER: SAMER NAKHLE</td></tr><tr><td>FILE NUMBER:</td><td>EOT-17432</td></tr></table>			SUBJECT:	EXTENTION OF TIME FOR AN APPROVED VACATION	APPLICANT:	EMS ENGINEERING - OWNER: SAMER NAKHLE	FILE NUMBER:	EOT-17432
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APPLICANT:	EMS ENGINEERING - OWNER: SAMER NAKHLE							
FILE NUMBER:	EOT-17432							

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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**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 10/24/06
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: EXTENTION OF TIME FOR AN APPROVED VACATION	
APPLICANT: EMS ENGINEERING - OWNER: SAMER NAKHLE	
FILE NUMBER: 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

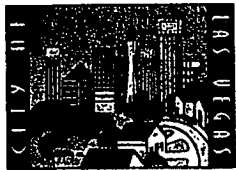
ATTACHMENT:
Nevada Power: application
All others: location map

Action Letter



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



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

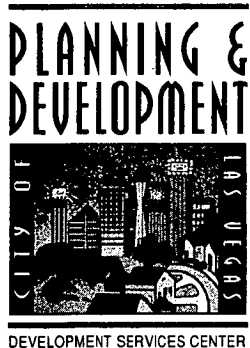
EOT-17432
12-07-06
ADMIN

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

Applicant Letter



Separator Sheet



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

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



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 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

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

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

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

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~~