

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800</u>		
☒	☐	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN				Folded Plans: <u>6</u> Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		<i>Illustrate vacation portion on site Plan</i>
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN				Folded Plans: Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS				Folded Plans: Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS				Folded Plans: Rolled Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: scott Ashjian 02 Application Type: Vacation
 APN: 138-03-602-009,010 138-02-602-001,009 Location: Rainbow & Coach
 Planner: J. Muel Pre-App Meeting Date: 5/28/09 Earliest PC Date: 7/24/09

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

August 22, 2008

Mr. Scott Gragson
Gragson Beltway
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

RE: VAC-28393 - VACATION
CITY COUNCIL MEETING OF AUGUST 20, 2008
RELATED TO GPA-28388, ZON-28389, VAR-28392 AND SDR-28390

Dear Mr. Gragson:

The City Council at a regular meeting held August 20, 2008 APPROVED the request to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue (APNs 138-03-602-007 through 009). The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2008. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be the entire width of the southernmost 85 feet of Balsam Street, including the cul-de-sac bulb.
2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.
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 public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28390 may be used to satisfy this requirement provided that it addresses the area to be vacated.

Mr. Scott Gragson
VAC-28393 – Page Two
August 22, 2008

4. 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. All new improvements shall conform to current City standards.
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, 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.

Sincerely,

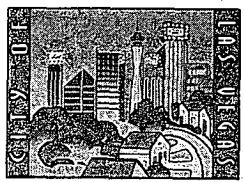


Angela Crolli
Senior Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

Mr. Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

July 25, 2008

Mr. Scott Gragson
Gragson Beltway
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

RE: VAC-28393 - VACATION

Dear Mr. Gragson:

Your request to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue (APNs 138-03-602-007 through 009), Ward 4 (Brown), was considered by the Planning Commission on July 24, 2008.

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

1. The limits of this Petition of Vacation shall be the entire width of the southernmost 85 feet of Balsam Street, including the cul-de-sac bulb.
2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.
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 public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28390 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. 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. All new improvements shall conform to current City standards.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Mr. Scott Gragson
VAC-28393 - Page Two
July 25, 2008

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, 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 item will be considered by the City Council on **August 20, 2008**, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

Mr. Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

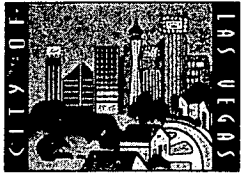
Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

July 11, 2008

Mr. Scott Gragson
Gragson Beltway
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

RE: VAC-28393 - VARIANCE

Dear Mr. Gragson:

Please be advised the City Planning Commission at its regular meeting on **July 24, 2008** 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 available on-line on **Friday, July 18, 2008** at www.lasvegasnevada.gov.

If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Bill Roberts
339 Hollins Hall Street
Las Vegas, Nevada 89145

Mr. Scott Ashjian
4515 Balsam Street
Las Vegas, Nevada 89108

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



City Council Proof of Publication



Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
CASE PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

JULY 8, 2008

TO: LAS VEGAS REVIEW JOURNAL AND LAS VEGAS SUN
FROM: PLANNING AND DEVELOPMENT DEPARTMENT
SUBJECT: PUBLICATION OF PUBLIC HEARING NOTICES

PLEASE PUBLISH THE ATTACHED NOTICES OF PUBLIC HEARING

RE: VAC-28393 AND VAC-28532 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, JULY 11, 2008

PLEASE SEND THIS OFFICE TWO (2) COPIES OF THE AFFIDAVIT OF PUBLICATION AT YOUR EARLIEST CONVENIENCE.

PLANNING AND DEVELOPMENT DEPARTMENT

CARMAN LIVINGSTON BURNEY, AGENDA TECHNICIAN
CASE PLANNING DIVISION

/CLB

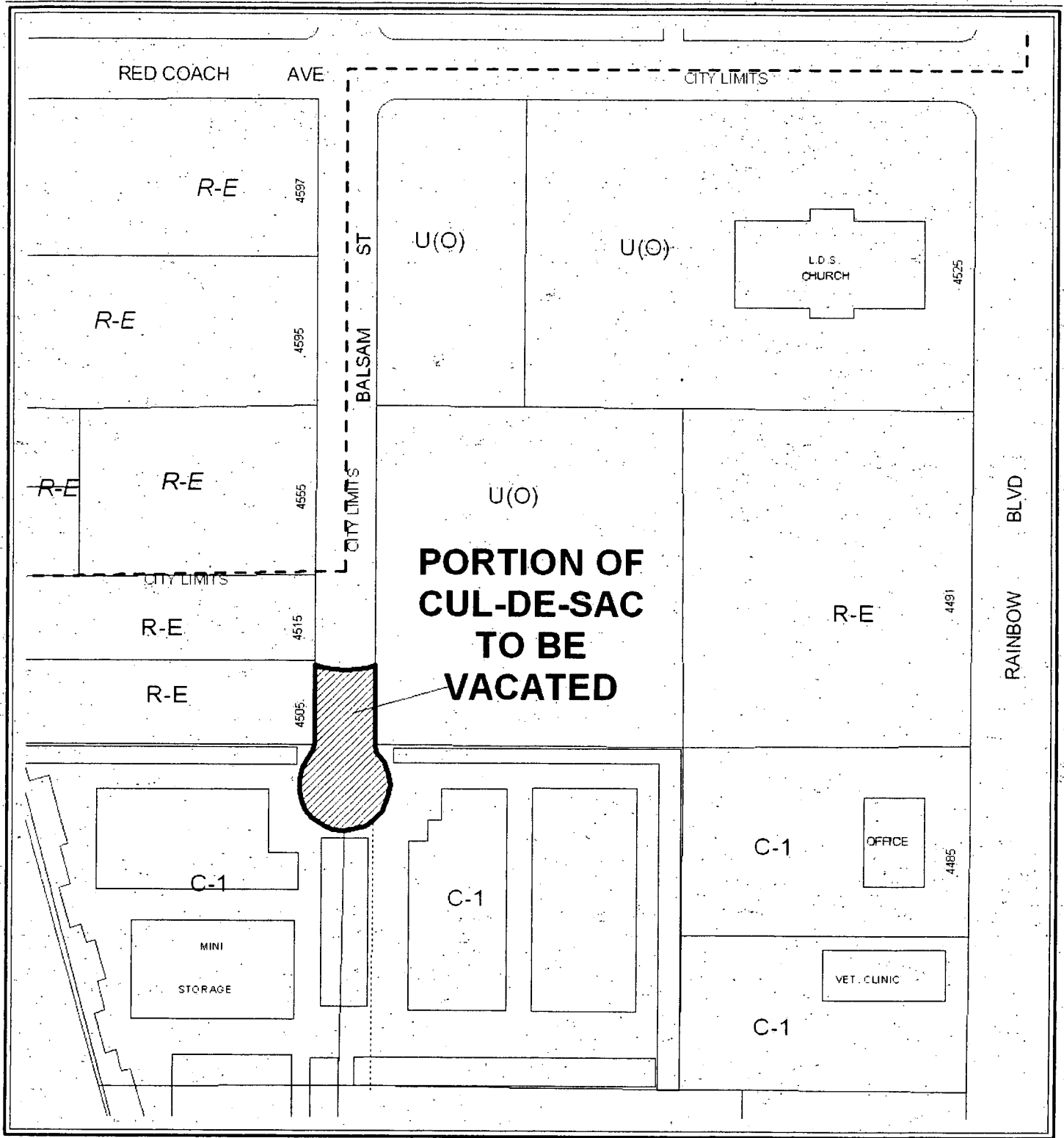
ATTACHMENT

Public Hearing Notice

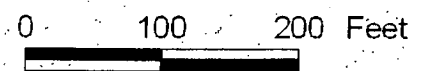


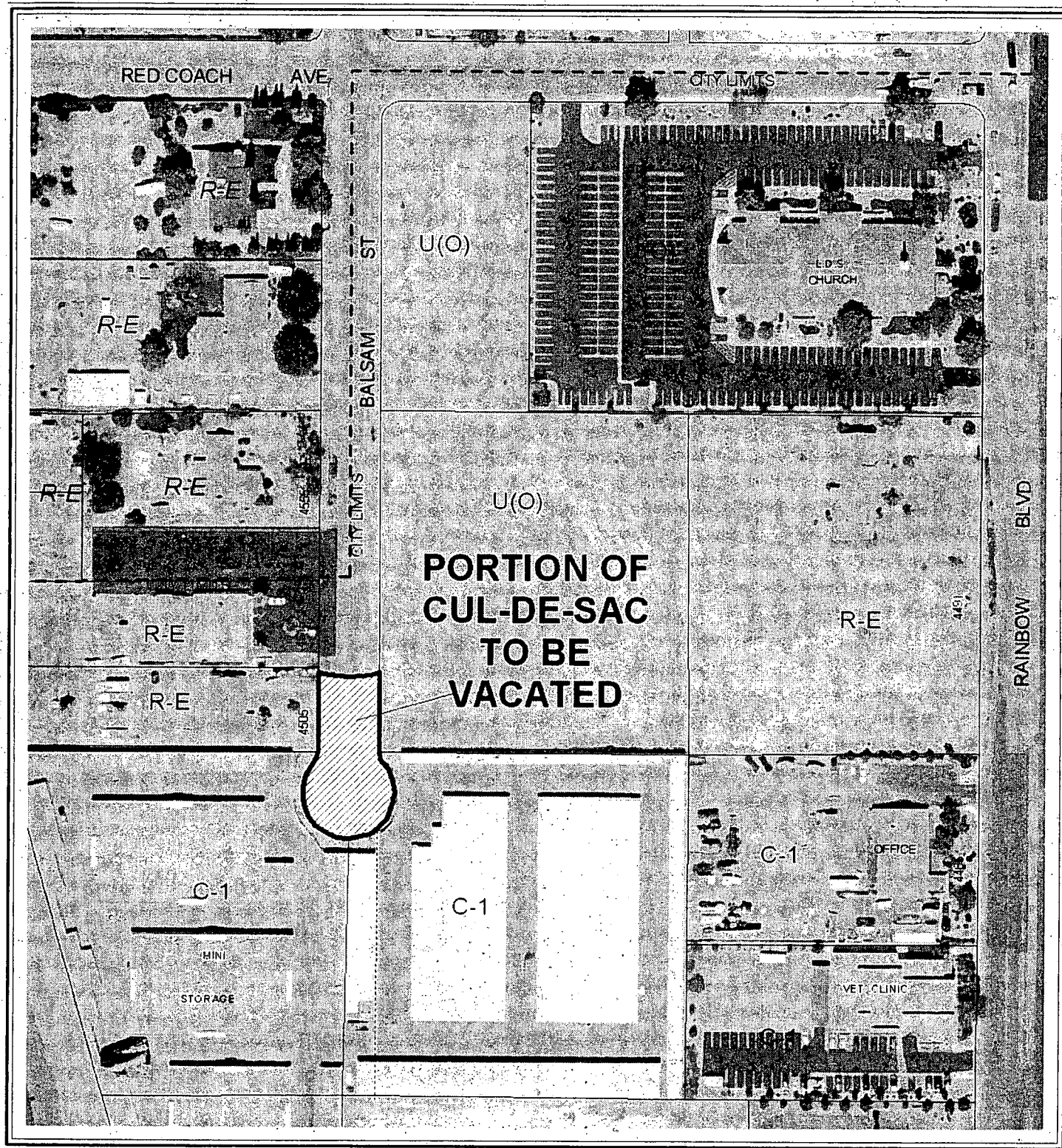
PUBLIC HEARING NOTICE

Separator Sheet

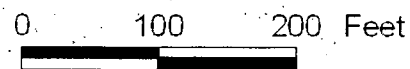


CASE: VAC-28393





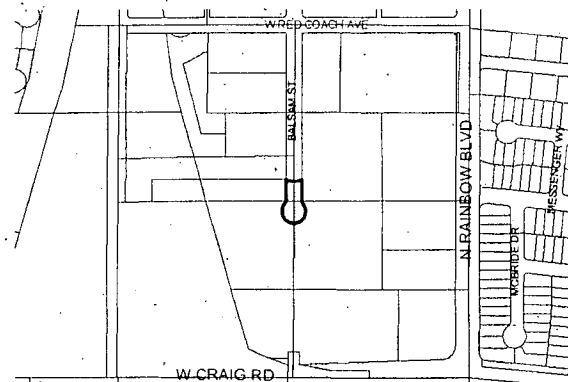
CASE: VAC-28393



Application Information

VAC-28393 - VACATION RELATED TO GPA-28388, ZON-28389 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue (APNs 138-03-602-007 through 009), Ward 4 (Brown)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

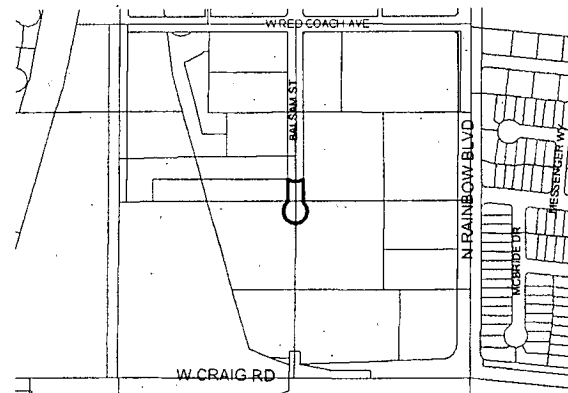
Meeting: Planning Commission
Date: July 24, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Information

VAC-28393 - VACATION RELATED TO GPA-28388, ZON-28389 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue (APNs 138-03-602-007 through 009), Ward 4 (Brown)

Application Location



The proposed project may not pertain to the entire highlighted project site.

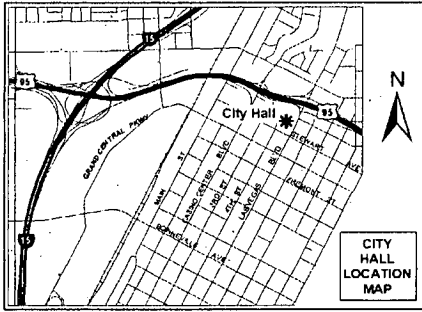
Public Hearing Information

Meeting: Planning Commission
Date: July 24, 2008
Time: 6:00 P.M.
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400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

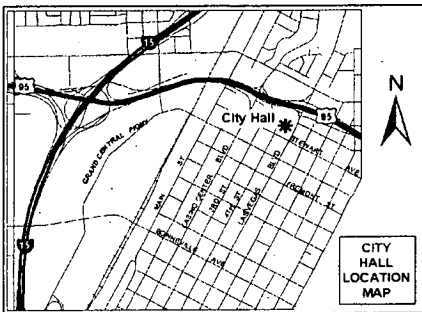
Please use available blank space on card for your comments.

VAC-28393

Planning Commission Meeting of 7/24/2008

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-28393

Planning Commission Meeting of 7/24/2008

Hansen Sheet



Separator Sheet

Report Date 06/11/2008 07:17 AM

Submitted By

Page 1

A/P # 28393 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/30/2008 16:02	984727	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-28393 - VARIANCE RELATED TO GPA-28388, ZON-28389, SDR-28390 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN - Request to Vacate a portion of Balsam Street with a proposed Cul-D-Sac located on Balsam Street approximately 300 feet south of Red Coach Avenue (APN 138-03-602-009; 010; 138-62-602-007;008) R-E (Residence Estates) Zone [PROPOSED: C-PB (Planned Business Park)], Ward 6 (Ross)

Parent A/P #

Project #	28393	Project/Phase Name	REQUEST TO VACATE A PORTION OF	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

Contact ID	AC1531231	Name	GRAGSON BELTWAY, LLC	Organization		
Mailing Address	3960 HOWARD HUGHES PKWY			State/Province	NV	
City	LAS VEGAS			Country		☐ Foreign
ZIP/PC	89169			Evening Phone		
Day Phone (	)836-3729 x			Mobile #		
Fax (	)948-6389					
Contact ID	AC1531232	Name	SCOTT ASHJIAN	Organization		
Mailing Address	4515 BALSAM ST			State/Province	NV	
City	LAS VEGAS			Country		☐ Foreign
ZIP/PC	89108			Evening Phone		
Day Phone (	)443-7266 x			Mobile #		
Fax (	)243-8287					

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

Report Date 06/11/2008 07:17 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1531231 ☐ Foreign
Effective Expire
Name GRAGSON BELTWAY, LLC
Day Phone () 836-3729 x Eve Phone Organization
Pager PIN # Position
Fax () 948-6389 Mobile Profession
E-Mail
Address 3960 HOWARD HUGHES PKWY
SUITE 150
LAS VEGAS, NV 89169
Seasonal Addr

Valid From To
Comments
No Comments

Primary N Capacity OTHER Other REP Contact ID AC1521427 ☐ Foreign
Effective Expire
Name BILL ROBERTS
Day Phone () 635-6939 x Eve Phone Organization
Pager PIN # Position
Fax () 243-8287 Mobile Profession
E-Mail
Address 339 HOLLINS HALL ST
LAS VEGAS, NV 89145
Seasonal Addr

Valid From To
Comments
No Comments

Primary Y Capacity OWNER Contact ID AC1531232 ☐ Foreign
Effective Expire
Name SCOTT ASHJIAN
Day Phone () 443-7266 x Eve Phone Organization
Pager PIN # Position
Fax () 243-8287 Mobile Profession
E-Mail
Address 4515 BALSAM ST
LAS VEGAS, NV 89108
Seasonal Addr

Valid From To
Comments
No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked

Report Date 06/11/2008 07:17 AM

Submitted By

Page 3

Item Description	Item Status
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	05/30/2008 16:11	300.00
PROCESSING FEE	P	05/30/2008 16:11	500.00
Total Unpaid		0.00	Total Paid 800.00

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC) Modified By RGUMARANG Modified Date/Time 05/30/2008 16:01
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- N Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- Y Statement of Financial Interest
- Y Justification Letter

Detail PLANNING LEGAL DESCRIPTION Modified By L HARALA Modified Date/Time 06/11/2008 07:16
Comments
No Comments

PLANNING LEGAL

Enter legal description

THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M. EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00') IS CONVEYED TO CLARK COUNTY NEVADA FOR ROAD PURPOSES BY DEED RECORDED JANUARY 21, 1971 IN BOOK 95, DOCUMENT NUMBER 75331. EXCEPTING THERREFROM THE SOUTH 85 FEET OF THE EAST 512 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20, SOUTH RANGE 60 EAST, M.D.M., IN THE COUNTY OF CLARK, IN THE STATE OF NEVADA. EXCEPTING THEREFROM SAID PORTION IS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362

Report Date 06/11/2008 07:17 AM

Submitted By

Page 4

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

VACATION

N Parent Project link required? Vacation Routing Process after City Council

N External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments ABSTENTIONS	Meeting Type Added By	Meeting Status Add Date	Modified By	Modified Date	YES Votes	NO Votes
07/10/2008	PC	SCHEDULED			0	0
0	RGUMARANG	05/30/2008				

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
PAYMNT	CO NAME WHO PICKED UP CONTACT# BILL ROBERTS; ASHJIAN DEVELOPMENT; CK #0095; 702-635-6939	890381	05/30/2008 16:14		0.00

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VACATION****Report Date** 06/11/2008 07:17 AM**Submitted By**

Page 1

A/P # 28393 **Type** VAC **Issued Date** **Issued By****Parcel****Location****Owner** GRAGSON BELTWAY, LLC
Phone ()836-3729 x
Address 3960 HOWARD HUGHES PKWY
LAS VEGAS NV 89169**Country** ☐ **Foreign****Applicant's Full Name** SCOTT ASHJIAN**Day Phone** ()443-7266 x**Fax** ()243-8287**Address** 4515 BALSAM ST
LAS VEGAS NV ,
89108**Fees**

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

VAC-28393 - VARIANCE RELATED TO GPA-28388, ZON-28389, SDR-28390 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN - Request to Vacate a portion of Balsam Street with a proposed Cul-D-Sac located on Balsam Street approximately 300 feet south of Red Coach Avenue (APN 138-03-602-009; 010; 138-62-602-007;008) R-E (Residence Estates) Zone [PROPOSED: C-PB (Planned Business Park)], Ward 6 (Ross)

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VACATION****Report Date** 06/11/2008 07:17 AM**Submitted By**

Page 1

A/P # 28393 **Type** VAC **Issued Date** **Issued By****Parcel****Location****Owner** GRAGSON BELTWAY, LLC
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LAS VEGAS NV
89108**Fees**

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Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

VAC-28393 - VARIANCE RELATED TO GPA-28388, ZON-28389, SDR-28390 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN - Request to Vacate a portion of Balsam Street with a proposed Cul-D-Sac located on Balsam Street approximately 300 feet south of Red Coach Avenue (APN 138-03-602-009; 010; 138-62-602-007;008) R-E (Residence Estates) Zone [PROPOSED: C-PB (Planned Business Park)], Ward 6 (Ross)

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VACATION****Report Date** 06/11/2008 07:17 AM**Submitted By**

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A/P # 28393 **Type** VAC **Issued Date** **Issued By****Parcel****Location****Owner** GRAGSON BELTWAY, LLC
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Address 3960 HOWARD HUGHES PKWY
LAS VEGAS NV 89169**Country** ☐ **Foreign****Applicant's Full Name** SCOTT ASHJIAN**Day Phone** ()443-7266 x**Fax** ()243-8287**Address** 4515 BALSAM ST
LAS VEGAS NV
89108**Fees**

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

VAC-28393 - VARIANCE RELATED TO GPA-28388, ZON-28389, SDR-28390 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN - Request to Vacate a portion of Balsam Street with a proposed Cul-D-Sac located on Balsam Street approximately 300 feet south of Red Coach Avenue (APN 138-03-602-009; 010; 138-62-602-007;008) R-E (Residence Estates) Zone [PROPOSED: C-PB (Planned Business Park)], Ward 6 (Ross)

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VACATION
 Project Address (Location) RAINBOW BLVD. & RED COACH
 Project Name RAINBOW BUSINESS PARK Proposed Use BUSINESS PARK
 Assessor's Parcel #(s) 138-03-602-007, 008 Ward # 4
 General Plan: existing ~~LI~~ O proposed M Zoning: existing R-E proposed ~~LI~~ LI
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 1 Lots/Units _____ Density _____
 Additional Information 12,000 SF OFFICE / 51,250 SF WAREHOUSE

PROPERTY OWNER SCOTT ASHJIAN Contact BILL ROBERTS
 Address 4515 BALLAM ST. Phone: 443-7266 Fax: 243-8287
 City LAS VEGAS State NV. Zip 89108

APPLICANT SCOTT ASHJIAN Contact BILL ROBERTS
 Address 4515 BALLAM ST. Phone: 443-7266 Fax: 243-8287
 City LAS VEGAS State NV. Zip 89108

REPRESENTATIVE BILL ROBERTS Contact -
 Address 3391 HOLLING HALL ST. Phone: 625-6939 Fax: 243-8287
 City LAS VEGAS State NV. Zip 89145

FOR DEPARTMENT USE ONLY

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 SCOTT ASHJIAN

Subscribed and sworn before me

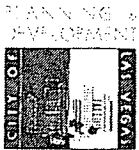
This 29th day of May, 20 08

Notary Public in and for said County and State



Case #	<u>VAR-28393</u>
Meeting Date:	<u>7/10/08</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>5/30/08</u>
Received By:	<u>Romeo</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.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VACATION
Project Address (Location) RAINBOW BLVD. & RED COACH
Project Name RAINBOW BUSINESS PARK Proposed Use BUSINESS PARK
Assessor's Parcel #(s) 138-03-1002-009, 010 Ward # 4
General Plan: existing EO proposed LI Zoning: existing R-E/U proposed C-BP
Commercial Square Footage 63,250 Floor Area Ratio _____
Gross Acres 4.62 Lots/Units N/A Density N/A
Additional Information 12,000 SF OFFICE / 51,250 SF WAREHOUSE

PROPERTY OWNER GRAGSON BELWAY, BEL LLC Contact SCOTT GRAGSON
Address 3960 HOWARD HUGHES PKWY, 150 Phone: 836-3729 Fax: 948-6389
City LAS VEGAS State NV Zip 89169

APPLICANT GRAGSON BELWAY, BEL LLC Contact SCOTT GRAGSON
Address 3960 HOWARD HUGHES PKWY, 150 Phone: 836-3729 Fax: 948-6389
City LAS VEGAS State NV Zip 89169

REPRESENTATIVE BILL ROBERTS ct _____
Address 339 HOLLINS HALL STREET Phone: 655-6939 Fax: 243-8287
City LAS VEGAS State NV Zip 89145

Property Owner Signature* [Signature]

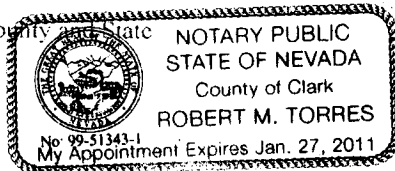
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name SCOTT GRAGSON

Subscribed and sworn before me

This 21 day of May, 20 08
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-28393</u>
Meeting Date:	<u>7/24/08</u>
Total Fee:	<u>\$800</u>
Date Received:	<u>5/30/08</u>
Received By:	<u>Romeo</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.

Justification Letter



Separator Sheet

RECEIVED

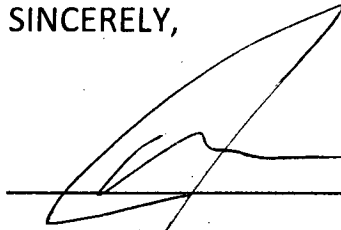
JUL 10 2008

ATTENTION: CITY OF LAS VEGAS PLANNING

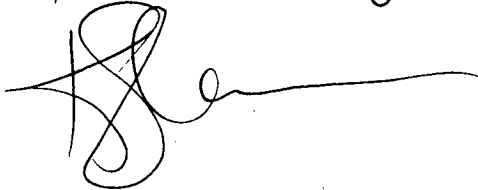
IN REGARDS TO THE CURRENT ZONING APPLICATIONS PER SAID PROPERTIES
LOCATED AT 4515 BALSAM STREET AND 4505 BALSAM STREET JON SCOTT
ASHJIAN IS THE CURRENT OWNER.

PLEASE FEEL FREE TO CONTACT MY OFFICE WITH ANY FURTHER QUESTIONS
891-9111

SINCERELY,


7/8/08
JON SCOTT ASHJIAN

*Jon Scott Ashjian personally appeared before
me on this 8th day of July 2008.*





WJR

Consulting Services, LLC **Land Acquisition & Development Services**

May 28, 2008

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
Ph: (702) 229-6301
Fax: (702) 474-7463

**RE: REQUEST FOR GPA, ZONING, SITE DEVELOPMENT REVIEW, VARIANCE,
VACATION FOR APN: 138-03-602-009, 010 & 138-62-602-007, 008**

To Whom It May Concern:

We at Ashjian Development, would like to formally request that the subject property be rezoned from R-E (Residential Estate) to Commercial - Business Park / Lt. Industrial.

The sole purpose for this request would allow us to proceed with the development of a proposed Business Park with approximately 66,000SF + Office / Warehouse.
Buildings A - F average 12,000SF of Office Space and 51,250SF of Warehouse Space
(5,500 Per Unit x 2 Units Per Building) and 6,100SF of Existing Office Space. This
Proposed Development will provide a well, needed service to the surrounding area.

VARIANCE:

Request to allow for 6.5 Acres +/- (Lot Size) where 20 Acres is required for Lt.
Industrial.

VACATION:

Request to Vacate a portion of Balsam Street with a proposed Cul-De-Sac to eliminate
commercial traffic north to Red Coach and redirect commercial traffic to Rainbow
Boulevard.

We respectfully request your approval of this request to rezone the said property as
noted above herein.

If you have any questions, please feel free to call me at (702) 635-6939

Sincerely,

Bill Roberts

WJR Consulting Services, LLC
339 Hollins Hall Street
Las Vegas, NV 89145
Ph: (702) 635-6939
Email: billvkingmanaz@yahoo.com

RECEIVED

MAY 30 2008

VAC-28393
07/24/08 PC

WJR
Consulting Services, LLC
Land Acquisition & Development Services

July 8, 2008

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101
Ph: (702) 229-6301
Fax: (702) 474-7463

**RE: REQUEST FOR GPA, ZONING, SITE DEVELOPMENT REVIEW, VARIANCE,
VACATION FOR APN: 138-03-602-009, 010 & 138-62-602-007, 008**

To Whom It May Concern:

We at Ashjian Development, would like to formally request that the subject property be rezoned from R-E (Residential Estate) to Commercial – Business Park / Lt. Industrial.

The sole purpose for this request would allow us to proceed with the development of a Proposed Business Park with approximately 66,000SF + Office / Warehouse.
Buildings A - F average 12,000SF of Office Space and 51,250SF of Warehouse Space (5,500 Per Unit x 2 Units Per Building) and 6,100SF of Existing Office Space. This Proposed Development will provide a well, needed service to the surrounding area. The items requesting approval are as follows:

- Request to Rezone APN 138-03-602-007, 008 from R-E (Residence Estates) to M (Industrial).
- Request to Rezone APN 138-03-602-009, 010 from U (Undeveloped) and R-E (Residence Estates) to C-PB (Planned Business Park).
- Request to amend the General Plan from O (Office) to LI/R (Light Industrial/Research).
- Request for a Variance to allow a 4.62 acre C-PB (Planned Business Park) zoning district where 20 acres is the minimum site area required
- Request to Vacate 60-foot wide portion of Balsam Street approximately 300 feet south of Red Coach Avenue.
- Request for a Waiver to allow a 10-foot landscape buffer on the east property line where 15 feet is required.
- Request for a Waiver to allow a zero-foot landscape buffer along the western and portions of the southern perimeter where eight feet is required.
- Request for an Exception to allow zero parking lot landscape finger Islands where one parking lot finger island with one, 24-inch box tree and four 5 - gallon shrubs are required for every six parking spaces.
- Request for a Variance to reduce the existing building setback at 4515 Balsam Street to 10' from the existing residential to the north where 50' is required.

We respectfully request your approval of this request to rezone the said property as noted above herein. If you have any questions, please feel free to call me at (702) 635-6939

Sincerely,
Bill Roberts
WJR Consulting Services, LLC
339 Hollins Hall Street
Las Vegas, NV 89145
Ph: (702) 635-6939
Email: billykingmanaz@yahoo.com

RECEIVED
JUL 08 2008

ZON-28389
REVISED
07/24/08 PC

SOFI



Separator Sheet



Case Number: **VAC-28393** APN: 138-03-602-009, 010

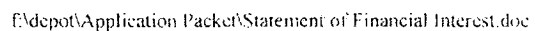
Name of Representative: BILL ROBERTS

☒ Yes ☐ No

APN: _____

Print Name: GOTT GRAYSON

Robert M. Hein
Notary Public in and for said County and State



STATEMENT OF FINANCIAL INTEREST

Name of Representative: BILL ROBERTS

Yes

X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Scott Ashjian

This 29th day of May, 2008

Notary Public in and for said County and State



Deed



D E E D

Separator Sheet

20070112-0002782

R.P.T.T.: \$2,040.00
APN: 138-03-602-007

Title Order No. 5116006261
Escrow No. 5116006261-GM

WHEN RECORDED MAIL TO:

Jon S Ashjian
4485 N Rainbow
Las Vegas, NV 89108

MAIL TAX STATEMENTS TO:

Grantee at address above

Fee: \$17.00
RNC Fee: \$0.00

RPTT: \$2,040.00

01/12/2007
T20070006933

14:05:40

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA
Debbie Conway ADF
Clark County Recorder Pgs: 5

RECEIVED
JUL 10 2007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jared E Shafer and Jessica Floyd, Successor Co-Trustees of The Erika Jaks Trust executed on the 20th day of June, 1990 at Las Vegas, Nevada

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

JON S ASHJIAN a married man as his sole and separate property

that property in Clark County, Nevada, described as:

*** See "Exhibit A" attached hereto and made a part hereof ***

Dated January 3, 2007

THE ERIKA JAKS TRUST

BY: Jared E Shafer
Jared E Shafer, Successor Co-Trustee

BY: Jessica Floyd
Jessica Floyd, Successor Co-Trustee

State of Kentucky
County of Jefferson

This instrument was acknowledged before me on 1/8/09
by Jessica Floyd.

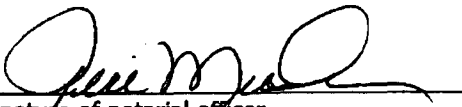
Matthew
Signature of notarial officer

8-15-2009

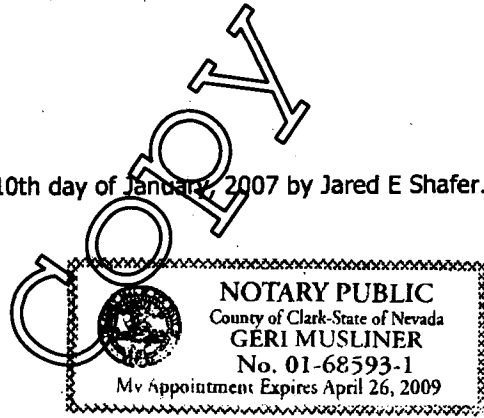
RECORDER'S NOTE:
NOTARY STAMP IS PRESENT,
HOWEVER THE INK COLOR
MAY NOT BE REPRODUCIBLE

State of Nevada
County of Clark

This instrument was acknowledged before me on 10th day of January, 2007 by Jared E Shafer.



Signature of notarial officer



ASSESSOR'S

Order No. : 514800261-GM

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the East thirty feet (30.00') is conveyed to Clark County, Nevada for road purposes by Deed recorded January 21, 1971 in Book 95, Document Number 75331.

EXCEPTING THEREFROM the South 85 feet of the East 512 feet of the South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 20 South Range 60 East, M.D.M., in the County of Clark, State of Nevada.

EXCEPTING THEREFROM said portion is conveyed to the State of Nevada for highway purposes by Deed recorded December 15, 1976 in Book 688, Document Number 647362.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
138-03-602-007

2. Type of Property

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$400,000.00
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$400,000.00
Real Property Transfer Tax Due \$2,040.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

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 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: _____

Capacity: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jared E Shafer and Jessica Floyd,
Successor Co-Trustees of The Erika Jaks Trust
P O Box 50790
Henderson, NV 89016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Scott Ashjian
4485 N RAINBOW BLVD
LAS VEGAS, NV 89108

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

Old Republic Title Company of Nevada
140 N. Stephanie Street
Henderson, NV 89074

Escrow #: 5116006261-GM

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

2782

RE-RECORDED

20050511-0002682

Fee: \$17.00

RPTT: EX#003

N7C Fee: \$25.00

05/11/2005

13:36:32

T20050087508

Requestor:

CHICAGO TITLE

Frances Deane

Clark County Recorder

LEX

Pgs: 4

APN No. 138-03-602-009
R.P.T.T. \$186.15

RECORDING REQUESTED BY AND RETURN TO:

Robert Torres
GKT Acquisitions
3960 Howard Hughes Pkwy, Suite 150
Las Vegas, NV 89109

This document is being re-recorded to correct the vesting

add corrected person
to vesting

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.

THIS IS BEING RECORDED AT THE REQUEST OF
CHICAGO TITLE AS AN ACCOMMODATION ONLY
WITH NO LIABILITY.

APN: 138-03-602-009
Affix R.P.T.T. \$2,142.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
Robert Torres
3960 Howard Hughes Pkwy
Suite 150
Las Vegas, NV 89109

ESCROW NO: 04127000-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William Lee Flaxa and Hazel Marvelle Flaxa as Trustees of the Flaxa Revocable Family Trust dated August 13, 1999

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

Gragson-Beltway Belleastro, LLC, a Nevada limited liability company as to an undivided 82.52% interest and GKT 5, LLC, a Nevada limited liability ** all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The West Half (W 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada, being Lot 1 as shown on the Certificate of Land Division, LD 27-85, recorded May 14, 1985 in Book 2109 as Instrument No. 2068801 of Clark County, Nevada Records.

Subject to: Taxes for the current fiscal year, paid current.
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/our hand(s) this 6th day of April, 2004.

SELLERS:

The Flaxa Revocable Family Trust dated August 13, 1999

By: William Lee Flaxa
William Lee Flaxa, Trustee

By: Hazel Marvelle Flaxa
Hazel Marvelle Flaxa, Trustee

company as to an undivided 17.48% interest

20040525-0001147

FEE: \$15.00 RPTT: \$2,142.00
05/25/2004 09:00:21 T20040028971
Req: UNITED TITLE OF NEVADA
Frances Deane
Clark County Recorder Pgs: 3

COPY

244

\$

ESCROW NO: 04127000-081-KRF

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this April 6, 2004

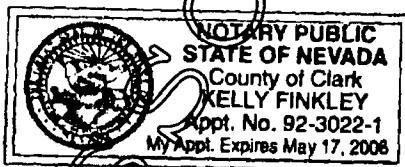
appeared before me, a Notary Public,

William Lee Flaxa and
Hazel Marvella Flaxa as Trustees

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.

Kelly Finkley
Notary Public

My commission expires: 5/17/06



2004 DEC 29 P 3:03

Greene

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 138-03-602-009
- b)
- c)
- d)

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:

~~\$36,024.90~~

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

Transfer Tax Value:

~~\$36,024.90~~

Real Property Transfer Tax Due:

~~\$186.13~~

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section 3

b. Explain Reason for Exemption: correct vesting

5. Partial Interest: Percentage being transferred: 10.56%

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 disavowance 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 _____

Capacity Grantor

Signature _____

Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Scott Gragson
Address: 3960 Howard Hughes Pkwy, #150
City: Las Vegas
State: NV Zip: 89109

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Scott Gragson
Address: 3960 Howard Hughes Pkwy, #150
City: Las Vegas
State: NV Zip: 89109

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

Print Name: Chicago Title of Nevada
Address: 3980 Howard Hughes Pkwy.
City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

20050511-0002683

Fee: \$24.00 RPTT: EX#003
NRS Fee: \$25.00

05/11/2005 13:36:32
T20050087508

Requestor:
CHICAGO TITLE

Frances Deane LEX
Clark County Recorder Pgs: 11

RE-RECORDED

APN No. 138-03-602-010
R.P.T.T. - Exempt

RECORDING REQUESTED BY AND RETURN TO:

Robert Torres
GRT Acquisitions
3960 Howard Hughes Pkwy, Suite 150
Las Vegas, NV 89109

This document is being re-recorded to correct the vesting

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.

THIS IS BEING RECORDED AT THE REQUEST OF
CHICAGO TITLE AS AN ACCOMMODATION ONLY
WITH NO LIABILITY.

APN: 138-03-602-010
Affix R.P.T.T. \$2,958.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Robert Torres
3960 Howard Hughes Pkwy
Suite 100 150
Las Vegas, NV 89109

ESCROW NO: 03115117-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jeffrey A. Neal, Teresa Jidov, Mary K. Dockter and John Neal, each as to an undivided one-quarter interest as tenants-in-common

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

Gragson-Beltway Belcastro, LLC, a Nevada limited liability company as to an undivided ~~28.64%~~ ^{82.53%} interest and GKT Acquisitions, LLC, a Nevada limited liability company as to an undivided ~~4.38%~~ ^{17.48%} interest

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

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
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/our hand(s) this 27th day of April, 2004.

SELLERS:

By: Jeffrey A. Neal

By: Mary K. Dockter

By: Teresa Jidov

By: John Neal

****THIS DOCUMENT IS BEING EXECUTED IN COUNTER PART SIGNATURES.**

20040526-0001659

Fee: \$22.00 RPTT: \$2,958.00
05/26/2004 09:04:08 T20040029835
Req: UNITED TITLE OF NEVADA

Frances Deane
Clark County Recorder Pgs: 10

ESCROW NO: 03115117-081-KRF

STATE OF NEVADA)

) ss.

COUNTY OF Clark

On this 27th day of April, 2004

appeared before me, a Notary Public,

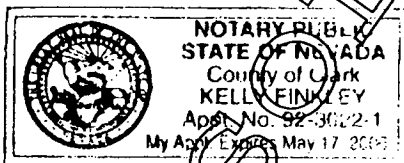
Jeffrey A. Neal

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.

Kelly Finley

Notary Public

My commission expires: 5/17/06



APN: 138-03-602-010
Affix R.P.T.T. \$2,958.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

ROBERT TORRES
3960 HOWARD HUGHES PKWY
SUITE 150
LAS VEGAS, NV 89109

ESCROW NO: 03115117-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jeffrey A. Neal, Teresa Jidov, Mary K. Dockter and John Neal, each as to an undivided one-quarter interest as tenants-in-common

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

GRAGSON-BELTWAY BELCASTRO, LLC, A NEVADA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 95.64% INTEREST AND GKT ACQUISITIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 4.35% INTEREST

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

See Exhibit A attached hereto and 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/our hand(s) this 25TH day of MARCH, 2004.

SELLERS:

By: _____
Jeffrey A. Neal

By: Mary K. Dockter
Mary K. Dockter

By: _____
Teresa Jidov

By: _____
John Neal

THIS DOCUMENT IS BEING EXECUTED IN COUNTER PART SIGNATURES

ESCROW NO: 03115117-081-KRF

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this 25th Day of March 2004

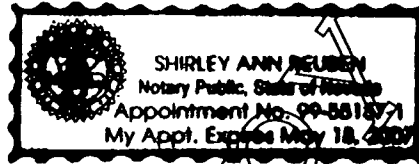
appeared before me, a Notary Public,

Mary K. Dockter

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.

Shirley Ann Reuben
Notary Public

My commission expires: 5-18-2007



COPY

ASSESSOR'S

APN: 138-03-602-010
Affix R.P.T.T. \$2,550.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
ROBERT TORRES
3069 HOWARD HUGHES PKWY
SUITE 150
LAS VEGAS, NV 89109

ESCROW NO: 03115117-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jeffrey A. Neal, Teresa Jidov, Mary K. Dockter and John Neal, each as to an undivided one-quarter interest as tenants-in-common

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

GRAGSON-BELTWAY BELCASTRO, LLC, A NEVADA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 95.64% INTEREST AND GKT ACQUISITIONS, LLC A NEVADA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 4.36% INTEREST

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

See Exhibit A attached hereto and made a part hereof.

Subject to Taxes for the current fiscal year, paid current.

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/our hand(s) this 6th day of March, 2004.

SELLERS:

By: _____
Jeffrey A. Neal

By: _____
Mary K. Dockter

By: Teresa Jidov
Teresa Jidov

By: _____
John Neal

****THIS DOCUMENT IS BEING EXECUTED IN COUNTER PART SIGNATURES**

ESCROW NO: 03115117-081-KRF

STATE OF NEVADA)

) ss.

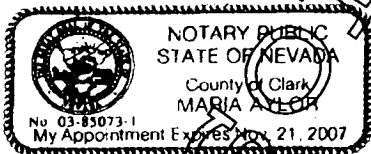
COUNTY OF Clark)

On this 6 DAY OF MARCH 2004
appeared before me, a Notary Public,
KARSA JIDNY

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.

Maria Ceylan
Notary Public

My commission expires: 11-21-2007



APN: 138-03-602-010
Affix R.P.T.T. \$2,958.00

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

ROBERT TORRES
3960 HOWARD HUGHES PKWY
SUITE 150
LAS VEGAS, NV 89109

ESCROW NO: 03115117-081-KRF

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That

Jeffrey A. Neal, Teresa Jidov, Mary K. Dockter and John Neal, each as to an undivided one-quarter interest as tenants-in-common

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

GRAGSON-BELTWAY BELCASTRO, LLC, A NEVADA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 95.64% INTEREST AND GKT ACQUISITIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 4.36% INTEREST all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and 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/our hand(s) this 7 day of Feb, 2004.

SELLERS:

By: _____
Jeffrey A. Neal

By: _____
Mary K. Dockter

By: _____
Teresa Jidov

By: John Neal
John Neal

****THIS DOCUMENT IS BEING EXECUTED IN COUNTER PART SIGNATURES**

ESCROW NO: 03115117-081-KRF

STATE OF ~~NEVADA~~ CA)

COUNTY OF ~~Clark~~ San Diego) ss.

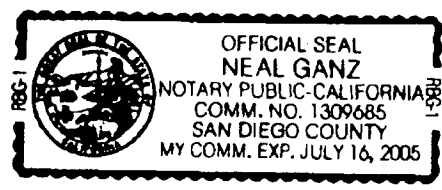
On this 2/7/04
appeared before me, a Notary Public,
John Neal

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.

Neal Ganz
Notary Public

My commission expires: 7/16/05

COPY



ASSESSOR

Exhibit A

The East Half (E ½) of the South Half (S ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section 3, Township 20 South, Range 60 East, MDM&B.

EXCEPTING THEREFROM the Easterly 50.00 feet as deeded to Clark County, Nevada for road purposes.

As shown by Certificate of Land Division recorded as Instrument No. 2068801 in Book 2109 of Official Records of the County Recorder, Clark County, Nevada.

ASSESSOR'S

FRANCIS DEANE OF
CLARK COUNTY, NEVADA
CERTIFY THIS IS A
TRUE COPY OF THE RECORDED
WITH THE COUNTY SEAL

2885 JAN -4 A 9 14

Francis Deane

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 138-03-602-010
- b)
- c)
- d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

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 3
- b. Explain Reason for Exemption: percentage of interest was incorrect on Deed

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 Grantor

Capacity Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Scott Gragson
Address: 3960 Howard Hughes Pkwy, #150
City: Las Vegas
State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Scott Gragson
Address: 3960 Howard Hughes Pkwy, #150
City: Las Vegas
State: NV Zip: 89109

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

Print Name: Chicago Title of Nevada
Address: 3980 Howard Hughes Pkwy.
City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

2683

20070112-0002782

R.P.T.T.: \$2,040.00
APN: 138-03-602-007

Title Order No. 5116006261
Escrow No. 5116006261-GM

WHEN RECORDED MAIL TO:

Jon S Ashjian
4485 N Rainbow
Las Vegas, NV 89108

MAIL TAX STATEMENTS TO:

Grantee at address above

Fee: \$17.00 RPTT: \$2,040.00

NYC Fee: \$0.00

01/12/2007

14:05:40

T20070006933

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Debbie Conway

ADF

Clark County Recorder

Pgs: 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jared E Shafer and Jessica Floyd, Successor Co-Trustees of The Erika Jaks Trust executed on the 20th day of June, 1990 at Las Vegas, Nevada

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

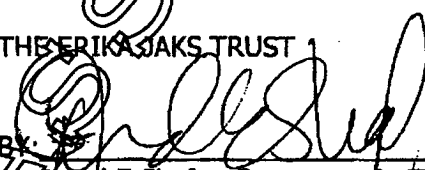
JON S ASHJIAN a married man as his sole and separate property

that property in Clark County, Nevada, described as:

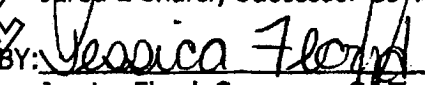
*** See "Exhibit A" attached hereto and made a part hereof ***

Dated January 3, 2007

THE ERIKA JAKS TRUST

By: 

Jared E Shafer, Successor Co-Trustee

By: 

Jessica Floyd, Successor Co-Trustee

State of Kentucky
County of Jefferson

This instrument was acknowledged before me on
by Jessica Floyd.

COPY

Matthew
Signature of notarial officer

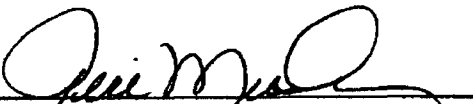
8-15-2009

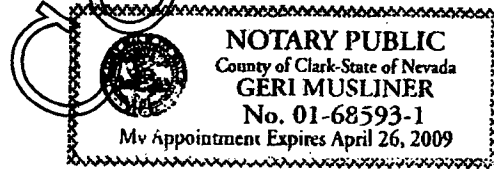
RECORDER'S NOTE:
NOTARY STAMP IS PRESENT,
HOWEVER THE INK COLOR
MAY NOT BE REPRODUCIBLE

ASSESSOR'S

State of Nevada
County of Clark

This instrument was acknowledged before me on 10th day of January, 2007 by Jared E Shafer.


Signature of notarial officer



ASSESSOR'S

Order No. : 5113008261-GM

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

The South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the East thirty feet (30.00') is conveyed to Clark County, Nevada for road purposes by Deed recorded January 21, 1971 in Book 95, Document Number 75331.

EXCEPTING THEREFROM the South 85 feet of the East 512 feet of the South Half (S 1/2) of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 20 South Range 60 East, M.D.M., in the County of Clark, State of Nevada.

EXCEPTING THEREFROM said portion is conveyed to the State of Nevada for highway purposes by Deed recorded December 15, 1976 in Book 688, Document Number 647362.

20070321-0003952

Fee: \$16.00 RPTT: \$1,836.00
N/C Fee: \$0.00

03/21/2007 14:31:08
T20070050106

Requestor:
COMMONWEALTH TITLE

Debbie Conway JJF
Clark County Recorder Pgs: 4

APN: 138-03-602-008
ESCROW NO: 05004277-500-JR3
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Scott Ashjian
4485 North Rainbow Blvd
Las Vegas, NV 89108

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,836.00

THIS INDENTURE WITNESSETH: That
PREMIER TRUST OF NEVADA, INC., GUARDIAN OF THE ESTATE OF
Sheila Fairfield, a single woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby

Grant, Bargain, Sell and Convey to

Scott Ashjian, an unmarried man

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

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

- SUBJECT TO:
1. Taxes for the fiscal year 2006 - 2007
 2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

Witness my hand this 8 day of March, 2007.

Premier Trust of Nevada, Inc., guardian of the
Estate of Sheila J. Fairfield

[Signature]
by Authorized Signatory

STATE OF NEVADA

COUNTY OF Clark

} ss:

On 8 Mar. 2007, personally appeared before me, a Notary Public in and for said
County and State, Marie C. Bryan
who acknowledged to me that she executed the same.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC in and for said County and State.

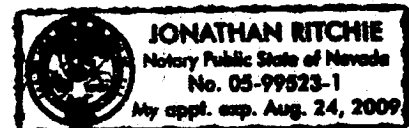


Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

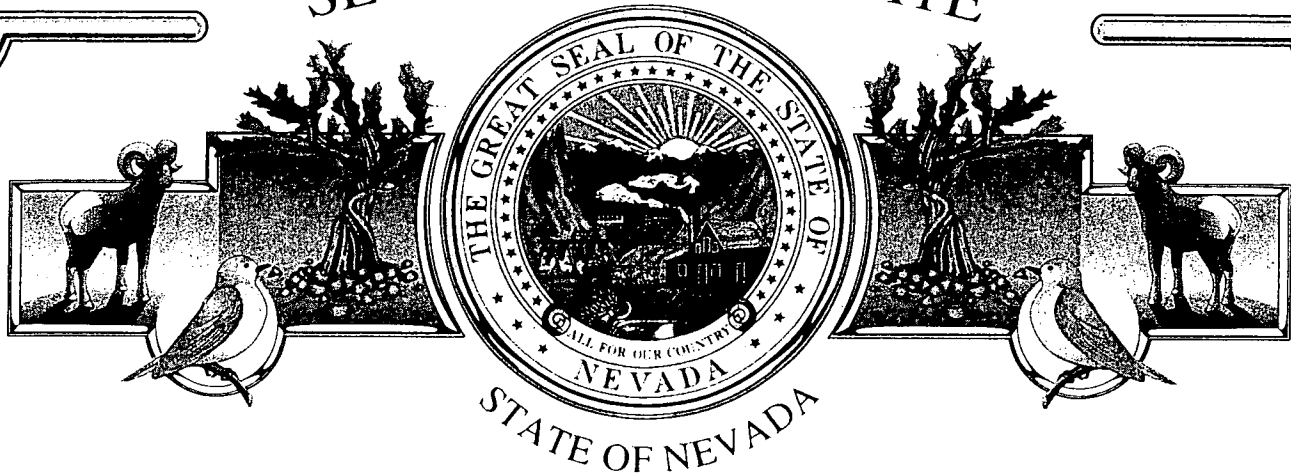
The South Eighty-Five (85) feet of the East Five Hundred Twelve (512) feet of the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 3, Township 20 South, Range 60 East, M.D.M.

Except the interest in the East 30 feet conveyed to Clark County for roads, utilities, and other public and incidental purposes by deed recorded January 21, 1971 as Document No. 75331.

Further excepting therefrom a piece or parcel of land over and across portions of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 3, Township 20 South, Range 60 East, M.D.B. & M. said parcel being more fully described by metes and bounds as follows to wit:

Beginning at a point on the right or Easterly highway right of way line of U.S. 95 Expressway - Las Vegas, Project RF-TQF-006-2 (10) said point being 337.26 feet right of and at right angles to Highway Engineering Station "C" 779-69.59 P.O.T. said point of being further described as bearing North 55°38'11" West, a distance of 1,215.64 feet from the East one quarter corner of Section 3, Township 20 South, Range 60 East, M.D.B. & M.;
Thence North 89°42'25" West, along the Southerly boundary of Grantor's property, a distance of 175.76 feet to the Southwest corner of Grantor's property;
Thence North 0°36'05" East, along the Westerly boundary of said Grantor's property a distance of 85.00 feet to the Northwest corner of said Grantor's property;
Thence South 89°42'25" East along the Northerly boundary of said Grantor's property, a distance of 151.64 feet to an intersection with said Easterly highway right of way line;
Thence South 15°16'08" East along said Easterly highway right of way line, a distance of 88.24 feet to the Point of Beginning, said parcel contains an at right angles of 13,915 square feet, more or less, as deeded to the State of Nevada for road purposes, recorded September 19, 1977 as Document No. 748378, Clark County, Nevada Records.

SECRETARY OF STATE



LIMITED-LIABILITY COMPANY CHARTER

I, DEAN HELLER, the Nevada Secretary of State, do hereby certify that **GRAGSON-BELTWAY BELCASTRO** did on **JUNE 25, 1998**, file in this office the Articles of Organization for a Limited-Liability Company, that said Articles are now on file and of record in the office of the Nevada Secretary of State, and further, that said Articles contain the provisions required by the laws governing Limited-Liability Companies in the State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office in Las Vegas, Nevada, on **JUNE 25, 1998**.

Secretary of State



By

Certification Clerk

ARTICLES OF ORGANIZATION

OF

GRAGSON – BELTWAY BELCASTRO
a Nevada limited-liability company

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, for the purpose of association to establish a limited-liability company for the transaction of business and the promotion and conduct of the objects and purposes hereinafter state, pursuant to Nevada Revised Statutes Chapter 86, do make, record, and file these Articles of Organization in writing.

AND WE DO HEREBY CERTIFY:

FIRST: The name of the Company is:

GRAGSON-BELTWAY BELCASTRO
a Nevada limited-liability company

SECOND: The office where records will be maintained in the State of Nevada is to be located at 4455 South Pecos Road, Las Vegas, Nevada 89121 and the Agent for Service of Process and Resident Agent shall be Craig Burr. The Company may also maintain an office or offices at such other places within or outside the State of Nevada, as it may from time to time determine. Company business of every kind and nature may be conducted, and meetings of members and managers held outside the State of Nevada, the same as in the State of Nevada.

THIRD: The Company may engage in any lawful activity.

FOURTH: The Company may admit new members upon such terms and conditions as may be specified by ~~the~~ existing members, only upon the unanimous written consent of the existing member. A new member may be substituted for an existing member upon the unanimous written consent of the remaining members. The Company may continue its business upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates his or her continued membership in the Company upon the unanimous written consent of the remaining members. The initial member of the Company shall be:

NAME

Scott R. Gragson

ADDRESS

10404 Pacific Palisades Avenue

Las Vegas, Nevada 89134

FIFTH: No member or manager of this Company shall be liable to the Company or its members for any breach of fiduciary duty as member or manager of the Company. This provision shall not affect liability for acts or omissions which involve intentional misconduct, fraud, or a knowing violation of law.

The members and managers of the Company are not liable under a judgment, decree, or order of a court, or in any other manner, for a debt, obligation, or liability of the Company. All expenses incurred by members or managers in defending an administrative, investigative, civil, or criminal action, suit, or proceeding, related in any manner to the business of the Company, must be paid by the Company as they are incurred in advance of a final disposition of the action, suit, or proceeding, upon receipt of an undertaking by or on behalf of a member or manager to repay the amount if it is ultimately determined by a court of competent jurisdiction, that he or she did not act in good faith, in the manner he or she reasonably believed to be in or not opposed to the best interests of the Company, and, with respect to any criminal action or proceeding, with no reasonable cause to believe his conduct was unlawful.

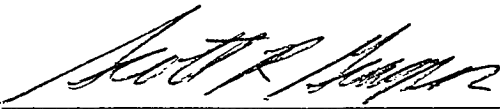
SIXTH: The business of the Company shall be conducted by managers elected by the members. The names and post office addresses of the initial managers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Scott R. Gragson	10404 Pacific Palisades Avenue Las Vegas, Nevada 89134

Only the managers may act on behalf of the Company.

SEVENTH: This Company shall exist for thirty (30) years from the date of its creation unless sooner dissolved pursuant to the law of the State of Nevada, or these Articles of Organization or the Operating Agreement of the Company.

EXECUTED this 24 day of June, 1998.



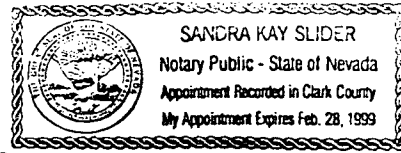
Scott R. Gragson

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 24 day of June, 1998, personally appeared before me, a Notary Public in and for said County and State, **Scott R. Gragson**, known to me personally, having been first duly sworn, depose and say that they are the

member(s) named in the foregoing Articles of Organization, and that they executed the same, and that the statements contained therein are true as they verily believe, that they executed the instrument freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.



Sandra Kay Slider
NOTARY PUBLIC

FILED
IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

JUN 25 1998

CERTIFICATE OF ACCEPTANCE OF APPOINTMENT
BY AGENT FOR SERVICE OF PROCESS

No. C355298

IN THE MATTER OF GRAGSON-BELTWAY BELCASTRO, A LIMITED LIABILITY
COMPANY
DEAN HELLER, SECRETARY OF STATE

I, CRAIG D. BURR, ESQ., hereby certify that on the 23rd day of June 1998, I accept the appointment as Agent for Service of Process of the above-entitled corporation.

FURTHERMORE, that the office of the agent of service of process in this state is located at 4455 South Pecos Road, Las Vegas, County of Clark, State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of June, 1998.



CRAIG D. BURR, ESQ.,
Agent for Service of Process

SECRETARY OF STATE



LIMITED-LIABILITY COMPANY CHARTER

I, DEAN HELLER, the Nevada Secretary of State, do hereby certify that GKT 5, LLC did on **February 17, 2004**, file in this office the Articles of Organization for a Limited-Liability Company, that said Articles are now on file and of record in the office of the Nevada Secretary of State, and further, that said Articles contain the provisions required by the laws governing Limited-Liability Companies in the State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office in Las Vegas, Nevada, on **February 17, 2004**.

A handwritten signature in cursive script, reading "Dean Heller".

DEAN HELLER
Secretary of State



By

A handwritten signature in cursive script, reading "Marc Colton".

Certification Clerk

ARTICLES OF ORGANIZATION

OF

GKT 5

a Nevada limited-liability company

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, for the purpose of association to establish a limited-liability company for the transaction of business and the promotion and conduct of the objects and purposes hereinafter state, pursuant to Nevada Revised Statutes Chapter 86, do make, record, and file these Articles of Organization in writing.

AND WE DO HEREBY CERTIFY:

FIRST: The name of the Company is:

GKT 5

a Nevada limited-liability company

SECOND: The office where records will be maintained in the State of Nevada is to be located at 3960 Howard Hughes Parkway Suite 150, Las Vegas, NV, 89109. The Agent for Service of Process and Resident Agent shall be Robert M. Torres located at 3960 Howard Hughes Parkway #150, Las Vegas, Nevada 89109. The Company may also maintain an office or offices at such other places within or outside the State of Nevada, as it may from time to time determine. Company business of every kind and nature may be conducted, and meetings of members and managers held outside the State of Nevada, the same as in the State of Nevada.

THIRD: The Company may engage in any lawful activity.

FOURTH: The Company may admit new members upon such terms and conditions as may be specified by the existing members, only upon the unanimous written consent of the existing member. A new member may be substituted for an existing member upon the unanimous written consent of the remaining members. The Company may continue its business upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates his or her continued membership in the Company upon the unanimous written consent of the remaining members. The initial member of the Company shall be:

NAME

Scott R. Gragson

ADDRESS

3960 Howard Hughes Parkway #150

Las Vegas, Nevada 89109

FIFTH: No member or manager of this Company shall be liable to the Company or its members for any breach of fiduciary duty as member or manager of the Company. This provision shall not affect liability for acts or omissions which involve intentional misconduct, fraud, or a knowing violation of law.

The members and managers of the Company are not liable under a judgment, decree, or order of a court, or in any other manner, for a debt, obligation, or liability of the Company. All expenses incurred by members or managers in defending an administrative, investigative, civil, or criminal action, suit, or proceeding, related in any manner to the business of the Company, must be paid by the Company as they are incurred in advance of a final disposition of the action, suit, or proceeding, upon receipt of an undertaking by or on behalf of a member or manager to repay the amount if it is ultimately determined by a court of competent jurisdiction, that he or she did not act in good faith, in the manner he or she reasonably believed to be in or not opposed to the best interests of the Company, and, with respect to any criminal action or proceeding, with no reasonable cause to believe his conduct was unlawful.

SIXTH: The business of the Company shall be conducted by managers elected by the members. The names and post office addresses of the initial managers are as follows:

NAME

ADDRESS

Scott R. Gragson

3960 Howard Hughes Parkway #150

Las Vegas, Nevada 89109

Only the managers may act on behalf of the Company.

SEVENTH: The name and address of the organizer are as follows:

NAME

ADDRESS

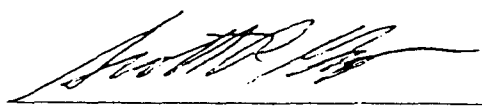
Scott R. Gragson

10404 Pacific Palisades Avenue

Las Vegas, Nevada 89144

EIGHTH: This Company shall exist for thirty (30) years from the date of its creation unless sooner dissolved pursuant to the law of the State of Nevada, or these Articles of Organization or the Operating Agreement of the Company.

EXECUTED this 17 day of February, 2004.

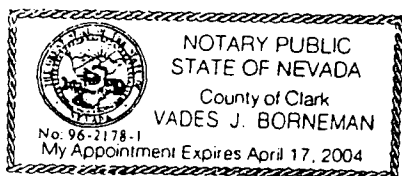


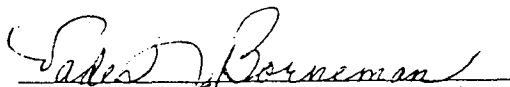
Scott R. Gragson

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 17 day of February, 2004 personally appeared before me, a Notary Public in and for said County and State, Scott R. Gragson, known to me personally, having been first duly sworn, depose and say that they are the member(s) named in the foregoing Articles of Organization, and that they executed the same, and that the statements contained therein are true as they verily believe, that they executed the instrument freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

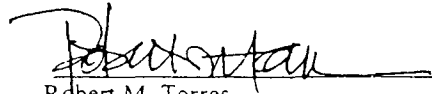



NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE OF APPOINTMENT
OF RESIDENT AGENT

In the matter of GKT 5, a Nevada limited-liability company, I hereby certify that on the ____ day of February, 2004, I accepted the appointment as Resident Agent of the above-entitled limited-liability company in accordance with Section 86.231, of the Nevada Revised Statutes (1991 Nevada Revised Statutes Chapter 442 & 26).

IN WITNESS WHEREOF, I have hereunto set my hand this 17 day of February, 2004.


Robert M. Torres

Extraction List



EXTRACTION LIST

Separator Sheet

37/4

PARCELS 5
LABELS 4

Report of All Selected Parcels

Case Number: VAC-28393

Printed On: Wed: June 18, 2008

Owner

ASHJIAN JON S

ASHJIAN SCOTT

GRAGSON-BELTWAY BELCASTRO L L C

MINI-MASTERS INC

MINI-MASTERS INC

Address

4485 N RAINBOW LAS VEGAS NV

4485 N RAINBOW BLVD LAS VEGAS NV

%R TORRES 3960 HOWARD HUGHES PKWY #150 LAS VEGAS NV

3800 HOWARD HUGHES PKWY 17TH FL LAS VEGAS NV

3800 HOWARD HUGHES PKWY 17TH FL LAS VEGAS NV

Parcel Numbe

13803602007

13803602008

13803602009

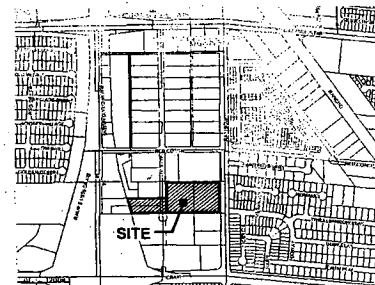
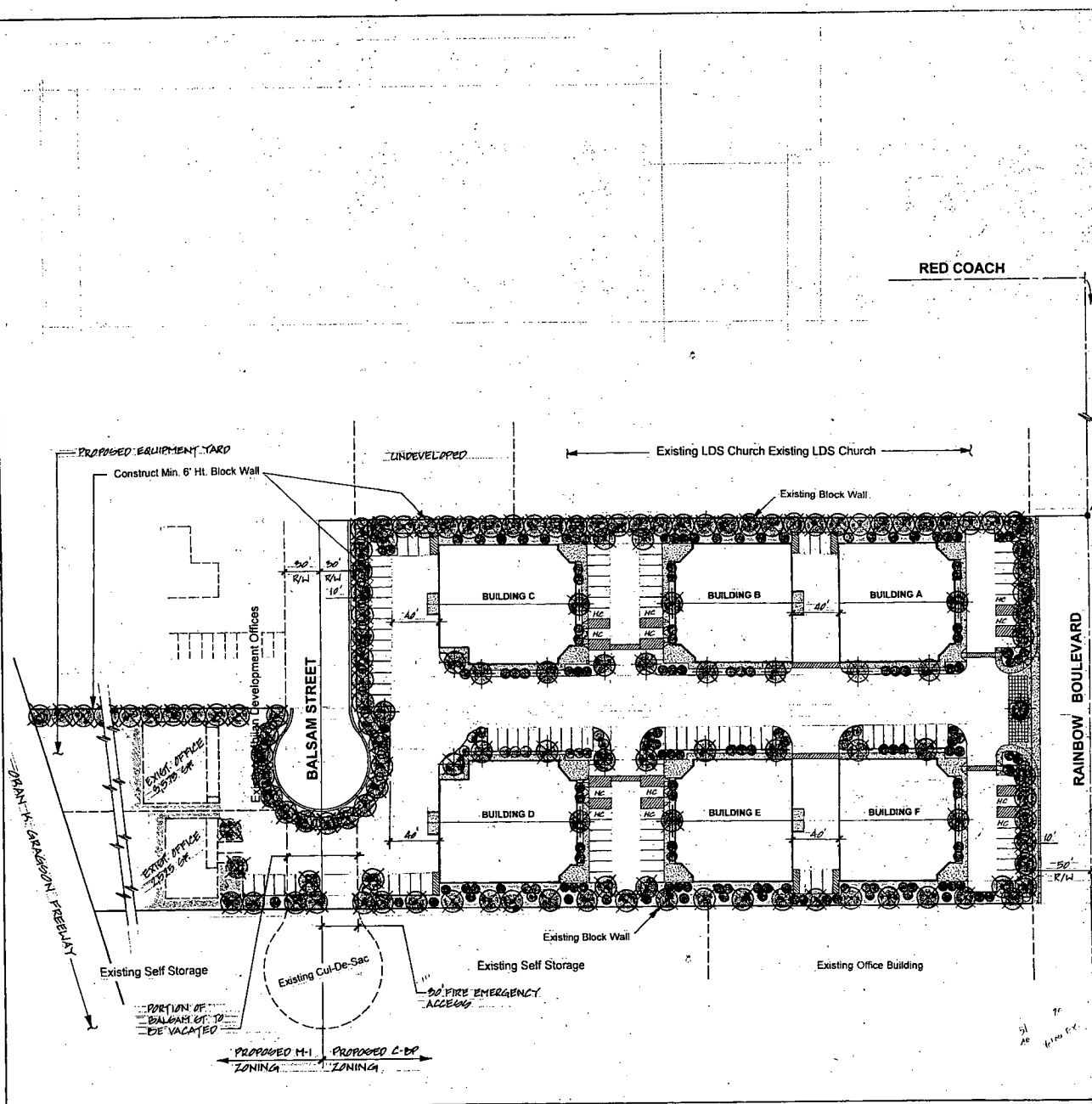
13803602011

13803602012

Plans (PMT)



Separator Sheet



VICINITY MAP

TABULATION

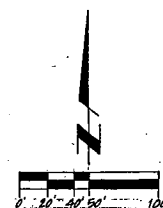
APN: 198-05-001-009, 010 / 198-62-002-007, 008	
Gross Acreage	
Net Acreage	
Existing Zoning	R-E
Proposed Zoning	C-2P / M-1
Office Space	12,000 SF
Warehouse Space	51,250 SF
Parking Required	111
Parking Provided	116
EXISTING OFFICE	7,000 SF

PLANT LIST

COMMON NAME	SIZE
TREES	
Mondel Pines	24" Box
Shoestring Acacia	24" Box
Purple Leaf Plumbs	24" Box
Dac's	24" Box
Canary Palms	24" Box
SHRUBS	
Euonymus	5 Gal.
Jumpers	5 Gal.
Dwarf Mock Orange	5 Gal.
Red Fountain Grass	5 Gal.
Red Tip Fotnia	5 Gal.
Texas Rangers	5 Gal.
Cats Claw	5 Gal.
Indian Hawthorne "Pink"	5 Gal.
Rosemary Creeping	5 Gal.
Day Lillies	5 Gal.

Note:
All Ground Cover to consist of Chert or Decomposed Granite (Typical).

NOTE:
LOADING SPACE IS PROVIDED WITHIN EACH BUILDING & WAREHOUSE AREA (TYP).



Scale: 1" = 40'

RECEIVED

MAY 30 2008

RAINBOW BUSINESS PARK			
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: LJR	
DATE: 8/1/2008		REVIEWED:	
CONCEPTUAL SITE PLAN			
WJR CONSULTING SERVICES, LLC			DRAWING NUMBER:

VAC-28393

07/24/08 PC



TABULATION

APN: 138-08-601-009; 010 / 138-62-602-007, 008

Gross Acreage _____
 Net Acreage _____
 Existing Zoning _____ R-E
 Proposed Zoning _____ C-BP / M-
 Office Space _____ 12,000 SF
 Warehouse Space _____ 51,250 SF
 Parking Required _____ 111
 Parking Provided _____ 116
 EXISTING OFFICE _____ 12,000 SF

PLANT LIST

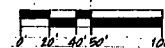
COMMON NAME	SIZE
<u>TREES</u>	24" Box
Mondel Pines	24" Box
Shoestring Acacia	24" Box
Purple Leaf Plumbs	24" Box
Dac's	24" Box
Canary Palms	24" Box

SHRUBS

Eunonymus	5 Gal.
Junipers	5 Gal.
Dwarf Mock Orange	5 Gal.
Red Fountain Grass	5 Gal.
Red Tip Fotinia	5 Gal.
Texas Rangers	5 Gal.
Cats Claw	5 Gal.
Indian Hawthorne "Pink	5 Gal.
Rosemary Creeping	5 Gal.
Day Lilies	5 Gal.

Note:
All Ground Cover to consist of Chat or
Decomposed Granite (Typical).

NOTE:
1 LOADING SPACE IS PROVIDED WITHIN
EACH BUILDING & WAREHOUSE AREA (TYP)



Scale: 1" = 40'

VAC-28393
REVISED
07/24/08 PC

RAINBOW BUSINESS PARK		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: WJR
DATE: 9/2006		REVISED:
CONCEPTUAL SITE PLAN		
WJR CONSULTING SERVICES, LLC		DRAWING NUMBER:

Plans (Approved Site Plan)



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 600

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - ROAD EASEMENT
- - - PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- - - MATCH LINE / LEADER LINE
- - - ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

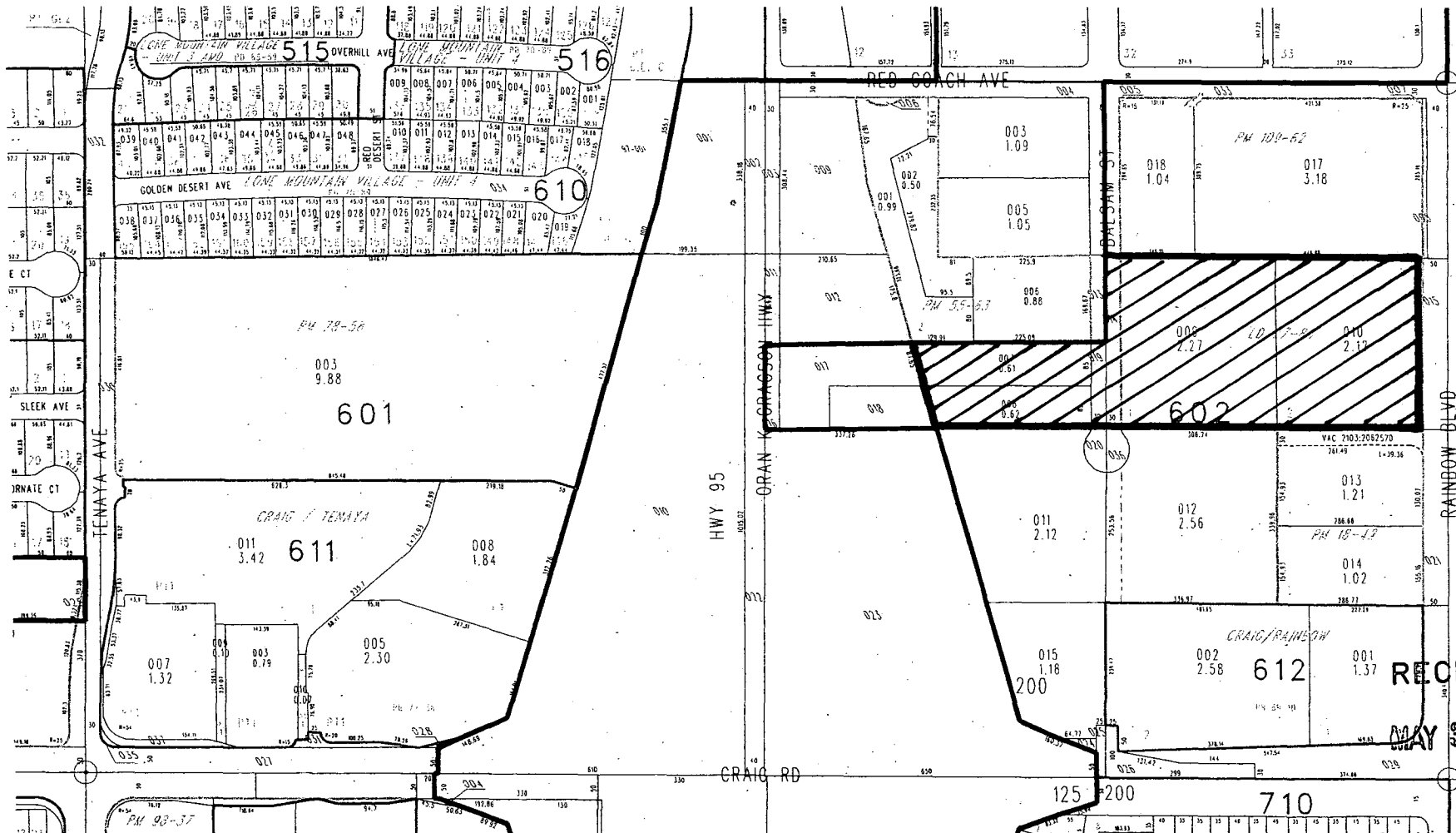
AVERAGE
QA VALUE
35

601 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

T20S R60E
S 2 NE 4
138-03-6

120S	120S	120S
121S	121S	121S
122S	122S	122S
123S	123S	123S
124S	124S	124S
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197S	197S	197S
198S	198S	198S
199S	199S	199S
200S	200S	200S

Scale: 1"=200' Rev: 01/04/08



TAX DIST 125,200

VAC-28393
07/24/08 PC

Comments



Separator Sheet

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/13/08
TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO		DAVID BRATCHER LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK
SUBJECT: PETITION OF VACATION		
APPLICANT: SCOTT ASHJIAN		
FILE NUMBER: VAC-28393		

A REQUEST HAS BEEN SUBMITTED BY APPLICANT/OWNER: SCOTT ASHJIAN TO VACATE A PORTION OF BALSAM STREET WITH A PROPOSED CUL-D-SAC LOCATED ON BALSAM STREET APPROXIMATELY 300 FEET SOUTH OF RED COACH AVENUE (APNS 138-03-602-009, 010, 138-03-602-007 AND 008), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-PB (PLANNED BUSINESS PARK)], WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS.

THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00') IS CONVEYED TO CLARK COUNTY NEVADA FOR ROAD PURPOSES BY DEED RECORDED JANUARY 21, 1971 IN BOOK 95, DOCUMENT NUMBER 75331."

EXCEPTING THERREFROM THE SOUTH 85 FEET OF THE EAST 512 FEET OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 20, SOUTH RANGE 60 EAST, M.D.M., IN THE COUNTY OF CLARK, IN THE STATE OF NEVADA.

EXCEPTING THEREFROM SAID PORTION IS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362

COMMENTS DUE BY: JUNE 25, 2008

PLANNING COMMISSION MEETING: JULY 24, 2008

ATTACHMENT:
All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/13/08
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 KEVIN BERG CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: SCOTT ASHJIAN		
FILE NUMBER: VAC-28393		

A REQUEST HAS BEEN SUBMITTED BY APPLICANT/OWNER: SCOTT ASHJIAN TO VACATE A PORTION OF BALSAM STREET WITH A PROPOSED CUL-D-SAC LOCATED ON BALSAM STREET APPROXIMATELY 300 FEET SOUTH OF RED COACH AVENUE (APNS 138-03-602-009, 010, 138-03-602-007 AND 008), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-PB (PLANNED BUSINESS PARK)], WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS.

THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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EXCEPTING THEREFROM SAID PORTION IS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362

COMMENTS DUE TO BART ANDERSON BY: JUNE 25, 2008

PLANNING COMMISSION MEETING: JULY 24, 2008

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: 06/13/08
TO:	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	MEGHAN O'NEAL
	EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX
 SUBJECT: PETITION OF VACATION		
 APPLICANT: SCOTT ASHJIAN		
 FILE NUMBER: VAC-28393		

A REQUEST HAS BEEN SUBMITTED BY APPLICANT/OWNER: SCOTT ASHJIAN TO VACATE A PORTION OF BALSAM STREET WITH A PROPOSED CUL-D-SAC LOCATED ON BALSAM STREET APPROXIMATELY 300 FEET SOUTH OF RED COACH AVENUE (APNS 138-03-602-009, 010, 138-03-602-007 AND 008), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-PB (PLANNED BUSINESS PARK)], WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS.

THE SOUTH HALF (S½) OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

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EXCEPTING THEREFROM SAID PORTION IS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362

COMMENTS DUE BY: JUNE 25, 2008

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: JULY 24, 2008

ATTACHMENT:

Embarq & Nevada Power: (Map, Petition, Justification Letter, Deed)
All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 06/13/08

**TO: OFFICE OF BUSINESS DEVELOPMENT
CCSD
FIRE ENGINEERING
FIRE SERVICES, COMMUNICATIONS
NEIGHBORHOOD SERVICES
METRO**

**DAVID BRATCHER
LINDA PERRI
OZZIE MIRKHAH**

**ANNE KILPONEN
SGT. ROBERT ROSHACK**

SUBJECT: PETITION OF VACATION

APPLICANT: SCOTT ASHJIAN

FILE NUMBER: VAC-28393

A REQUEST HAS BEEN SUBMITTED BY APPLICANT/OWNER: SCOTT ASHJIAN TO VACATE A PORTION OF BALSAM STREET WITH A PROPOSED CUL-D-SAC LOCATED ON BALSAM STREET APPROXIMATELY 300 FEET SOUTH OF RED COACH AVENUE (APNS 138-03-602-009, 010, 138-03-602-007 AND 008), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-PB (PLANNED BUSINESS PARK)], WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS.

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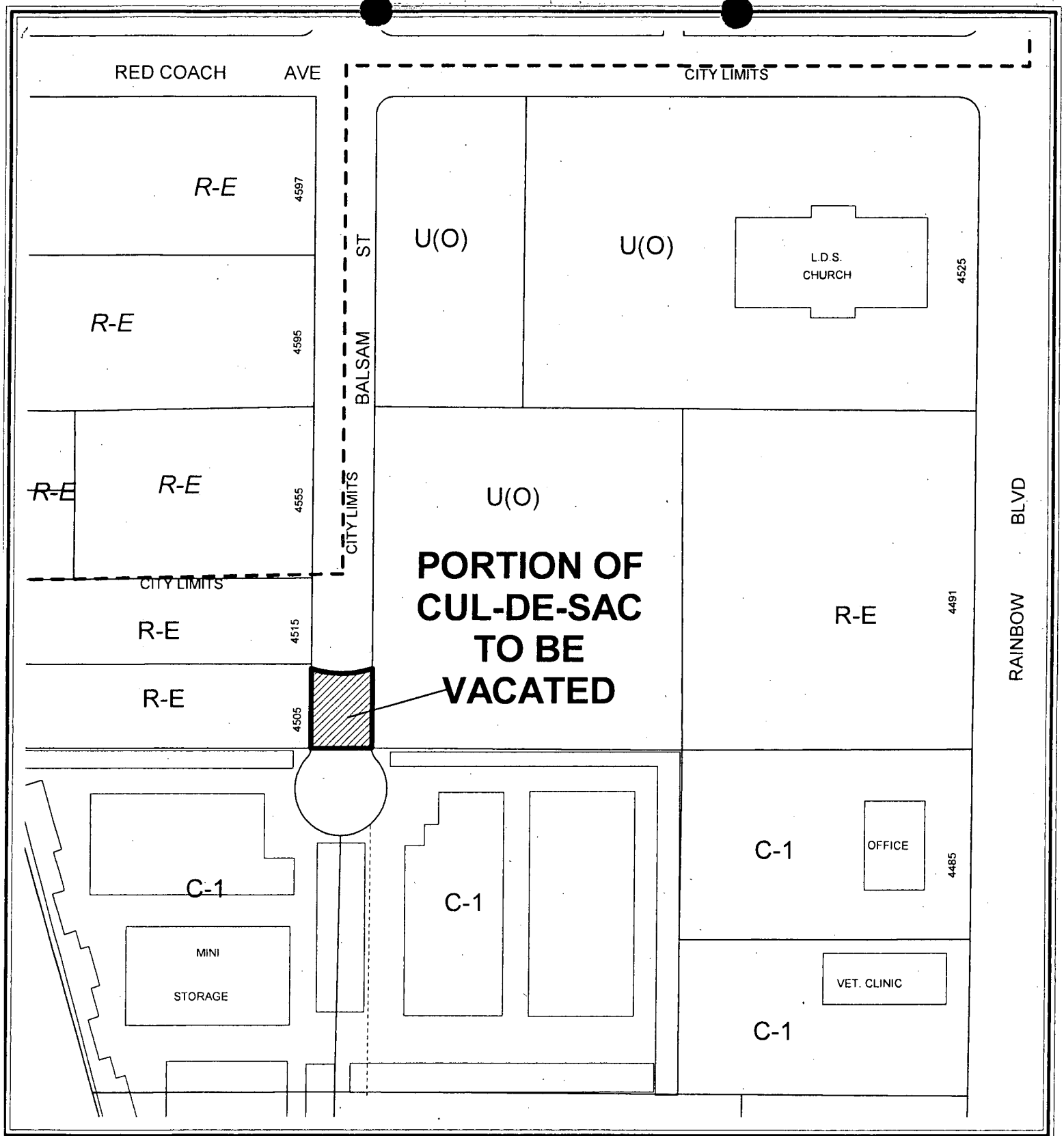
EXCEPTING THEREFROM SAID PORTION IS CONVEYED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 15, 1976 IN BOOK 688, DOCUMENT NUMBER 647362

COMMENTS DUE BY: JUNE 25, 2008

PLANNING COMMISSION MEETING: JULY 24, 2008

ATTACHMENT:

All others: location map



CASE: VAC-28393

0 100 200 Feet



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. Riecki, Survey (FM, PM, & A's only)
Date: July 9, 2008
Re: **VAC-28393 revised** Scott Ashjian A portion of the south end of Balsam Street
Request for a Petition of Vacation of public Right-of-Way

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

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? *It will result in uniform widths as the existing cul-de-sac will be relocated northward from the existing location.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the existing roadway adjacent terminates in a cul-de-sac.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to shorten a public street which terminates in a cul-de-sac.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-28390 for the adjacent warehouse complex.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No, as long as the adjacent parcels are reverted to a 1 lot configuration.*
- 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 the entire width of the southernmost 85 feet of Balsam Street, including the cul-de-sac bulb.
- 2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.
- 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 public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28390 may be used to satisfy this requirement provided that it addresses the area to be vacated.
- 4. 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. All new improvements shall conform to current City standards.
- 5. 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.

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. Riecki, Survey (FM, PM, & A's only)
Date: June 27, 2008
Re: **VAC-28393** Scott Ashjian A portion of the south end of Balsam Street
Request for a Petition of Vacation of public 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? *It will result in uniform widths as the existing cul-de-sac will be relocated northward from the existing location.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the existing roadway adjacent terminates in a cul-de-sac.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to shorten a public street which terminates in a cul-de-sac.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-28390 for the adjacent warehouse complex.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No, as long as the adjacent parcels are reverted to a 1 lot configuration.*
- 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 the entire width of the southernmost 85 feet of Balsam Street, including the cul-de-sac bulb.
- 2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.
- 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 public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28390 may be used to satisfy this requirement provided that it addresses the area to be vacated.
- 4. 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. All new improvements shall conform to the Town Center Development Standards.
- 5. 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.

