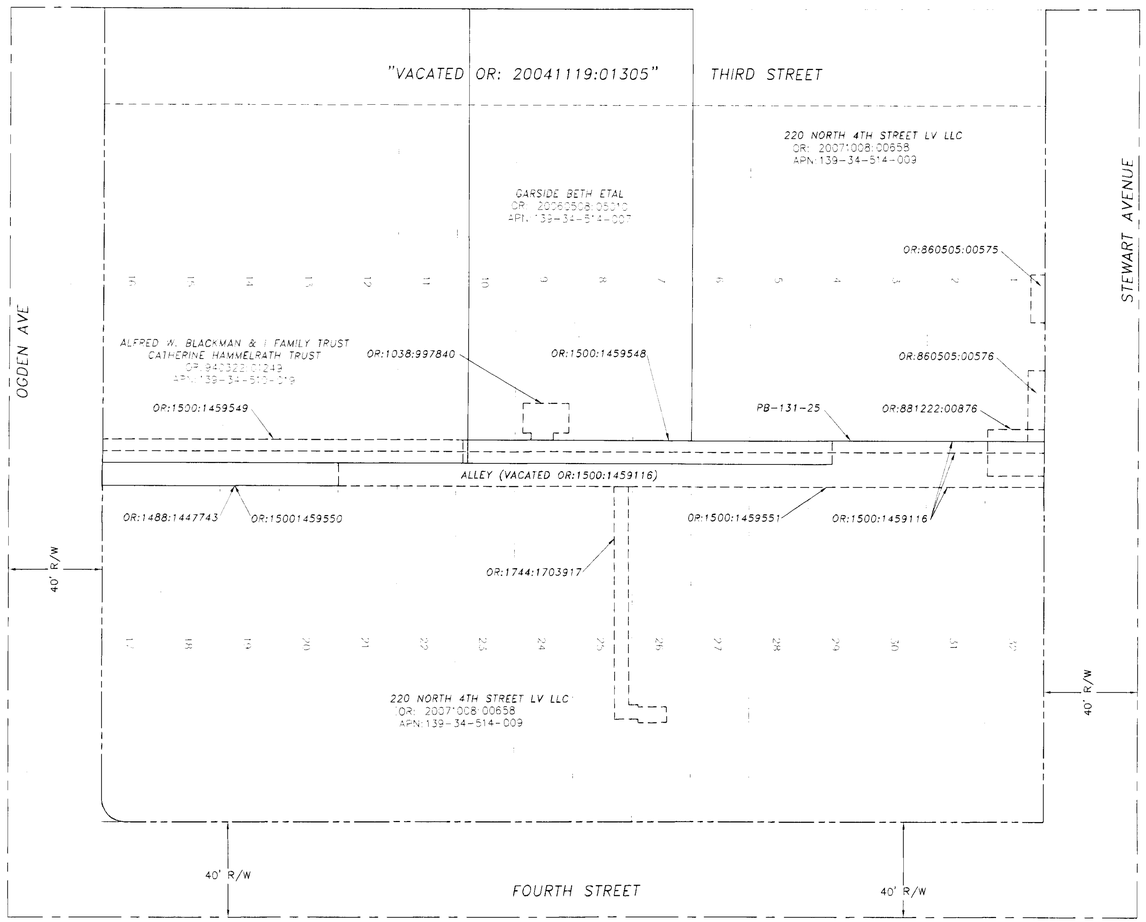
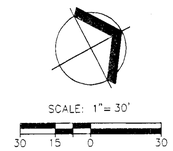




W R G
DESIGN INC.
3011 W. HORIZON RIDGE PARKWAY #100, HENDERSON, NV. 89052
Tel. 702.990.9300 Fax. 702.990.9305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

OVERALL EASEMENT VACATION EXHIBIT
LADY LUCK
CIM GROUP
LAS VEGAS, NEVADA

#	DATE	DESCRIPTION	BY

RECEIVED 2008

VAC-27995_
06/12/08 PC
REVISED

DATE	04/30/08
DRAWN	GKB
BOUNDARY	GKB
CHECKED	TJB
PROJECT #	3088032.00

SHEET TITLE
OVERALL EXHIBIT

SHEET NUMBER
1

OF 1 SHEET

Inst #: 201007200000250
Fees: $19.00
N/C Fee: $0.00
07/20/2010 08:48:22 AM
Receipt #: 431552
Requestor:
LAS VEGAS CITY
Recorded By: AEA Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

6

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 139-34-514-009 & 139-34-510-019

ORDER OF VACATION

WHEREAS, a petition dated the 1st day of May 2008, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, The Planning Commission hearing referenced in the previous paragraph was held on 12th day of June 2008, at the hour of 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on the 30th day of May 2008, and

WHEREAS, The City Council having held a hearing on the 16th day of July 2008, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

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

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

EXPLANATION:
This legal description describes a public sewer easement, generally located between Third Street and Fourth Street, north of Ogden Avenue, for vacation purposes.

LEGAL DESCRIPTION:

That portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those public sewer easement rights granted to the City of Las Vegas by the MERGER AND RESUBDIVISION FINAL MAP OF LADY LUCK, on file in Book 131 of Plats, Page 25, of Clark County, Nevada, Records, together with those utility and incidental easement rights retained by the City of Las Vegas by that ORDER OF VACATION, recorded December 16, 1981 in Book 1500 as Document Number 1459116, of Clark County, Nevada, Records, that lie within those parcels of land described as follows:

PARCEL 1 – APN 139-34-514-009

That 20.00 foot PUBLIC SEWER EASEMENT granted by said MERGER AND RESUBDIVISION FINAL MAP OF LADY LUCK lying within LOT 1 of said FINAL MAP.

PARCEL 2 – APN 139-34-510-019

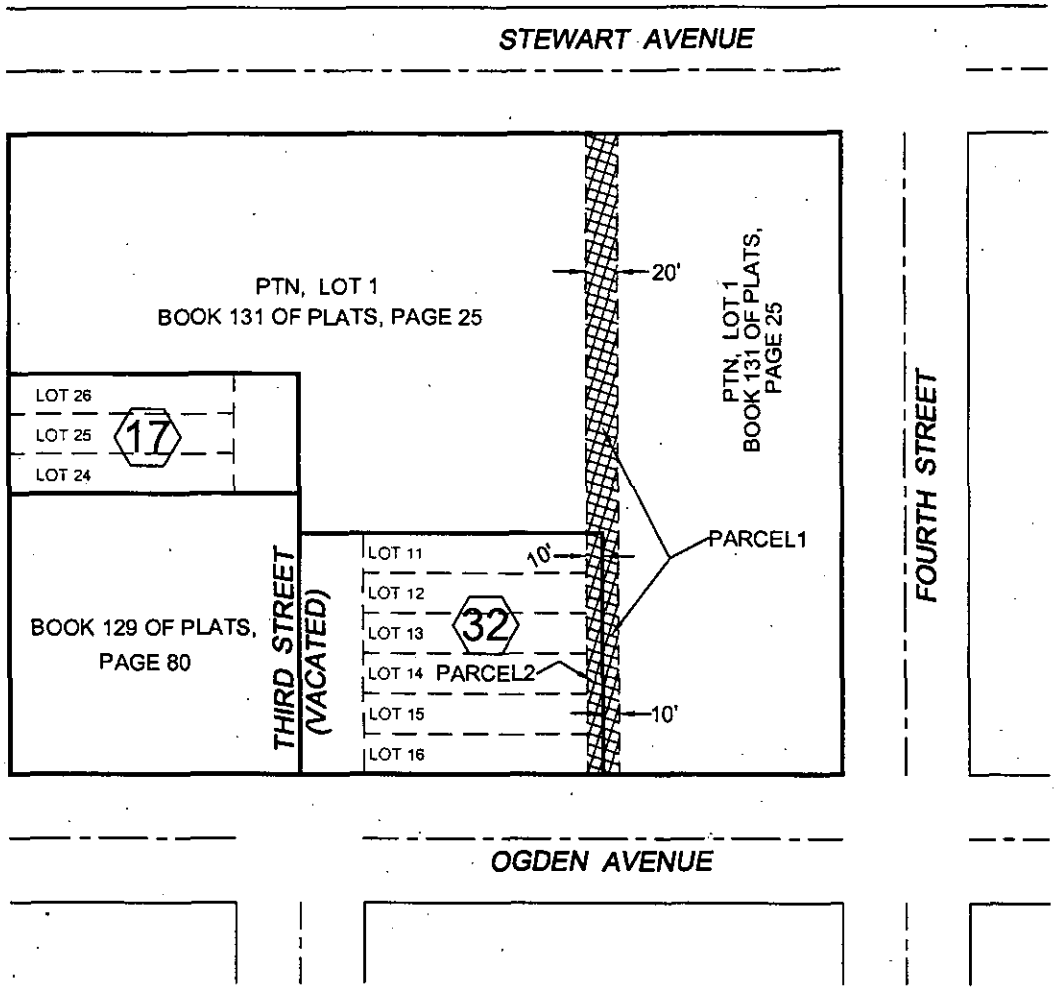
That portion of that 20 foot public alley lying with BLOCK 32 of the plat of CLARK'S LAS VEGAS TOWNSITE, on file in Book 1 of Plats, Page 37, of Clark County, Nevada, Records, bounded on the northeast by the southeasterly projection of the northeasterly line of LOT 11 in said BLOCK 32.

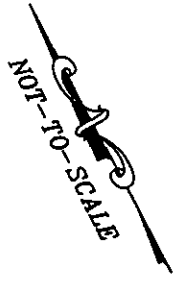
The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:

Neil Wacaser
City of Las Vegas, Department of Public Works
731 South Fourth Street
Las Vegas, NV., 89101
(702) 229-2475
nwacaser@lasvegasnevada.gov





LEGEND

SEWER EASEMENT BEING VACATED

STREET CENTERLINE

BLOCK NUMBER
BOOK 1 OF PLATS, PAGE 37 (32)

MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VAC-27995
NW 1/4 NE 1/4 SEC 34, T20S, R61E, MDM
APN 139-34-510-019, 139-34-514-009
ld081005.doc

DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

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

1. The limits of this Petition of Vacation shall be the Public Sewer easement located west of 4th Street between Ogden Avenue and Stewart Avenue;

2. Provide a sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works prior to recordation of the Order of Vacation. If relocation is required, this vacation shall not record until civil improvements plans are approved by the City of Las Vegas and a temporary sewer easement is submitted overlying the vacation limits. This easement shall remain on file until relocated sewer is accepted for use by the City of Las Vegas or may be recorded if sewer relocation is not completed within one year of civil improvement plan approval;

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation;

4. All development shall be in conformance with code requirements and design standards of all City Departments;

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; and

6. 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.

DATED this 7th day of July, 2010.

OSCAR B. GOODMAN, MAYOR

ATTEST:

BEVERLY K. BRIDGES,
~~CMC~~ CITY CLERK
MMC

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

By 7/6/10
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

By
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

	City of Las Vegas Department of Public Works **Right of Way** **Limited-Liability Company** **Certificate of Authorization Form**

I, KATHLEEN KIM, the AUTHORIZED SIGNER of
(Name of person signing this Certificate) (Title of member signing this Certificate, must be an LLC Member)

CIM | LL LAS VEGAS, LLC, a NEVADA limited liability company
(Name of LLC) (State in which LLC is created)

(the "LLC") named as Owner in the attached TEMP RIGHT OF WAY GRANT FOR SEWER, do
(Insert type of Application or Document)

hereby certify that KATHLEEN KIM, a AUTHORIZED SIGNER of the
(Name of person signing the Application or Document) (LLC Manager or Member)

LLC, is is authorized to sign the TEMP RIGHT OF WAY GRANT FOR SEWER for and on behalf of
(Insert type of Application or Document)

the LLC for the project known as LADY LUCK.
(Insert name of Project)

in the City of Las Vegas, County of Clark, Nevada.

Signature: _____ Date: 7/15/10

Print Name: KATHLEEN KIM

Title: AUTHORIZED SIGNER

STATE OF)
)ss.
COUNTY OF)

On this _____ day of _____, 201___, before me personally appeared _____, known or proven to me to be the person who executed this Certificate, who acknowledged that __he is a Member of _____ the LLC named as Owner above, and that __he executed this Certificate on behalf of said LLC for the purposes therein stated.

_____
Notary Public

PLEASE COMPLETE IN BLACK INK AND DO NOT WRITE WITHIN 1-INCH MARGINS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On July 15, 2010 (Date) before me, Lory Ann Apilado, a Notary Public (Here Insert Name and Title of the Officer),

personally appeared Kathleen Kim (Name(s) of Signer(s))

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

LORY ANN APILADO
Commission # 1834030
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: LLC Certificate of Authorization Form

Document Date: 7/15/2010 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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APN: 139-34-510-019 & 139-34-514-009

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS – CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TEMPORARY RIGHT OF WAY GRANT FOR SEWER PURPOSES

I (WE): **220 NORTH 4th STREET LV, LLC, a Nevada limited liability company** the undersigned, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, all rights necessary for the construction, operation, maintenance, repair and renewal of subsurface sanitary sewer pipes, conduits and attached appurtenances, and the perpetual right to construct, operate, add to, maintain, renew and remove sewer lines and appurtenances thereto, upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel; together with permission to cut and trim brush and trees as deemed reasonably necessary to insure the safe and proper maintenance and operation of said sewer lines and appurtenances. Said parcel(s) of land being described as follows:

This document is temporary in nature and will be held on file. The document will only be recorded if the area in question is not developed as proposed by Lady Luck (if the alignment is still required by City of Las Vegas Public Works).

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT 'A', ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

FOR: Sewer easements located on Lady Luck site.

The grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel for its own purpose so long as such use is consistent with standard safety factors and does not interfere with the rights herein granted.

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

mw

CONTINUED:

CONTINUED:
APN: 139-34-510-019 & 139-34-514-009

OWNER: 220 NORTH 4th STREET LV, LLC, a limited liability company
TYPE DOC: Temporary Sewer Easement
LOCATION: Sewer easements located on Lady Luck site.

Witness by my hand on this 15th **day of** JULY**, 2010**

220 NORTH 4th STREET LV, LLC, a Nevada limited liability company

BY: KATHLEEN KIM
TITLE: AUTHORIZED SIGNER

BY:
TITLE:

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On_____**personally appeared before me, a Notary Public,**
(Date)

_____
(Person(s) appearing before Notary)

_____ **personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that __he__ executed the above instrument.**

_____
(Notary Public Signature)

DUE TO CLARK COUNTY RECORDING STANDARDS, PLEASE DO NOT WRITE/TYPE AND/OR STAMP WITHINTHE 1" BORDER OF THIS DOCUMENT

See Notary Attachment

MW

"EXHBIT A"
A.P.N. 139-34-510-019, 139-34-514-009
20–FOOT WIDE SEWER EASEMENT

EXPLANATION:

This legal description describes a parcel of land, generally located between Third Street and Fourth Street, north of Ogden Avenue, for public sewer easement purposes.

LEGAL DESCRIPTION:

That portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of that parcel of land described as PARCEL 1 by that GRANT, BARGAIN, SALE DEED, recorded April 16, 2008 in Book 20080416 as Instrument Number 03598 of Clark County, Nevada, Records, together with a portion of LOT 1 as shown on the plat of MERGER AND RESUBDIVISION FINAL MAP OF LADY LUCK, on file in Book 131 of Plats, Page 25, of Clark County, Nevada, Records, being that 20.00 foot wide strip of land lying 10.00 feet on each side of the following described centerline:

COMMENCING at the westernmost corner of LOT 16 in BLOCK 32 of CLARK'S LAS VEGAS TOWNSITE, on file in Book 1 of Plats, Page 37, of Clark County, Nevada, Records; thence along the southwesterly line and the southeasterly projection thereof, of said LOT 16 and along the southwesterly line of said GRANT, BARGAIN, SALE DEED parcel, South 62°14'47"East, 149.97 feet to the POINT OF BEGINNING of said centerline at the southernmost corner of said GRANT, BARGAIN, SALE DEED parcel; thence North 27°44'57" East, 399.78 feet to the POINT OF TERMINATION of said centerline on the southwesterly line of STEWART AVENUE (80 feet wide).

The sidelines of said 20 foot strip of land shall be lengthened or shortened as necessary to begin on the northeasterly line of OGDEN AVENUE (80 feet wide) and to terminate on the southwesterly line of STEWART AVENUE (80 feet wide).

The above-described 20.00 foot wide strip of land contains an area of 7,968 square feet, or 0.183 acres, more or less.

The Basis of Bearings for this land description is South 62°14'47" East, being the centerline of OGDEN AVENUE as shown on the plat of MERGER AND RESUBDIVISION FINAL MAP OF LADY LUCK, on file in Book 131 of Plats, Page 25, of Clark County, Nevada, Records.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

Written by:
Neil Wacaser
City of Las Vegas, Department of Public Works
731 South Fourth Street
Las Vegas, NV., 89101
(702) 229-2475
nwacaser@lasvegasnevada.gov

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On July 15, 2010 (Date) before me, Lory Ann Apilado, a Notary Public (Here Insert Name and Title of the Officer),
personally appeared Kathleen Kim (Name(s) of Signer(s))

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

LORY ANN APILADO
Commission # 1834030
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Temporary Right of Way Grant For Sewer Purpo.
Document Date: July 15, 2010 Number of Pages: 2
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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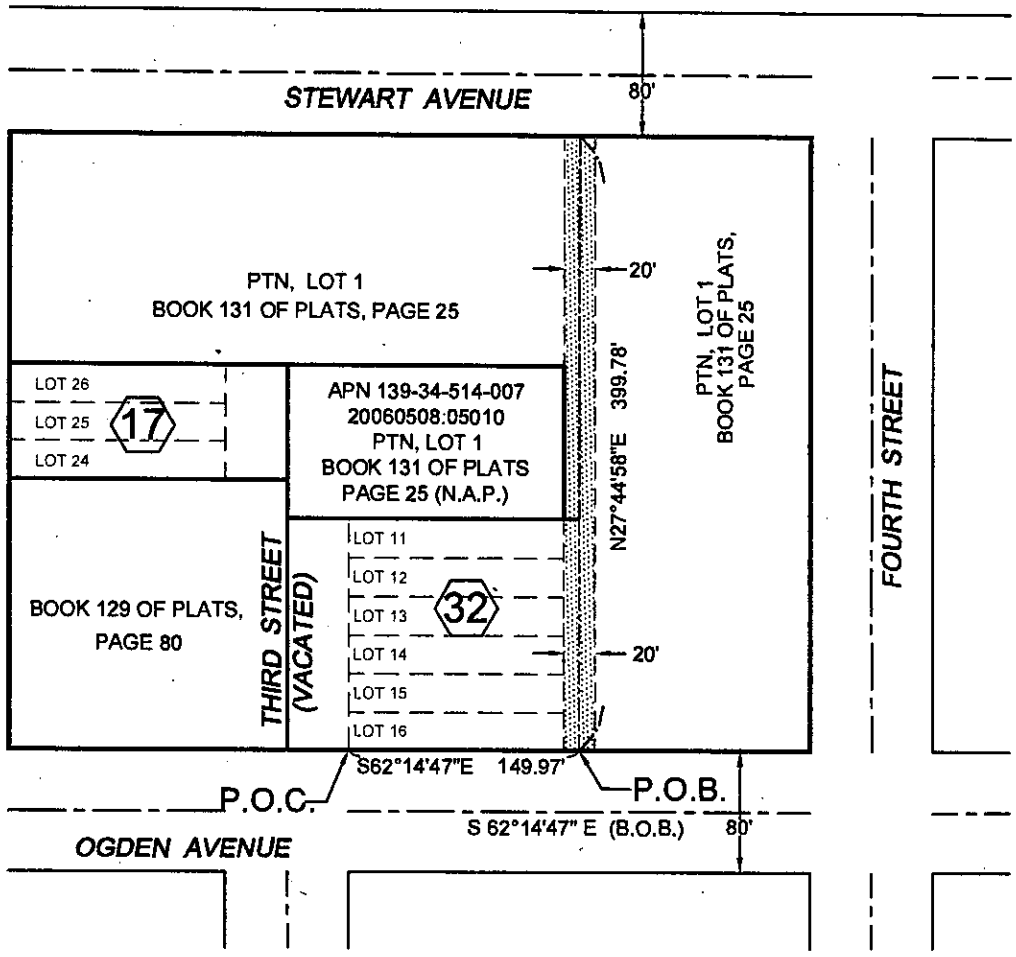

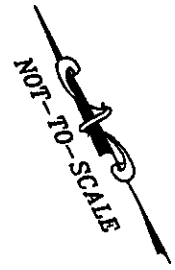

LEGEND

SEWER EASEMENT BEING GRANTEO

STREET CENTERLINE

BLOCK NUMBER
BOOK 1 OF PLATS, PAGE 37 (32)

MAP EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
APN 139-34-510-019, 139-34-514-009
NW 1/4 NE 1/4 SEC 34, T20S, R61E, MDM
PUBLIC SEWER EASEMENT TO BE GRANTED
ld100701.doc JULY 8, 2010

DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY SECTION

Bart Anderson

From: Neil Wacaser
Sent: Tuesday, June 29, 2010 3:54 PM
To: Roger Bailey
Cc: Tim Parks; Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Peace-Almanzan
Subject: VAC-27995 (EOT-35237)
Attachments: ld081005.pdf

Roger,

Please see the attached file for the legal description and map exhibit to be used to vacate a public sewer easement on the Lady Luck property north of Ogden Avenue, between Third & Fourth Streets.

Per condition #2 of the City's original approval letter dated July 18, 2008, We are going to get a signed easement document and hold on to it until the new sewer system is in place in the portion of Third Street that was vacated in 2004.

If you have any questions or need any more information, please let me know.

Thanks,
Neil

Neil Wacaser
City of Las Vegas, Dept. of Public Works
731 S. Fourth Street
Las Vegas, NV, 89101
(702) 229-2475
nwacaser@lasvegasnevada.gov

okay to process, but hold Recordation 'til we have temp easements in hand —
BA 6/30/10

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

175720

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell

07101-001-06-09

August 14, 2009

Ms. Kathleen Kim
220 North 4th Street LV, LLC
6922 Hollywood, Suite #900
Los Angeles, California 90028

RE: EOT-35237 - VACATION EXTENSION OF TIME

Dear Ms. Kim:

Your request for an Extension of Time of an approved Vacation (VAC-27995) which vacated a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and 4th Street, Ward 5 (Barlow), has been considered administratively by the Planning and Development Department staff.

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

1. Conformance to all conditions of approval of Vacation (VAC-27995) and all other subsequent site related actions as required by the Planning and Development Department.

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

3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

4. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

August 3, 2009

Department Of Public Works
Right-Of-Way Division
731 South 4th Street
Las Vegas, Nevada 89101
Attn: Carolyn Caviness

Subject: EOT-35237 for VAC-27995 @ Ogden Avenue and 4th Street in Lady Luck Alley

We have reviewed your request to for an extension of time on approved VAC-27995 which vacated a Public Sewer Easement generally located at the Northwest Corner of Ogden Avenue and 4th Street as shown on the attached exhibit and legally described as:

A tract of land being a portion of "Lot 1" of that certain Final Map of "LADY LUCK", recorded in Book 131 of Plats, Page 25, Official Records of Clark County, Nevada, situated in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, being more particularly described as follows: That certain privately maintained public sewer easement as granted by that certain Final Map of "LADY LUCK", recorded in Book 131 of Plats, Page 25, Official Records of Clark County, Nevada.

We currently have no overhead or underground CATV or telecommunications facilities installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

Sincerely,

Tracy Prince
Supervisor, Right-of-Way

1700 Vegas Drive Las Vegas, Nevada 89106 (702)545-1675 (702)545-2675 fax

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

July 30. 2009

EOT-35237/VAC- 27995
Reservations

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

Attn: Carolyn Caviness

RE: EOT-35237/VAC- 27995 Request for extension of time for previous request from 220 North 4th Street LV, LLC and Blackman Alfred & I Family Trust Et Al to vacate a public sewer easement generally located at the Northwest Corner of Ogden Avenue and 4th Street lying in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada.
APN: 139-34-510-019

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY d/b/a EMBARQ has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in Vacation Request EOT-35237/VAC- 27995. In order to protect these facilities, we request that an easement be excepted there from to Central Telephone Company d/b/a Embarq on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to Central Telephone Company d/b/a Embarq on, over, in, under, across, above and along the entire area described in EOT-35237/VAC- 27995.

If the applicant desires to meet to discuss this action, they are welcome to contact the Embarq Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Rick Naugle

Rick Naugle
Managing Engineer
EMBARQ
PRN 443544
Main WCE: L. Bellows

(1)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 07/21/09
TO:	DEVELOPMENT COORDINATION	GARY REID
	TEFO	REBECCA WHITLOCK
	FLOOD CONTROL	RAUL CRUZ
	LAND DEVELOPMENT	DAVID GUERRA
	RIGHT-OF-WAY	CAROLYN CAVINESS
	ROADWAY PLANNING	
	SANITARY SEWERS	JOE PEÑA
	SID	PATRICK MURPHY
	SURVEY	ALAN RIEKKI
	TRAFFIC ENGINEERING	RICK SCHROEDER

SUBJECT: EXTENSION OF TIME FOR A VACATION

APPLICANT: 220 NORTH 4TH STREET LV, LLC

FILE NUMBER: EOT-35237

VAC-27995

139-34-510-019; 139-34-514-007, 009

A REQUEST HAS BEEN SUBMITTED BY A 220 NORTH 4TH STREET LV, LLC AND GARSIDE BETH ET AL FOR AN EXTENSION OF TIME OF AN APPROVED VACATION (VAC-27995) WHICH VACATED A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF OGDEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND BEING A PORTION OF "LOT 1" OF THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN PRIVATELY MAINTAINED PUBLIC SEWER EASEMENT AS GRANTED BY THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICE RECORDS OF CLARK COUNTY, NEVADA.

COMMENTS DUE TO BART ANDERSON BY: JULY 28, 2009 7-22-09

R/W OK
CS

PLANNING COMMISSION MEETING: AUGUST 27, 2009

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

(Revised 1/02)

✓ to neil 6/24/10 10/23/08 CAN WRITE LEGAL & hold FOR COND #2 of CC LTR to be met.

DATE: 10/23/08
TO: Nancy Almanzan
RE: VAC 27995

TO VAC A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NWC OF OGDEN AVE AND 4TH ST.

EXPIRES: 7-16-2009

ASSESSOR MAP ATTACHED – 139-34-5
APN: 139-34-514-007, 009,

REFRENCES. SEE VAC 3926 (20041119:01305 ATTACHED)

POC: SCOTT RUEDY/~~PATRICIA ORTIZ~~
WRG DESIGN, INC.
990-9300

APPROVALS:

TRAFFIC [signature]

SANITATION _____

10/23/08 Scott Ruedy says he will work on Cond #2 of CC LTR & provide information as requested.

FLD CTRL OK RC 10/23/08 (DS FOR VAC NOT NEEDED – SEE RAUL'S 10-23-08 EMAIL ATTAHCED.) There is a DRAINAGE easement W/IN THIS AREA & will stay there for the time being – PER ENG. – also created by VAC 3926

UTILITIES – **NOT NEEDED – ONLY VACATING A SEWER EASEMENT**

CC Conditions:

	CC CONDITIONS	NOTES	DONE
#2	RELOCATION/ABANDONMENT PLAN – TO BE APPRD BY SANITATION	10/23/08 Scott Ruedy of WRG is working on this.	

APPROVED BY CC ON
VACATION TRANSMITTAL RESPONSE
SHEET 139-34-510-019

TO VACATE A SEWER EASEMENT (THERE WILL STILL BE AN EXISTING DRAINAGE ESMNT IN THIS AREA) EVAN D OF PLANNING SAYS APPLICANT KNOWS.

POC: WRG DESIGN INC
SCOTT RUEDY 990-9300
SCOTT.RUEDY@WRGDESIGN.COM

	VAC 27995 EXP 7-16-09				(EOT			
	EASEMENT				EASEMENT			
	REC'D		REQ'D		REC'D		REQ'D	
	YES	NO	YES	NO	YES	NO	YES	NO
NEVADA POWER	x			x				
SOUTHWEST GAS	x			x				
LAS VEGAS VALLEY WATER DIST	x			x				
SPRINT/EMBARQ	x		X***					
COX	X		X xxx					

Cox ?

EMBARQ – is requesting an easement – can't reserve – as CLV is only vacating a sewer easement.

COX – no letter received – but that is ok as we are only vacating a CLV sewer easement.

Cox
NO Facilities

December 18, 2008

Department of Public Works
Right-of-Way Division
731 South 4th St.
Las Vegas, Nevada 89101
Attn: Carolyn Caviness

Subject: VAC-27995 Sewer Easement NWC Ogden & 4th in Lady Luck Alley

We have reviewed your request to vacate a public sewer easement generally located at the Northwest Corner of Ogden Avenue and 4th Street, legally described as:

A tract of land being a portion of "Lot 1" of that certain Final Map of "LADY LUCK", recorded in Book 131 of Plats, Page 25, Official Records of Clark County, Nevada, situated in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, being more particularly described as follows:
That certain privately maintained public sewer easement as granted by that certain Final Map of "LADY LUCK", recorded in Book 131 of Plats, Page 25, Official Records of Clark County, Nevada., and also as shown on the attached exhibit.

We currently have no overhead or underground telecommunications facilities installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

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

(CLV)
We are only vacating a sewer Esmnt.
Can't Reserve
& you have no Facilities.

Sincerely,

Terry Sovey
Supervisor, Right-of-Way

1700 Vegas Drive Las Vegas, Nevada 89106 (702)545-1675 (702)545-2671 fax

December 18, 2008

Department of Public Works
Right-of-Way Division
731 South 4th St.
Las Vegas, Nevada 89101
Attn: Carolyn Caviness

COPY

Subject: VAC-27995 Sewer Easement NWC Ogden & 4th in Lady Luck Alley

We have reviewed your request to vacate a public sewer easement generally located at the Northwest Corner of Ogden Avenue and 4th Street, legally described as:

A tract of land being a portion of "Lot 1" of that certain Final Map of "LADY LUCK", recorded in Book 131 of Plats, Page 25, Official Records of Clark County, Nevada, situated in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, being more particularly described as follows:
That certain privately maintained public sewer easement as granted by that certain Final Map of "LADY LUCK", recorded in Book 131 of Plats, Page 25, Official Records of Clark County, Nevada., and also as shown on the attached exhibit.

We currently have no overhead or underground telecommunications facilities installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

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

Sincerely,

Terry Sovey
Supervisor, Right-of-Way

1700 Vegas Drive Las Vegas, Nevada 89106 (702)545-1675 (702)545-2671 fax

COPY

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

July 18, 2008

VAC- 27995
Reservations

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

Attn: Carolyn Caviness

RE: VAC-27995 Request from 220 North 4th Street LV, LLC and Blackman Alfred & I Family Trust Et Al to vacate a public sewer easement generally located at the Northwest Corner of Ogden Avenue and 4th Street lying in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada.
APN: 139-34-510-019

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY d/b/a EMBARQ has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in Vacation Request VAC-27995. In order to protect these facilities, we request that an easement be excepted there from to Central Telephone Company d/b/a Embarq on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to Central Telephone Company d/b/a Embarq on, over, in, under, across, above and along the entire area described in VAC-27995.

If the applicant desires to meet to discuss this action, they are welcome to contact the Embarq Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Rick Naugle
Managing Engineer
EMBARQ
PRN 427595
Main WCE: L. Bellows

Embarq
yes - Esmnt

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwwd.com

June 16, 2008

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

LVVWD
NO ESMNT

Dear Ms. Caviness:

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC SEWER EASEMENT WITHIN VAC-27995-2008

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Sewer Easement as described in VAC-27995-2008 received by the District on May 06, 2008. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

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

Sincerely,

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

JDF:PMB:ieb

LVVWD BOARD OF DIRECTORS
Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

Carolyn Caviness

From: Carolyn Caviness
Sent: Tuesday, June 23, 2009 10:35 AM
To: Scott Ruedy
Subject: RE: City of Las Vegas VACATION 27995 - Expires 7-16-2009

Yes, that is where you submit the EOT.

If you are not familiar with the paper work for an EOT, call Evan Duval at 229-6893. He will guide you through it.

You should submit somewhere between the 2nd and 3rd week of July. Also if you don't think you will be moving on this VACATION in 2010, then ask for a 2 year EOT. I see some 2 years come through.

-----Original Message-----
From: Scott Ruedy [mailto:Scott.Ruedy@cardnowrg.com]
Sent: Tuesday, June 23, 2009 10:28 AM
To: Carolyn Caviness
Subject: RE: City of Las Vegas VACATION 27995 - Expires 7-16-2009

Can we extend this through the Planning Department? Thank you.

Scott Ruedy, AICP
Planning Project Manager
CardnoWRG
990-9300 ext 7505

-----Original Message-----
From: Carolyn Caviness [mailto:ccaviness@LasVegasNevada.GOV]
Sent: Thursday, May 07, 2009 3:37 PM
To: Scott Ruedy
Subject: City of Las Vegas VACATION 27995 - Expires 7-16-2009

Scott, the subject vacation action expires on 7-16-09. I have been told by sanitation that they have not seen any plans that would indicate that condition #2 of the City Council approval letter for the subject
vacation has been met.

Do you intend for the vacation to record on time? Or is the project on hold (as many are) and you may be considering to just come in with an Extension of Time?

Please advise.

4/28/09 PER JOE P. ENG HAS NOT MET THE SEWER COND BEING #2 OF THE CC LTR. **5/7/09 sent email to Scott Rudy to see if we are planning on meeting #2 of the conditions in order to record this vacation.** **NO RESPONSE** **5/19/09 CALLED SCOTT RUDEY 990-9300 to see if we were going to try to have the vac recorded by the exp date of 7/16/09 – he says he dosen't think recording will happen as he cannot get a respond from property owner. Will more than likely do an EOT.** VAC 27995	**VAC 27995**

Carolyn Caviness

From: Carolyn Caviness
Sent: Thursday, May 07, 2009 3:37 PM
To: scott.ruedy@wrgdesign.com
Subject: City of Las Vegas VACATION 27995 - Expires 7-16-2009

Scott, the subject vacation action expires on 7-16-09. I have been told by sanitation that they have not seen any plans that would indicate that condition #2 of the City Council approval letter for the subject vacation has been met.

Do you intend for the vacation to record on time? Or is the project on hold (as many are) and you may be considering to just come in with an Extension of Time?

Please advise.

6/10/08 PC
?? CC

Nevada Power.

www.nevadapower.com

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

May 20, 2008

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

Reference: VAC-27995
NPC# RV 08-155

Dear Ms. Caviness,

Nevada Power Company has no objection to the City of Las Vegas vacating its rights to the sewer easement as described in VAC-27995.

It is Nevada Power Company's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

Sharon McShea

Sharon McShea
Supervisor, Special Projects & ROW Management

SOUTHWEST GAS CORPORATION
NO OBJECTION

RECEIVED
MAY 13 2008
DIV. ENG.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08
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:	220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL
FILE NUMBER:	VAC-27995 ✓

SOUTHWEST GAS CORPORATION
NO OBJECTION

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND BEING A PORTION OF "LOT 1" OF THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN PRIVATELY MAINTAINED PUBLIC SEWER EASEMENT AS GRANTED BY THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICE RECORDS OF CLARK COUNTY, NEVADA.

COMMENTS DUE BY: MAY 14, 2008

OBJECT, EXIST GAS FACILITIES IN SUBJECT AREA HGV

5-19-08

X630y518
X630y516

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: JUNE 12, 2008

No objection

[redacted]

SOUTHWEST GAS CORPORATION
NO OBJECTION

Poss Conflict w/ Service

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

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

MAY 27, 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-27906; VAC-27995 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, MAY 30, 2008

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

PLANNING AND DEVELOPMENT DEPARTMENT

NORA LARES, AGENDA TECHNICIAN
CURRENT PLANNING DIVISION

/NL

ATTACHMENT

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
TDD 702.386.9108
www.lasvegasnevada.gov

July 18, 2008

220 North 4th Street LV LLC
206 North 3rd Street
Las Vegas, Nevada 89101

RE: VAC-27995 - VACATION
CITY COUNCIL MEETING OF JULY 16, 2008

Dear Applicant:

The City Council at a regular meeting held July 16, 2008 APPROVED the Petition to Vacate a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and 4th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2008. This approval is subject to:

Planning & Development

1. The limits of this Petition of Vacation shall be the Public Sewer easement located west of 4th Street between Ogden Avenue and Stewart Avenue.

2. Provide a sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works prior to recordation of the Order of the Vacation. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and a temporary sewer easement is submitted overlying the vacation limits. This easement shall remain on file until relocated sewer is accepted for use by the City of Las Vegas or may be recorded if sewer relocation is not completed within one year of civil improvement plan approval.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

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.

6. 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

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

cc: Blackman Alfred & I Family Trust ET AL
206 North 3rd Street
Las Vegas, Nevada 89101

Mr. Scott Ruedy or Ms. Patricia Ortiz
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89052

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

June 13, 2008

220 North 4th Street LV LLC
206 North 3rd Street
Las Vegas, Nevada 89101

RE: VAC-27995 - VACATION

Dear Applicant:

Your petition to Vacate a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and 4th Street, Ward 5 (Barlow), was considered by the Planning Commission on June 12, 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 Public Sewer easement located west of 4th Street between Ogden Avenue and Stewart Avenue.

2. Provide a sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works prior to recordation of the Order of the Vacation. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and a temporary sewer easement is submitted overlying the vacation limits. This easement shall remain on file until relocated sewer is accepted for use by the City of Las Vegas or may be recorded if sewer relocation is not completed within one year of civil improvement plan approval.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

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

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

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.

6. 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 ***July 16, 2008*** at 1:00 P.M. in the City 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:nl

cc: Blackman Alfred & I Family Trust ET AL
206 North 3rd Street
Las Vegas, Nevada 89101

Mr. Scott Ruedy or Ms. Patricia Ortiz
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89052

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
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

May 30, 2008

220 North 4th Street LV LLC
206 North 3rd Street
Las Vegas, Nevada 89101

RE: VAC-27995 - VACATION

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on ***June 12, 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 available on-line on ***Friday, June 6, 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:nl

cc: Blackman Alfred & I Family Trust ET AL
206 North 3rd Street
Las Vegas, Nevada 89101

Mr. Scott Ruedy or Ms. Patricia Ortiz
WRG Design, Inc.
3011 West Horizon Ridge Parkway
Henderson, Nevada 89052

Mayor
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Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

CITY OF LAS VEGAS NEVADA

07101-001-06-07

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 05/16/08

TO:	OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER
	CCSD	LINDA PERRI
	FIRE ENGINEERING	OZZIE MIRKHAH
	FIRE SERVICES, COMMUNICATIONS	
	NEIGHBORHOOD SERVICES	ANNE KILPONEN
	METRO	SGT. ROBERT ROSHACK

SUBJECT:	PETITION OF VACATION
APPLICANT:	220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL
FILE NUMBER:	VAC-27995

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services
No Law Enforcement Issue

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND BEING A PORTION OF "LOT 1" OF THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN PRIVATELY MAINTAINED PUBLIC SEWER EASEMENT AS GRANTED BY THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICE RECORDS OF CLARK COUNTY, NEVADA.

COMMENTS DUE BY: MAY 14, 2008

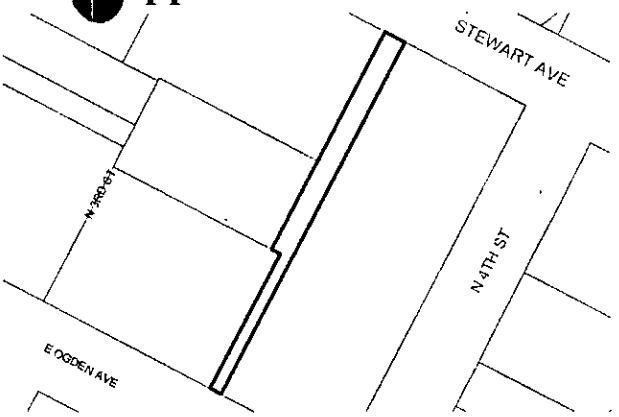
PLANNING COMMISSION MEETING: JUNE 12, 2008

ATTACHMENT:
All others: location map

Application Information

VAC-27995 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL - Petition to Vacate a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and 4th Street, Ward 5 (Barlow)

Application Location



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

Public Hearing Information

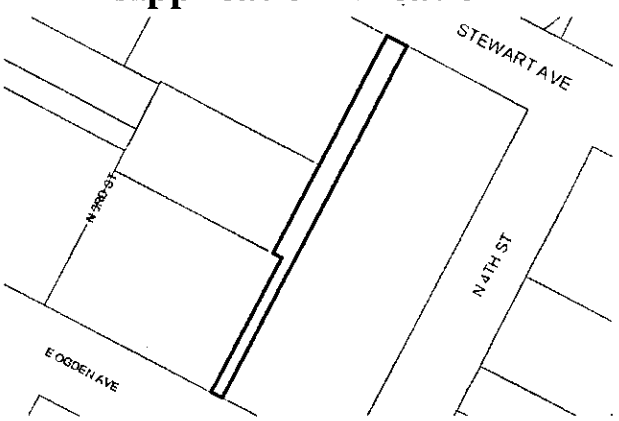
Meeting:	Planning Commission
Date:	***June 12, 2008***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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-27995 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL - Petition to Vacate a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and 4th Street, Ward 5 (Barlow)

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***June 12, 2008***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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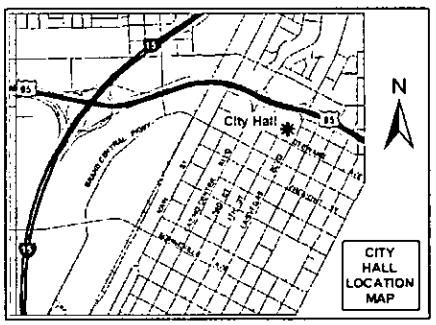
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



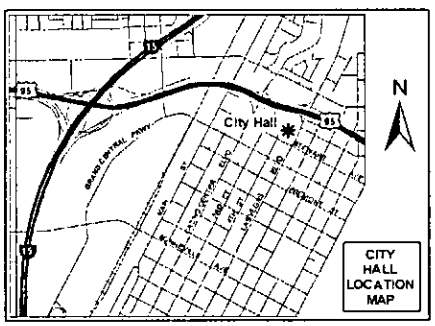
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council 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-27995

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-27995

15

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: June 12, 2008

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-27995

- 18b The Las Vegas Arts Distriet
- Church-Noblitt NA
- Cultural Corridor Coalition NCG
- Downtown Business Operators Council
- Fremont Street Experience BA
- Gateway Distriet BA
- Hillside Heights NA
- Huntridge Park NA
- John S. Park NA
- Marble Manor Resident Council
- Orleans Square NA
- Rancho South NCG
- West Huntridge NA
- WLV-NAA1
- WLV-NAA4

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/02/08
TO:	DEVELOPMENT COORDINATION	GARY REID
	TEFO	TOM WILKING
	FLOOD CONTROL	RAUL CRUZ
	LAND DEVELOPMENT	KEVIN BERG
	RIGHT-OF-WAY	CAROLYN CAVINESS
	ROADWAY PLANNING	
	SANITARY SEWERS	TIM PARKS
	SID	TIM McDANIEL
	SURVEY	ALAN RIEKKI
	TRAFFIC ENGINEERING	RICK SCHROEDER

SUBJECT: PETITION OF VACATION

APPLICANT: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL

FILE NUMBER: VAC-27995 Sewer Easement only

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND BEING A PORTION OF "LOT 1" OF THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN PRIVATELY MAINTAINED PUBLIC SEWER EASEMENT AS GRANTED BY THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORED IN BOOK 131 OF PLATS, PAGE 25, OFFICE RECORDS OF CLARK COUNTY, NEVADA.

COMMENTS DUE TO BART ANDERSON BY: MAY 14, 2008

PLANNING COMMISSION MEETING: JUNE 12, 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: 05/16/08

TO:	OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER
	CCSD	LINDA PERRI
	FIRE ENGINEERING	OZZIE MIRKHAH
	FIRE SERVICES, COMMUNICATIONS	
	NEIGHBORHOOD SERVICES	ANNE KILPONEN
	METRO	SGT. ROBERT ROSHACK

SUBJECT:	PETITION OF VACATION
APPLICANT:	220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL
FILE NUMBER:	VAC-27995

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

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COMMENTS DUE BY: MAY 14, 2008

PLANNING COMMISSION MEETING: JUNE 12, 2008

ATTACHMENT:
All others: location map

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08
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:	220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL
FILE NUMBER:	VAC-27995

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

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COMMENTS DUE BY: MAY 14, 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: JUNE 12, 2008

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

VAC-26793

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

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COPY

A/P # 27995 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/01/2008 15:12	983510	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-27995 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL - Petition to Vacate a Public Sewer Easement generally located at the northwest corner of Odgen Avenue and 4th Street, Ward 5 (Barlow)

Parent A/P #					
Project #	27995	Project/Phase Name	LADY LUCK SEWER EASEMENT VACAT	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934510019

Location

Owner/Tenant

Contact ID	AC1495304	Name	BLACKMAN ALFRED & I FAM TR ETAL
Mailing Address	206 N 3RD ST 3RD FLR WEST TOWER	Organization	% 220 NORTH 4TH STREET LV LLC
City	LAS VEGAS	State/Province	NV
ZIP/PC	89101-2931	Country	☐ Foreign
Day Phone		Evening Phone	
Fax		Mobile #	

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

206 N 3RD ST
LAS VEGAS, 89101-

216 STEWART AVE
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934510019
13934514007
13934514009

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1495304 ☐ **Foreign**
Effective **Expire**
Name BLACKMAN ALFRED & I FAM TR ETAL
Day Phone **Eve Phone** **Organization** % 220 NORTH 4TH STREET LV LLC
Pager **PIN #** **Position** HAMMELRATH CATHERINE TRS
Fax **Mobile** **Profession**
E-Mail
Address 206 N 3RD ST 3RD FLR WEST TOWER
% CIM/LL LAS VEGAS LLC
LAS VEGAS, NV 89101-2931
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary N **Capacity** APPL **Contact ID** AC1461556 ☐ **Foreign**
Effective **Expire**
Name 220 NORTH 4TH STREET L V L L C
Day Phone (323)860-4900 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (323)417-4815 **Mobile** **Profession**
E-Mail
Address 206 N 3RD ST
LAS VEGAS, NV 89101-2931
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1261230 ☐ **Foreign**
Effective **Expire**
Name WRG DESIGN INC
Day Phone (702)990-9300 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)990-9305 **Mobile** **Profession**
E-Mail
Address 3011 W HORIZON RIDGE PARKWAY
HENDERSON, NV 89052
Seasonal Addr

Valid From **To**
Comments
Scott Ruedy or Patricia Ortiz 990-9300

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

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

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	05/01/2008 15:15	300.00
PROCESSING FEE	P	05/01/2008 15:15	500.00
	Total Unpaid 0.00	Total Paid	800.00

Review Activities Act # Act Type Comp By Comments	Status	Waived	Issued	Started	Completed
There are no Review Activities for this Report					

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC) **Modified By** BSTICKA **Modified Date/Time** 05/01/2008 15:08

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y **Application/Petition Form**

Y **Deed and Legal Description**

Y **Assessors Parcel Map**

Y **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** EDUVALL **Modified Date/Time** 05/02/2008 15:40

Comments

No Comments

PLANNING LEGAL

Enter legal description

VAC-26793

A REQUEST HAS BEEN RECEIVED FROM 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL TO VACATE A PUBLIC SEWER EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF ODGEN AVENUE AND 4TH STREET, WARD 5 (BARLOW)

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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
There is no planning condition for this project.				

VACATION

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

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting information

Meeting information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/26/2008 BSTICKA	PC 05/01/2008	SCHEDULED		0	0	0

Vacation Final Review Process CC Planning Received Legal Recorded Doc Number	Expiration Date	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 WRG Design Inc ck 4665 / 990-9300 / Patricia Ortiz	CO NAME WHD PICKED UP CONTACT#	983657	05/01/2008 15:16		0.00

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
CITY CLERK
2008 MAY -5 A 10: 24

APPLICATION / PETITION FORM

Application/Petition For: Vacation of public utilities

Project Address (Location)

Project Name Lady Luck **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-514-007 & 009 **Ward #** 5 - Ricki Barlow

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres N/A **Lots/Units** N/A **Density** N/A

Additional Information Vacating public utility easements.

PROPERTY OWNER 220 North 4th Street LV LLC **Contact** Garside Beth Etal % CIM/LL Las Vegas LLC % 220 North 4th Street LV LLC

Address 206 N. 3rd Street **Phone:** 323.860.4900 **Fax:** 323.417.4815

City Las Vegas **State** Nevada **Zip** 89101-2931

APPLICANT 220 North 4th Street LV LLC **Contact** Garside Beth Etal % CIM/LL Las Vegas LLC % 220 North 4th Street LV LLC

Address 206 N. 3rd Street **Phone:** 323.860.4900 **Fax:** 323.417.4815

City Las Vegas **State** Nevada **Zip** 89101-2931

REPRESENTATIVE WRG Design, Inc. **Contact** Scott Ruedy or Patricia Ortiz

Address 3011 W. Horizon Ridge Parkway **Phone:** 702.990.9300 **Fax:** 702.990.9305

City Henderson **State** Henderson **Zip** 89052

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 WILLIAM CIES

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAC-27995
Meeting Date:	6/26/08
Total Fee:	$800
Date Received:	5/1/08
Received By:	B. S.

*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.

RECEIVED MAY 01 2008

COPY

Revised 04/26/05

f:\dcpol\Application Packet\Application Form.pdf

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

18th (Date) day of April (Month), 20 08 (Year), by

(1) William Cipes (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (/)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Denise del Rey
Signature of Notary Public

DENISE DEL REY
Commission # 1548472
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2009

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application/Petition Form

Document Date: April 18th 2008 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

RECEIVED
MAY 01 2008

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PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

CITY CLERK

APPLICATION / PETITION FORM

2008 MAY -5 A 10: 24

Application/Petition For: Vacation of public utilities

Project Address (Location)

Project Name Lady Luck **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-510-019 **Ward #** 5- Ricki Barlow

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres N/A **Lots/Units** N/A **Density** N/A

Additional Information Vacating Public utility easements.

PROPERTY OWNER Blackman Alfred & I family Trust Etal Hammelrath Catherine Trust % Cim/LL Las Vegas LLC, % 220 North 4th Street LV LLC **Contact**

Address 206 N. 3rd Street **Phone:** 323.860.4900 **Fax:** 323.417.4815

City Las Vegas **State** Nevada **Zip** 89101-2931

APPLICANT Blackman Alfred & I Family Trust Etal Hammelrath Catherine Trust % Cim/LL Las Vegas LLC, % 220 North 4th Street LV LLC **Contact**

Address 206 N. 3rd Street **Phone:** 323.860.4900 **Fax:** 323.417.4815

City Henderson **State** Nevada **Zip** 89101-2931

REPRESENTATIVE WRG Design, Inc. **Contact** Scott Ruedy or Patricia Ortiz

Address 3011 W. Horizon Ridge Parkway **Phone:** 702.990.9300 **Fax:** 702.990.9305

City Henderson **State** Nevada **Zip** 89052

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 WILLIAM CIPES

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	VAC-27995
Meeting Date:	6/26/08
Total Fee:	$800
Date Received:*	5/1/08
Received By:	[illegible]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

COPY

RECEIVED MAY 01 2008

Revised 04/26/05

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6 _____ Signature of Document Signer No. 1 _____ Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 18th (Date) day of April (Month), 20 08 (Year), by

(1) William Cipes (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (/)

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Denise del Rey (Signature of Notary Public)

DENISE DEL REY
Commission # 1548472
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2009

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: Application/Petition Form

Document Date: April 18th 2008 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RECEIVED
MAY 01 2008

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W R G
DESIGN INC.

May 6, 2008

Planner
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Lady Luck – Justification Letter – Vacation & Abandonment
APN – 139-34-510-009, 139-34-514-007 and 009

Dear Planner,

On behalf of our client, CMI, we respectfully request your review of the attached vacation application. The easement to be vacated is a sewer utility easement (Per PB 131-25) on parcels 139-34-510-019, 139-34-514-007 and 009, extending from Ogden Avenue to Stewart Avenue. Our client is redesigning the site and will relocate the utilities and provide any easements required at that time. Please see the enclosed exhibit for further details.

There is no known present or future public need to the area proposed to be vacated. Our client feels that the public will not be materially injured by this vacation.

We look forward to your favorable recommendation, please feel free to contact our office if you have any questions or require additional information.

Sincerely,
WRG Design, Inc.

Patricia A. Ortiz
Planner

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEY
WATER RESOURCES

3011 West
Horizon Ridge Pkwy.
Suite 100
Henderson, NV
89052

PH 702/990-9300
FX 702/990-9305

www.wrgdesign.com

RECEIVED
MAY 06 2008

VAC-27995
06/12/08 PC
REVISED

May 1, 2008

Planner
City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Lady Luck – Justification Letter – Vacation & Abandonment
APN – 139-34-510-~~009~~, 139-34-514-007 and 009
019

Dear Planner,

On behalf of our client, CMI, we respectfully request your review of the attached vacation application. The easements to be vacated are utility easements on parcels 139-34-510-019, 139-34-514-007 and 009. Our client is redesigning the site and will relocate the utilities and provide any easements required at that time. Please see the enclosed exhibits for further details.

There is no known present or future public need to the area proposed to be vacated. Our client feels that the public will not be materially injured by this vacation.

We look forward to your favorable recommendation, please feel free to contact our office if you have any questions or require additional information.

Sincerely,
WRG Design, Inc.

Patricia A. Ortiz

Patricia A. Ortiz
Planner

RECEIVED
MAY 01 2008

VAC-27995
06/12/08 PC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-27995** APN: 139-34-514-007 & 009

Name of Property Owner: 220 N 4th St. LV, LLC

Name of Applicant: 220 N 4th St LV, LLC

Name of Representative: WRG Design, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: William Cipes

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

RECEIVED
MAY 01 2008

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____ _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

18th day of April, 2008, by
Date Month Year

(1) William Cipes,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (/)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Denise del Rey
Signature of Notary Public

DENISE DEL REY
Commission # 1548472
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2009

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: April 18th, 2008 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

RECEIVED
MAY 01 2008

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5910 Reorder: Call Toll-Free 1-800-876-6827

DENISE DEL REY
Commission # 1544272
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2009

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-27995** APN: 139-34-510-019

Name of Property Owner: CIM/LL LAS VEGAS LLC

Name of Applicant: CIM/LL LAS VEGAS LLC

Name of Representative: WRG DESIGN INC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: WILLIAM CIRES

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State

RECEIVED MAY 01 2008

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____ _____

Signature of Document Signer No. 1 — Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

18th (Date) day of april (Month), 20 08 (Year) by

(1) William Cipes (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (X

(and

(2) _____ (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Denise del Rey (Signature of Notary Public)

DENISE DEL REY
Commission # 1548472
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2009

Place Notary Seal Above

OPTIONAL

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Top of thumb here	Top of thumb here

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DENISE DEL REY
Commission # 1564272
Notary Public - California
Los Angeles County
My Comm. Expires Jan 29, 2009

APN: 139-34-514-009

BY: GKB
CK: TJB
JOB#: 3088032.00
DATE: 04/30/08

EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT VACATION

A TRACT OF LAND BEING A PORTION OF "LOT 1" OF THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN PRIVATELY MAINTAINED PUBLIC SEWER EASEMENT AS GRANTED BY THAT CERTAIN FINAL MAP OF "LADY LUCK", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

TEX J. BROOKS
NEVADA PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747

WRG DESIGN, INC
3011 WEST HORIZON RIDGE PARKWAY, SUITE 100
HENDERSON, NEVADA 89052 PH: (702) 990-9300

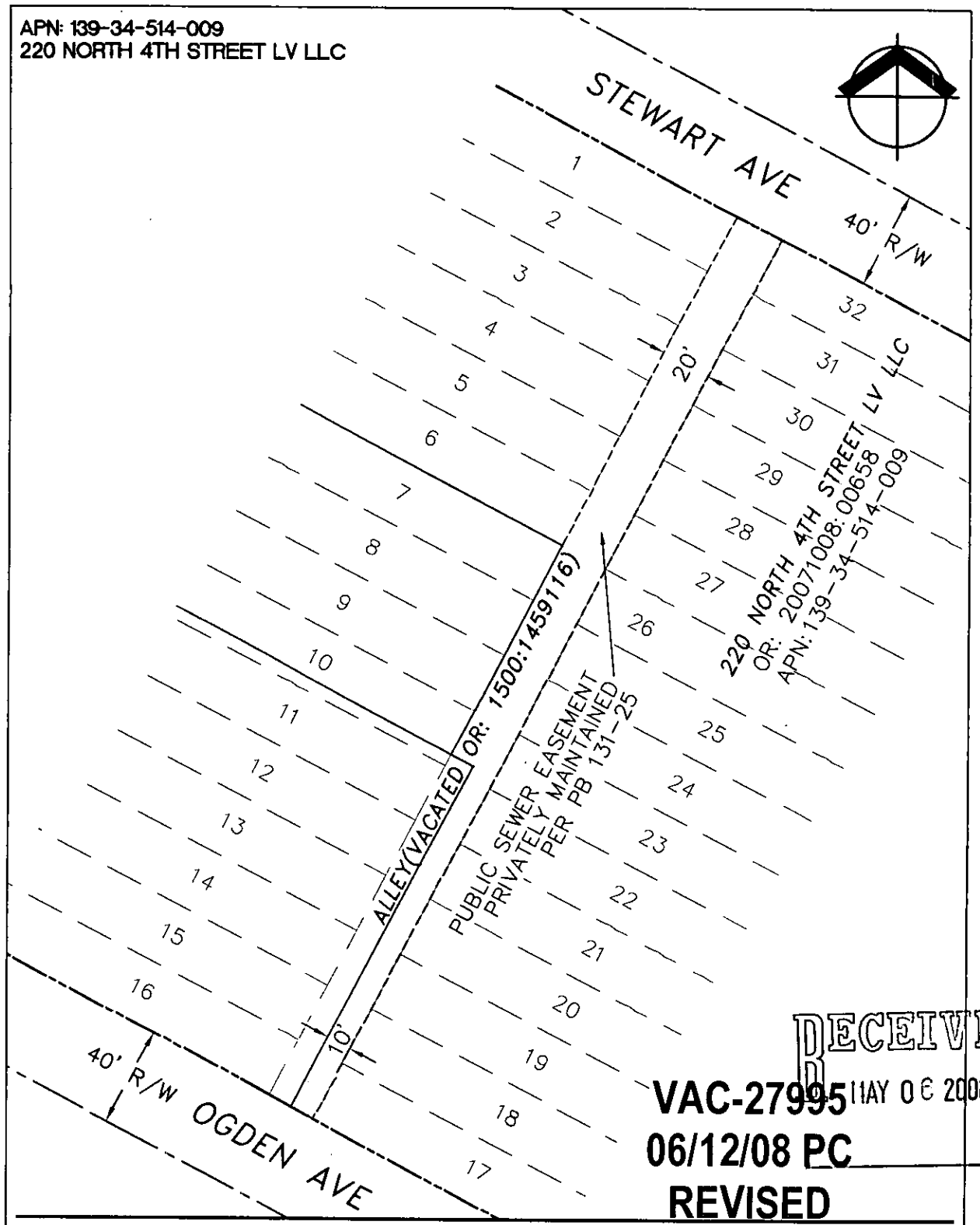
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
TEX J. BROOKS
Exp. 12/31/08
No. 13747

5-6-08

M:\DATA\8032LCG\Legal Descriptions\8032-SUR-VACA-EASE-12.doc

VAC-27995
06/12/08 PC
REVISED

APN: 139-34-514-009
220 NORTH 4TH STREET LV LLC



RECEIVED
MAY 06 2008

VAC-27995
06/12/08 PC
REVISED

W R G DESIGN INC.
305 W. HORIZON RIDGE PARKWAY #600, HENDERSON, NV, 89052
Tel. 702.990.9300 Fax. 702.990.9305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

EASEMENT VACATION
LADY LUCK

CIM GROUP
LAS VEGAS, NEVADA

PROJECT NO. 3088032.00
DATE: 04/30/08
BY: GKB
SCALE: 1" = 60'
SHEET NO. OF

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 50 100 200 400 600 800

MAP LEGEND

AVERAGE GA VALUE 45

PARCEL BOUNDARY
SUBD BOUNDARY
R&AB EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
001 R&AB ID NUMBER

401 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 23-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	140
T21S	152	152	171

8	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
0	4	8	4
5	1	5	1

TOWN T20S R61E

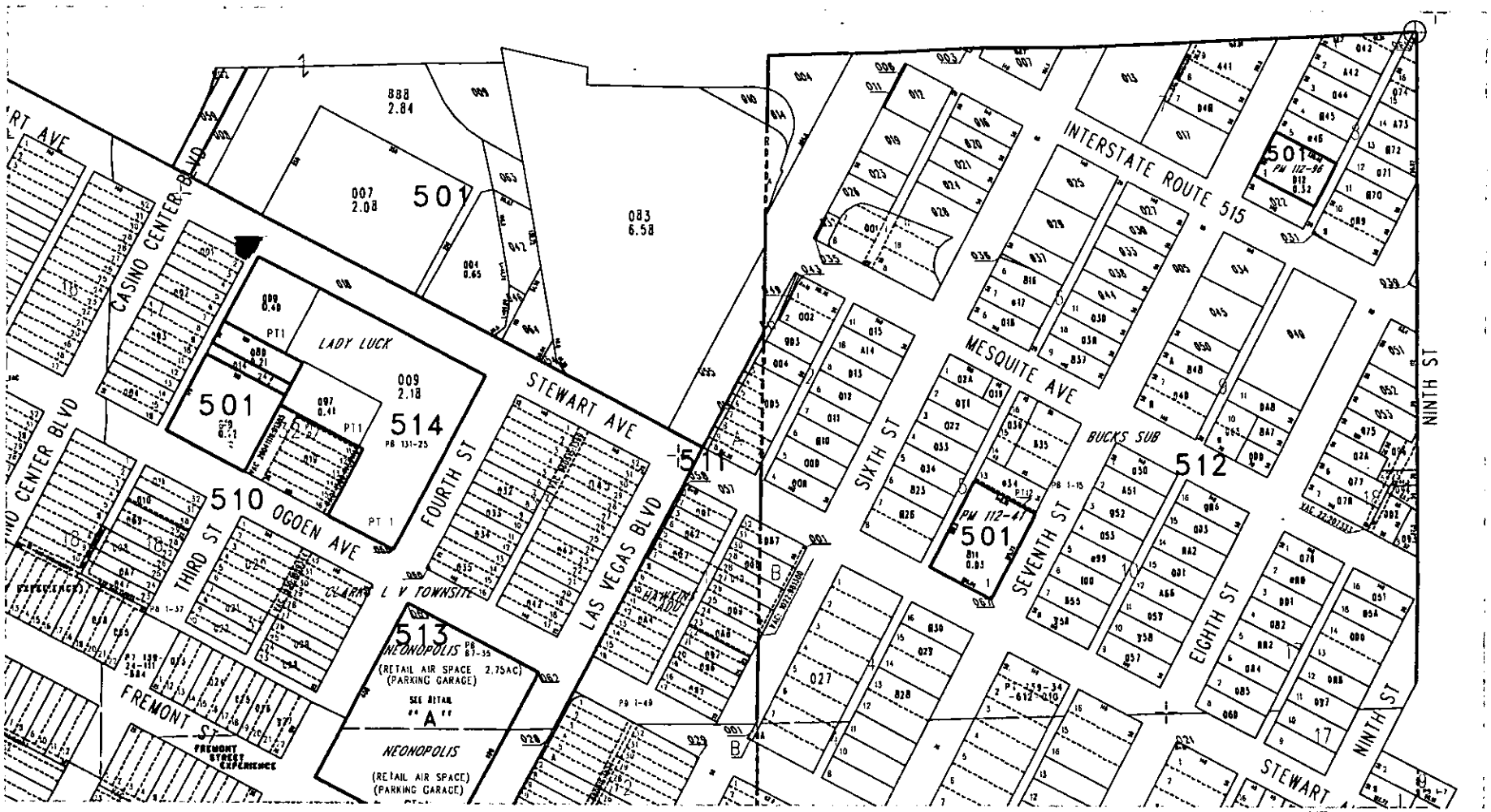
SEC 34

RGE N 2 NE 4

139-34-5

Scale:1"=200'

Rev:12/04/06



TAX DIST 203

VAC-27995
06/26/08 PC

RECEIVED
MAY 01 2008

9/3

PARCEL 3
LABELS 3

Report of All Selected Parcels

Case Number: VAC-27995

Printed On: Fri: May 2, 2008

Owner	Address	Parcel Numbe
220 NORTH 4TH STREET L V L L C	206 N 3RD ST LAS VEGAS NV	13934514009
BLACKMAN ALFRED & I FAM TR ETAL	%CIM/LL LAS VEGAS LLC %220 NORTH 4TH STREET LV LLC 206 N 3RD ST 3RD FLR WEST TOWER LAS VEGAS NV	13934510019
GARSIDE BETH ETAL	%CIM/LL LAS VEGAS LLC %220 NORTH 4TH STREET LV LLC 206 N 3RD ST 3RD FLR WEST TOWER LAS VEGAS NV	13934514007

MERGER AND RESUBDIVISION FINAL MAP OF

LADY LUCK

(A COMMERCIAL SUBDIVISION)

LOTS 1-10, 17-32 OF BLOCK 32, AND LOTS 27-32 OF SLOCK 17 IN BOOK 1 OF PLATS, PAGE 37, AND PORTIONS OF THE VACATED AREAS RECORDED IN BOOK 1500, INSTRUMENT NO. 1459116 AND BOOK 20041119, INSTRUMENT NO. 01305, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE

WE, THE HENRY BRENT COMPANY LLC, A NEVADA LIMITED LIABILITY COMPANY AND BETH GARSIDE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND THAT IS SHOWN UPON THIS PLAT OF "LADY LUCK", AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF MERGER AND RESUBDIVISION AND DO HEREBY OFFER AND DEDICATE ALL THE STREETS (EXCEPT PRIVATE STREETS) AND PUBLIC RIGHTS-OF-WAY AS SHOWN HEREIN AND GRANT PUBLIC EASEMENTS INDICATED AND OUTLINED HEREIN TO CITY OF LAS VEGAS, NEVADA FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE HEREIN NAMED OWNERS OF THE WITHIN PLATTED LANDS DO HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY AND SEVERALLY, AND SOUTHWEST GAS CORPORATION, THE LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS: A PERMANENT EASEMENT OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE T.V., LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO; FURTHERMORE, THE UNDERSIGNED OWNER'S HEREBY GRANTS AND CONVETS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NO OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES (IF ANY), AND PUBLIC FIRE HYDRANTS TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

THE HENRY BRENT COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: ANDREW DONNER AS MANAGER — 11-16-05 DATE
FOR: RESORT GAMING GROUP, LLC

BETH GARSIDE, A SINGLE WOMAN

Beth Garside — 11-30-05
BETH GARSIDE — DATE

ACKNOWLEDGMENTS

STATE OF NEVADA
S.S.
COUNTY OF CLARK

MARILYN BALDANA
Notary Public, State of Nevada
Appointment No. 98-74791
My Appt. Expires April 1, 2006

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-16-2005, BY ANDREW DONNER, MANAGER FOR RESORT GAMING GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY, ON BEHALF OF THE HENRY BRENT COMPANY LLC, A NEVADA LIMITED LIABILITY COMPANY

Marilyn Baldana — 11-16-05
MARILYN BALDANA — DATE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: APRIL 1, 2006

STATE OF NEVADA
S.S.
COUNTY OF CLARK

SUSANNE BRYANT
Notary Public, State of Nevada
Appointment No. 00-62031
My Expires Mar 16, 2009

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-30-2005, BY BETH GARSIDE, A SINGLE WOMAN.

Susanne Bryant — 11/30/05
SUSANNE BRYANT — DATE
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: MAY 16, 2009

UTILITY AGENCIES AND COMPANIES APPROVAL

WE THE HEREIN NAMED UTILITY AGENCIES AND COMPANIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

LAS VEGAS VALLEY WATER DISTRICT — DATE

SPRINT CENTRAL TELEPHONE - NEVADA — 11/17/05 DATE

COX COMMUNICATIONS LAS VEGAS, INC. LUBBEL GONZALEZ — 11/22/05 DATE

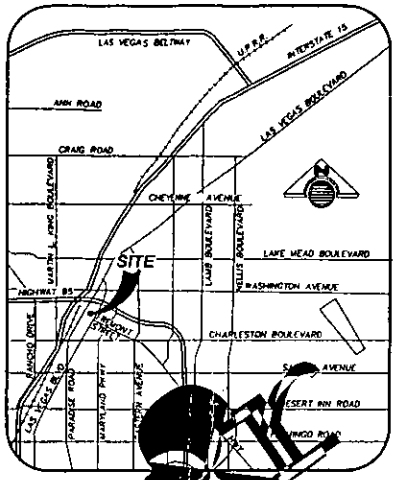
SOUTHWEST GAS CORPORATION — 11/16/05 DATE

NEVADA POWER COMPANY — 11-23-05 DATE

CHARLES KAJKOWSKI JR., CITY ENGINEER #4784 — 12-2-05 DATE
CITY OF LAS VEGAS

SEWER NOTE

1. ONSITE SEWERS, 8-INCHES IN DIAMETER OR LARGER, ARE PUBLIC SEWERS WITHIN 20 FOOT WIDE DEDICATED PUBLIC SEWER EASEMENTS.



LEGAL DESCRIPTION

LOTS 1-10, 17-32 OF BLOCK 32, AND LOTS 27-32 OF BLOCK 17 IN BOOK 1 OF PLATS, PAGE 37, AND PORTIONS OF THE VACATED AREAS RECORDED IN BOOK 1500, INSTRUMENT NUMBER 1459116 AND BOOK 20041119, DOCUMENT NUMBER 01305, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 33 OF BLOCK 17; THENCE SOUTH 27°45'35" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF FOURTH STREET, 149.78 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF OGDEN AVENUE; THENCE NORTH 62°14'47" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF OGDEN AVENUE, 149.97 FEET; THENCE NORTH 27°45'37" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, 152.41 FEET; THENCE NORTH 62°14'39" WEST, 189.97 FEET; THENCE NORTH 27°45'00" EAST, 91.86 FEET; THENCE NORTH 62°14'18" WEST, 189.99 FEET; THENCE NORTH 27°44'57" EAST, 149.62 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF STEWART AVENUE; THENCE SOUTH 62°14'29" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF STEWART AVENUE, 519.92 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 3 FEET OF SAID LOT 10.

CONTAINING 3.87 ACRES.

BASIS OF BEARING

SOUTH 27°45'00" WEST, BEING THE BEARING OF THE CENTERLINE OF THIRD STREET BETWEEN STEWART AVENUE AND OGDEN AVENUE, AS SHOWN IN FILE A3 OF SURVEYS, AT PAGE 79, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter B. Ross — 11/22/05
WALTER B. ROSS — DATE
CLARK COUNTY DISTRICT BOARD OF HEALTH

NOTES

1. ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.

2. ALL SITES WITHIN THIS SUBDIVISION SHALL HAVE PERPETUAL COMMON ACCESS TO ALL DRIVEWAYS CONNECTING THIS SITE TO THE ABUTTING STREETS

SURVEYOR'S CERTIFICATE

I, PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT OF HORIZON SURVEYS CERTIFY THAT:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY [illegible] UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE HENRY BRENT COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY.

2) THE LAND SURVEYED LIES WITHIN [illegible] SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON [illegible], 2005.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GIVES ITS FINAL APPROVAL.

4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

PAUL BURN, P.L.S.
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174

PAUL BURN — STATE OF NEVADA — PROFESSIONAL LAND SURVEYOR — No. 11174 — 11-15-05

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RICKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT ON THIS 26 DAY OF JAN, 2006, I DID EXAMINE THE FINAL MAP OF "LADY LUCK", THAT THE FINAL MAP, AS SHOWN HEREON IS TECHNICALLY CORRECT.

Nancy J. Peace — 1/26/06
NANCY J. PEACE, PLS 13603
For: ALAN R. RICKKI
CITY SURVEYOR, PLS 12469

CITY OF LAS VEGAS — MUNICIPALITY OF CLARK COUNTY — STATE OF NEVADA

APPROVAL OF PLANNING AND DEVELOPMENT DEPARTMENT

I CERTIFY THAT THIS FINAL PLAT SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE PLAT COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA ON THE 1st DAY OF December, 2005.

M. MARGO WHELLER, AICP — 12/1/05 DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

P.E. — 11/22/05
DIVISION OF WATER RESOURCES

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.3695

FMP-9824

MERGER AND RESUBDIVISION FINAL MAP OF
LADY LUCK
(A COMMERCIAL SUBDIVISION)
BEING LOTS 1-10, 17-32 OF BLOCK 32, AND LOTS 27-32 OF BLOCK 17 IN BOOK 1 OF PLATS, PAGE 37, AND PORTIONS OF THE VACATED AREAS RECORDED IN 1500:1459116 AND 20041119:01305, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

HORIZON SURVEYS
8901 CONNECTION CROSS DRIVE, SUITE 103
LAS VEGAS NEVADA 89144
PHONE (702) 228-9300

Date	9/16/2005
Drawn	J. COPLEY
Checked	P. BURN
Job Number	5S7.004.03

No. 20041119
FILED AT THE REQUEST OF
Horizon Surveys
DATE 5-3-06 TIME 15:13
BOOK 131 PAGE 0025
OF PLATS
OFFICIAL RECORDS BOOK
No. 20060508
CLARK COUNTY, NEVADA RECORDS

VAC-27995
06/12/08 PC
REVISED

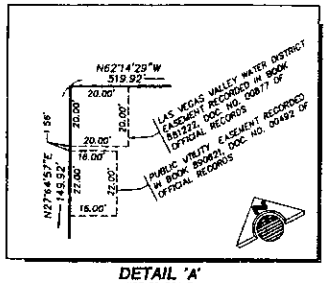
RECEIVED
MAY 06 2008

MERGER AND RESUBDIVISION FINAL MAP OF

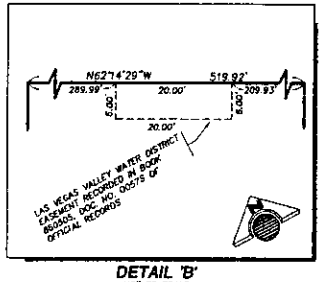
LADY LUCK

(A COMMERCIAL SUBDIVISION)

LOTS 1-10, 17-32 OF BLOCK 32, AND LOTS 27-32 OF BLOCK 17 IN BOOK 1 OF PLATS, PAGE 37, AND PORTIONS OF THE VACATED AREAS RECORDED IN BOOK 1500, INSTRUMENT NO. 1459118 AND BOOK 20041119, INSTRUMENT NO. 01305, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



DETAIL 'A'
NOT TO SCALE



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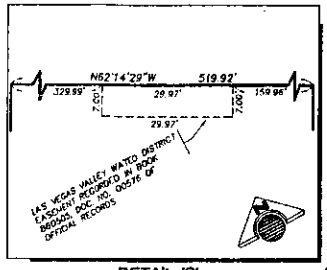

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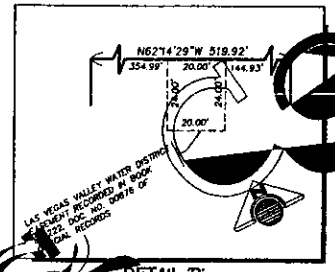

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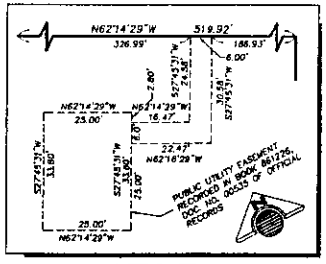

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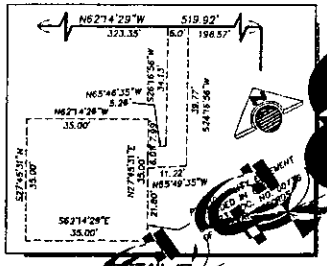
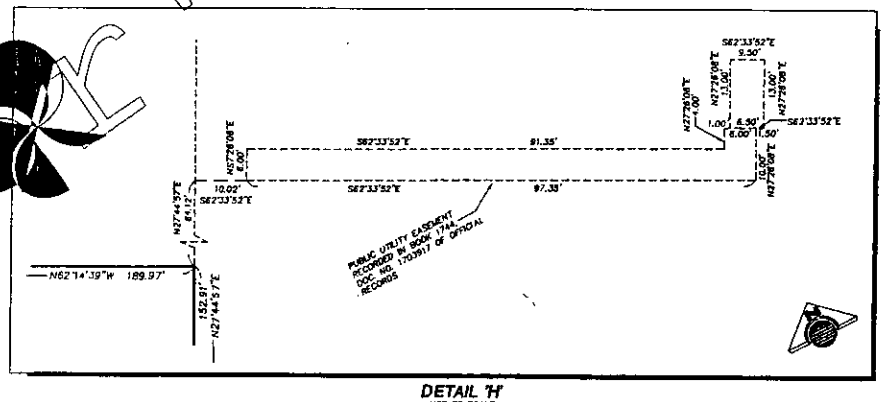
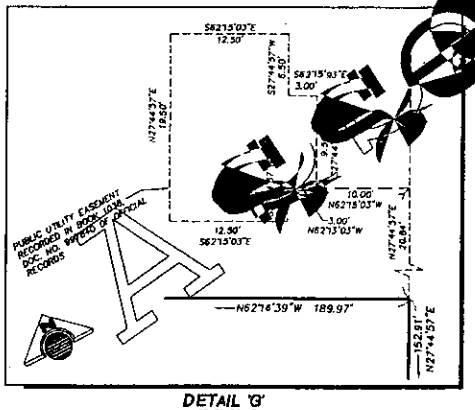


DETAIL 'F'



DETAIL 'H'
NOT TO SCALE



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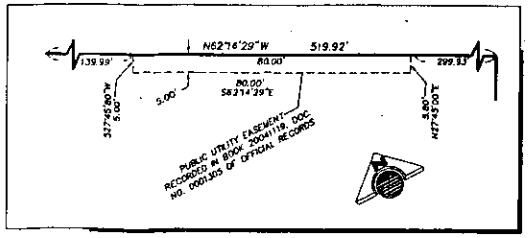
NOT TO SCALE



DETAIL 'I'
NOT TO SCALE

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- NON-PARCEL LOT LINE
- RIGHT-OF-WAY NOT 6 PART
- TIE LINE

HORIZON SURVEYS
5601 CORPORATION CROSS DRIVE, SUITE 80
LAS VEGAS, NEVADA 89141
PHONE (702) 228-8088

Date	9/27/05
Drawn	J. COFLEY
Checked	P. BURN
Job Number	517.004.03

VAC-27995
06/12/08 PC
REVISED

RECEIVED
MAY 06 2008

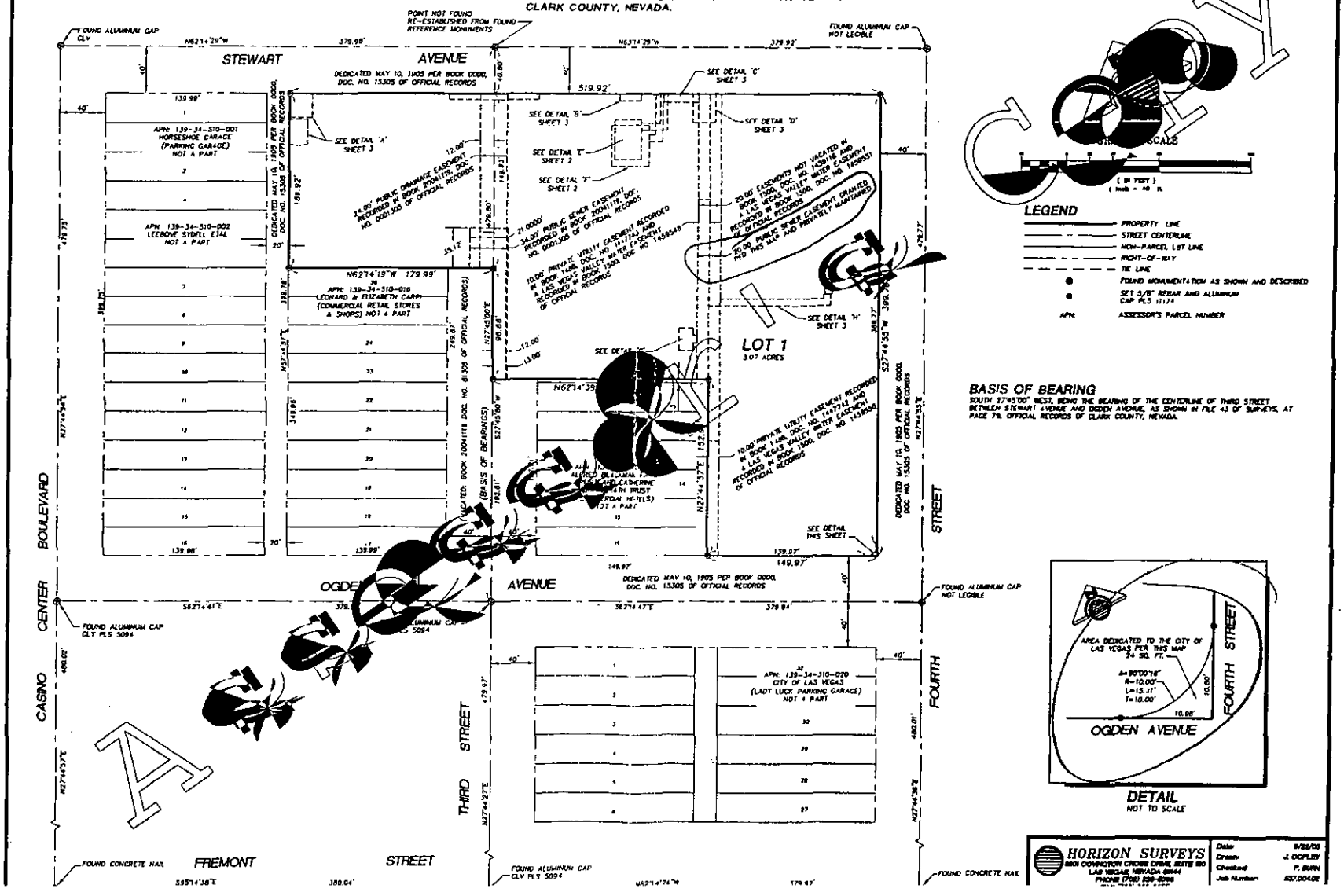
(41)

MERGER AND RESUBDIVISION FINAL MAP OF

LADY LUCK

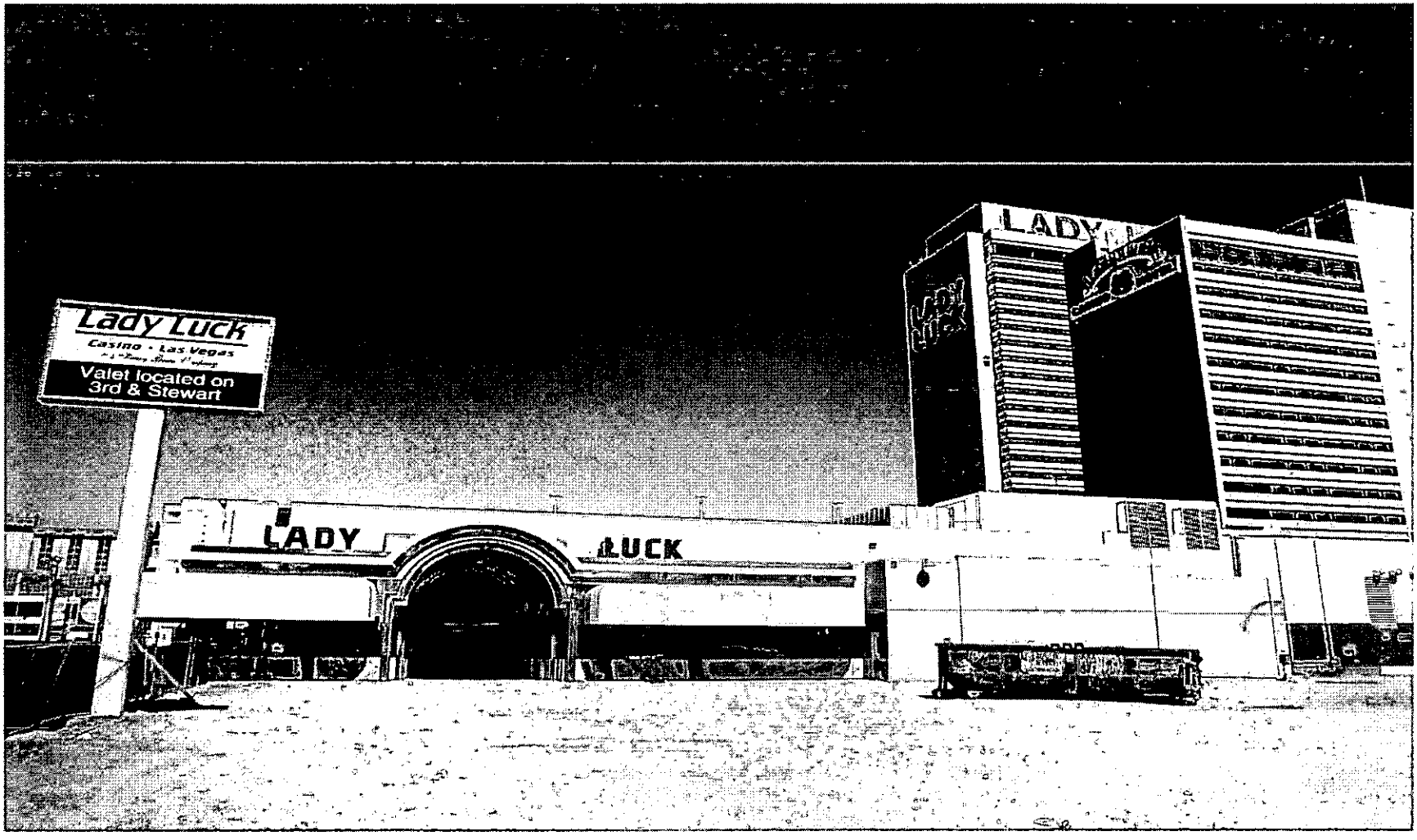
(A COMMERCIAL SUBDIVISION)

LOTS 1-10, 17-32 OF BLOCK 32, AND LOTS 27-32 OF BLOCK 17 IN BOOK 1 OF PLATS, PAGE 37, AND PORTIONS OF THE VACATED AREAS RECORDED IN BOOK 1500, INSTRUMENT NO. 1459116 AND BOOK 20041119, INSTRUMENT NO. 01305, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VAC-27995
06/12/08 PC
REVISED

RECEIVED
MAY 0 8 2008

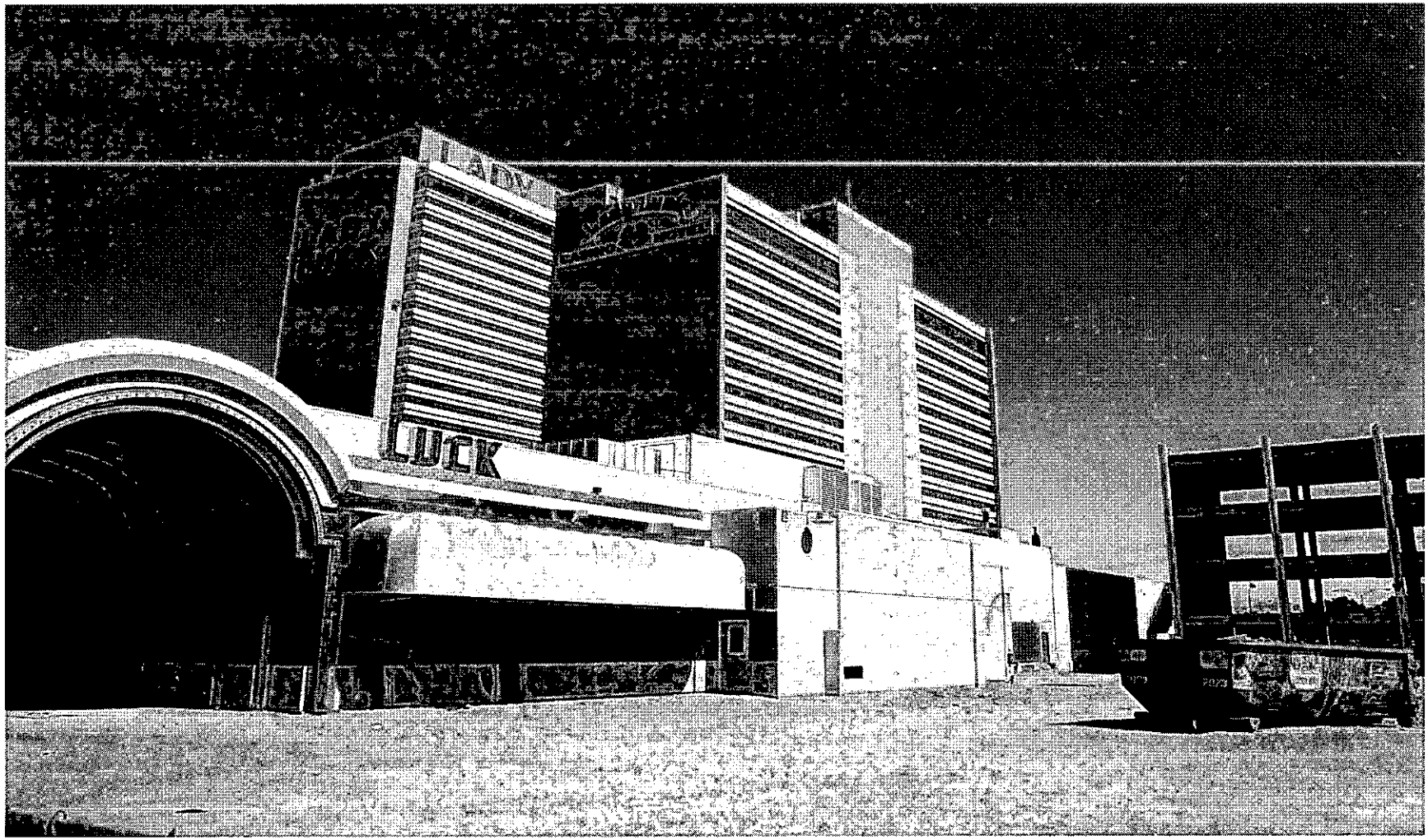


VAC-27995 - APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL

NORTHWEST CORNER OF OGDEN AVENUE AND 4TH STREET

JUNE 12, 2008 PLANNING COMMISSION

04/14/08



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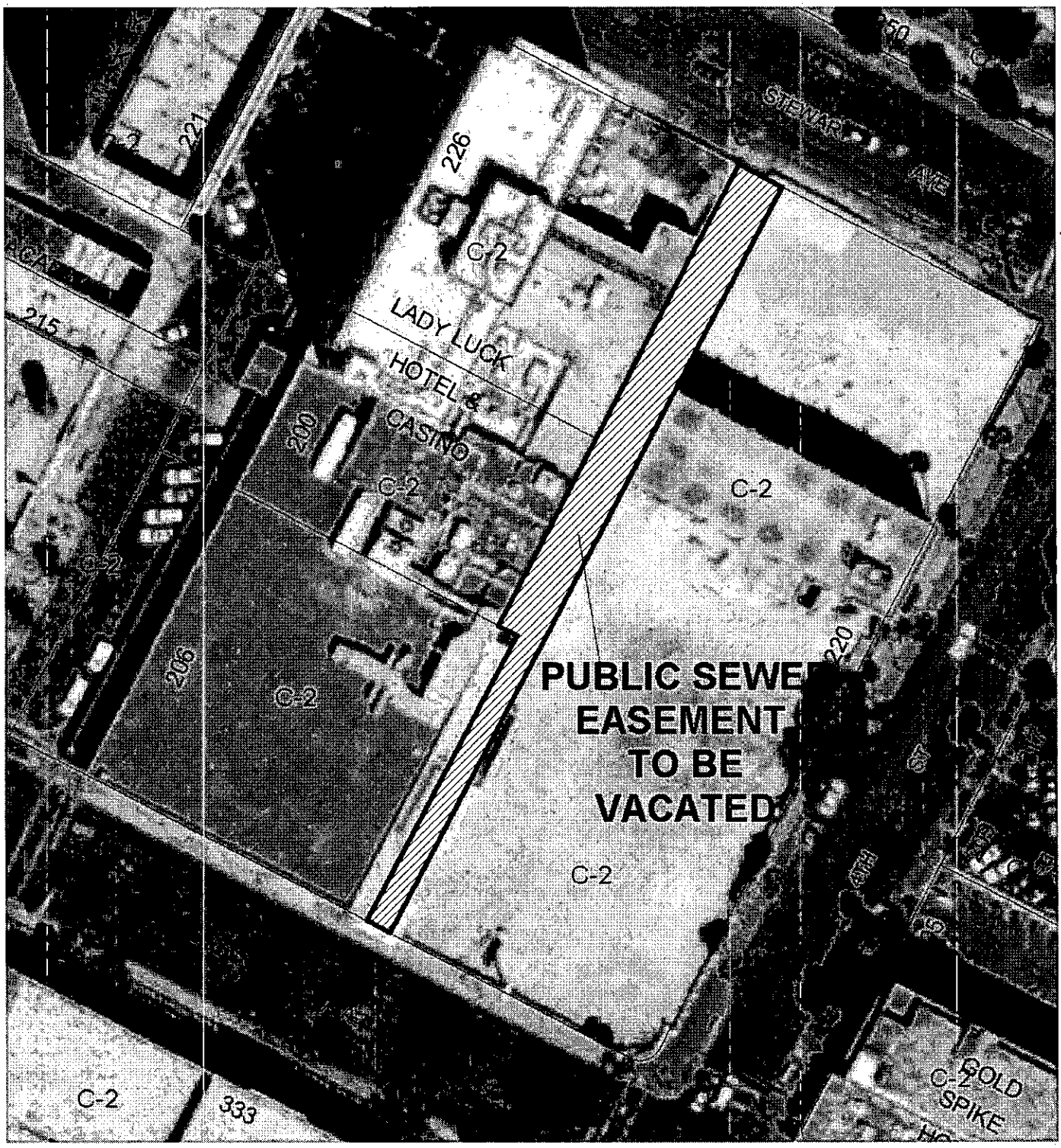
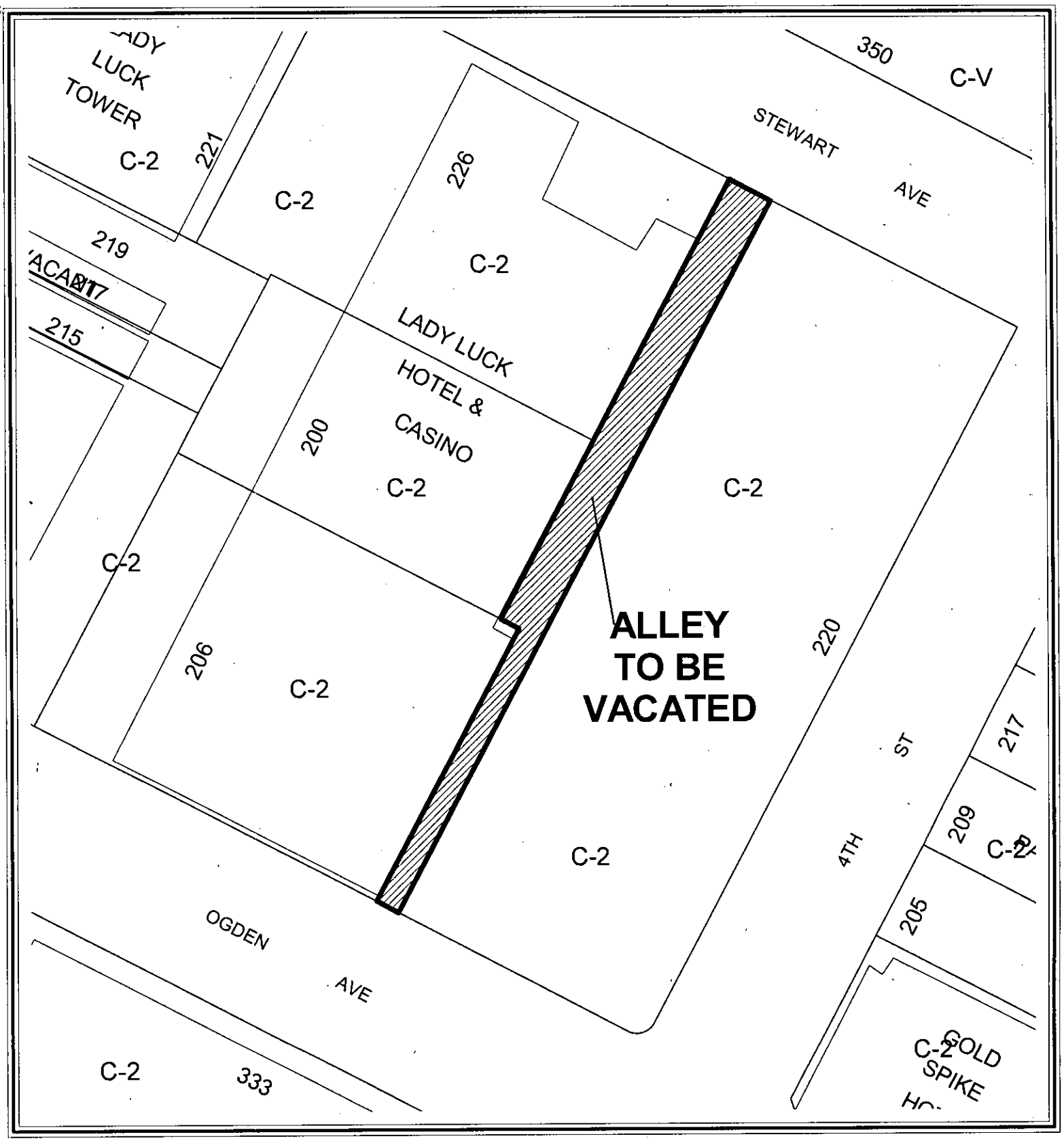


0 50 100 Feet

CASE: VAC-27995

N



0 50 100 Feet

CASE: **VAC-27995**

N

MEMORANDUM

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-228-8301

To:	Land Development
From:	Nathan Goldberg
Phone:	(702) 229-5447 Fax: (702) 385-0352
CC:	Land Development Civil Plan Ref. # 36065
Date:	09/18/09 1st Review
Re:	Lady Luck Renovation Sewer Abandonment Plan

STATUS:
☒ Cond. Appr.
☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Add all adjacent Assessors Parcel Numbers to the cover sheet.
2. The signature line on the cover sheet should state "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department".
3. *Civil plan redlines must be returned with mylars for planning signature.*

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.