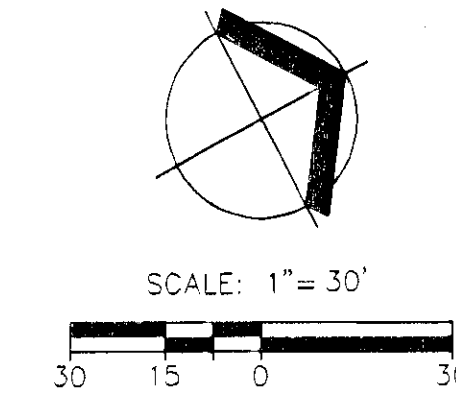
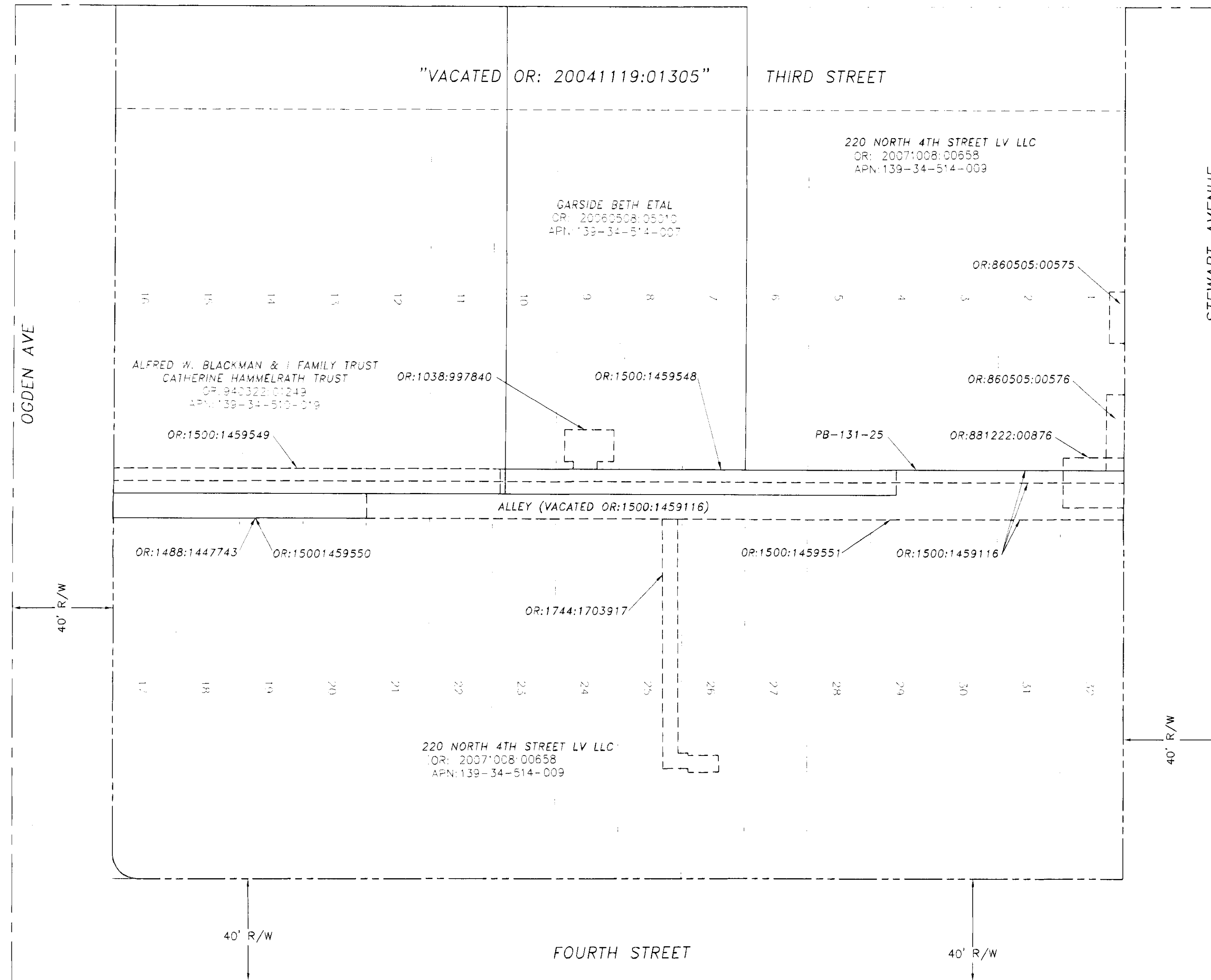
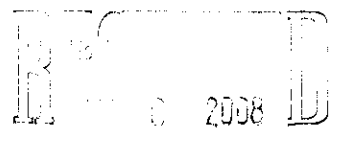




OVERALL EASEMENT VACATION EXHIBIT

LADY LUCK
CIM GROUP
LAS VEGAS, NEVADA

DATE	DESCRIPTION	BY


VAC-27995
06/12/08 PC
REVISED
 DATE 04/30/08
 DRAWN GK8
 BOUNDARY GK8
 CHECKED TJB
 PROJECT 13088032.00
 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

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

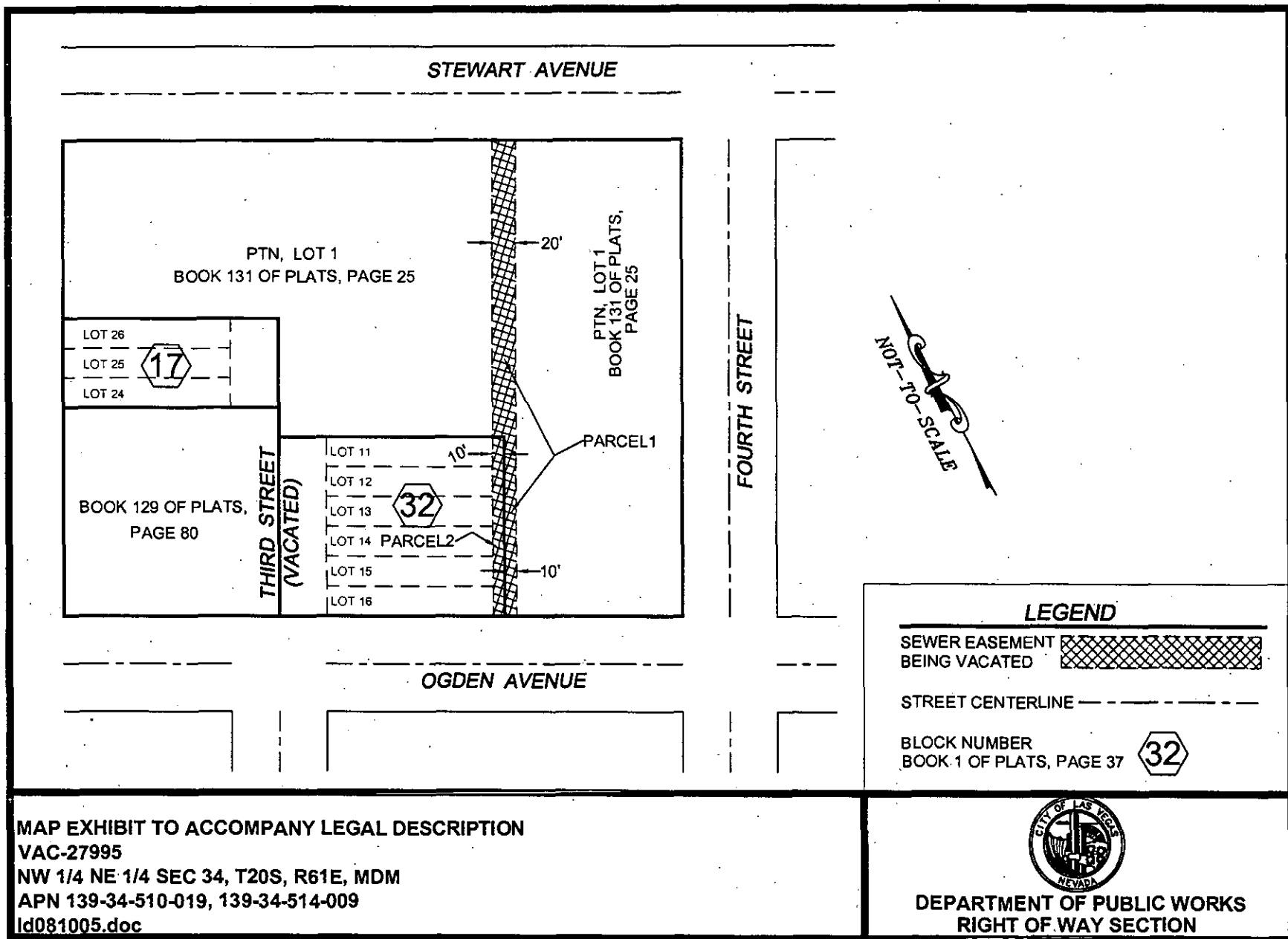
Las Vegas, NV., 89101

(702) 229-2475

nwacaser@lasvegasnevada.gov

VAC-27995





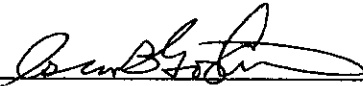


be, and the same hereby is, vacated subject to the following conditions:

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.

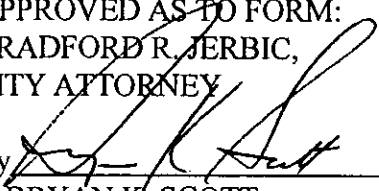
DATED this 7th day of July, 2010.


OSCAR B. GOODMAN, MAYOR

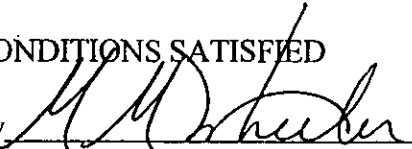
ATTEST:

BEVERLY K. BRIDGES,
~~CITY~~ 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 before me,

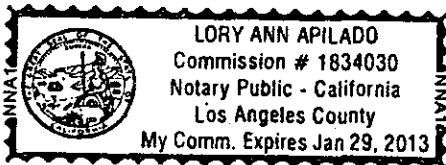
Lory Ann Apilado, a Notary Public,

personally appeared

Katnleen Kim

Here Insert Name and Title of the Officer

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.

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]

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



10-10-10

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:





2

"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 before me,

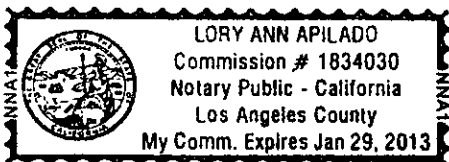
Lory Ann Apilado, a Notary Public,

personally appeared

Katherine Kim

Here Insert Name and Title of the Officer

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.

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 Pipe

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

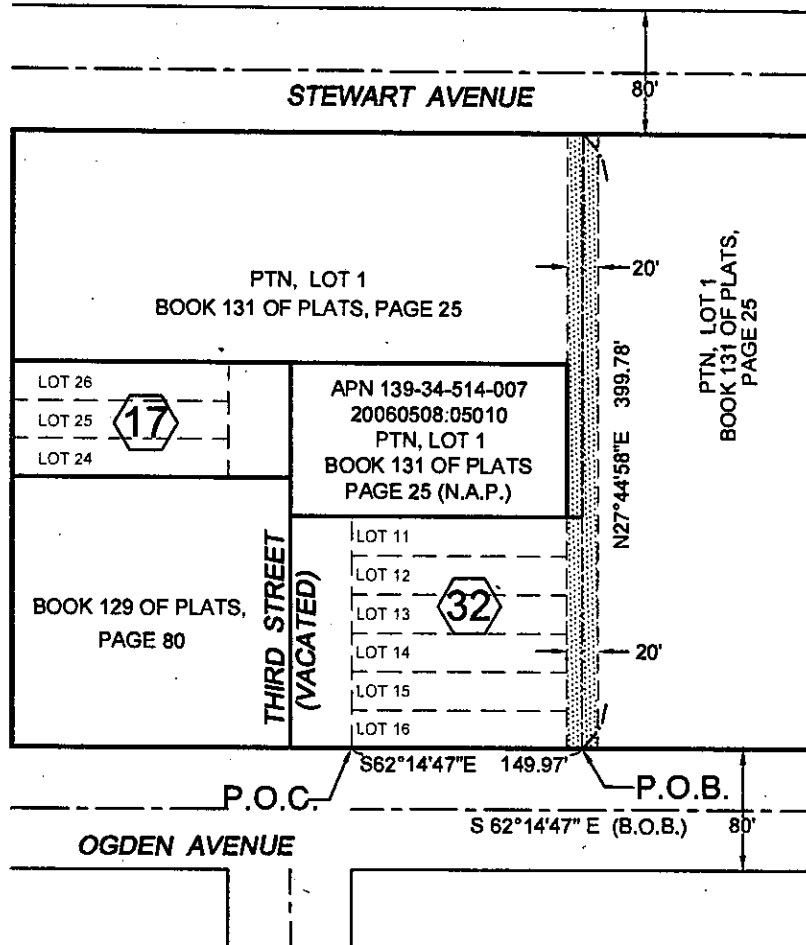
Signer's Name:

- ☐ 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





NOT-TO-SCALE

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 (BOT-35237)
Attachments: Id081005.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

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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lol Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Ms. Kathleen Kim
EOT-35237 - Page Two
August 14, 2009

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,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb



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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,

A handwritten signature in black ink, appearing to read "Tracy Prince". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tracy Prince
Supervisor, Right-of-Way



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

Managing Engineer
EMBARQ
PRN 443544
Main WCE: L. Bellows

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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", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICIAL 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", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICE RECORDS OF CLARK COUNTY, NEVADA.

COMMENTS DUE TO BART ANDERSON BY: JULY 28, 2009

PLANNING COMMISSION MEETING: AUGUST 27, 2009

ATTACHMENT:

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

7-22-09
R/W OK
CS

to Neil 6/24/10
DATE: 10/23/08
TO: Nancy Almanzan
RE: VAC 27995

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

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,

REFERENCES: SEE VAC 3926 (20041119:01305 ATTACHED)

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

APPROVALS:

TRAFFIC RAUL

SANITATION

FLD CTRL OK RC 10/23/08

(DS FOR VAC NOT NEEDED - SEE RAUL'S
10-23-08 EMAIL ATTACHED.)

There is a DRAINAGE easement
w/in this area & will stay there for the time being -
PER ENG.

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.	

also created by VAC 3926

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 9

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.

Sincerely,

Terry Sovey
Supervisor, Right-of-Way

↓ (CLU)
WE ARE
ONLY VACATING
A SEWER ESMNT.
CAN'T RESERVE
& YOU HAVE NO
= FACILITIES.



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,

A handwritten signature in cursive script, appearing to read "Terry Sovey".

Terry Sovey
Supervisor, Right-of-Way

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 - Esmon*



**LAS VEGAS VALLEY
WATER DISTRICT**

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

[Faint, illegible text, likely a carbon copy or bleed-through from the reverse side of the page]

LVVWD BOARD OF DIRECTORS

Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigiani • 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.



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

6/12/08 PC
?? CC
✓

SOUTHWEST GAS CORPORATION
NO OBJECTION

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED

MAY 13 2008

DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08
TO:	COX COMMUNICATIONS NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA MEGHAN O'NEAL 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", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICIAL 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", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICE RECORDS OF CLARK COUNTY, NEVADA.

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

OBJECT, EXIST
GAS FACILITIES
IN SUBJECT AREA
HGV
5-14-08
objection

X6304518
X6304516

SOUTHWEST GAS CORPORATION
NO OBJECTION
Pass Comment w/ Service

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

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

097865



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

75

220 North 4th Street LV LLC
VAC-27995 – Page Two
July 18, 2008

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
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

72

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

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 Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



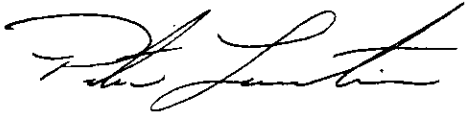


intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where 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



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 be 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
Oscar B. Goodman

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

City Manager
Douglas A. Selby





REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DAVID BRATCHER LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK	
SUBJECT: PETITION OF VACATION		
APPLICANT: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL		
FILE NUMBER: VAC-27995 <i>Las Vegas Metropolitan Police Dept. Office of Intergovernmental Services</i>		

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", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICIAL 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:

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COMMENTS DUE BY: MAY 14, 2008

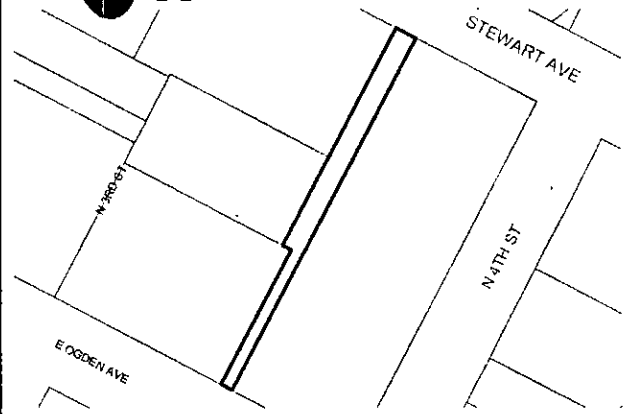
PLANNING COMMISSION MEETING: JUNE 12, 2008

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

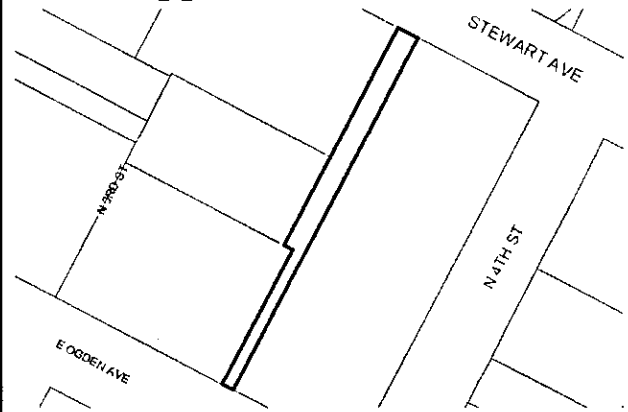
Meeting: Planning Commission
Date: June 12, 2008
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 -
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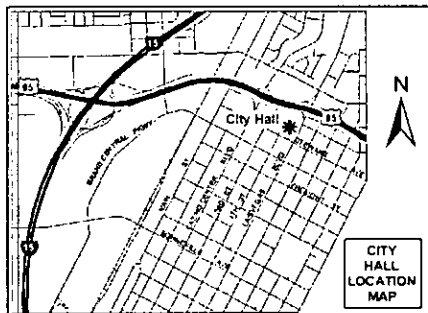
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Time: 6:00 P.M.
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Las Vegas, Nevada

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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

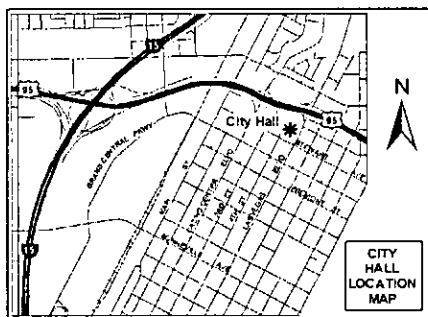
☐

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 District
- Church-Noblitt NA
- Cultural Corridor Coalition NCG
- Downtown Business Operators Council
- Fremont Street Experience BA
- Gateway District 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 TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING GARY REID TOM WILKING RAUL CRUZ KEVIN BERG CAROLYN CAVINESS TIM PARKS TIM McDANIEL ALAN RIEKKI RICK SCHROEDER	
SUBJECT: PETITION OF VACATION APPLICANT: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL FILE NUMBER: VAC-27995 <i>Sewer Easement only</i>		

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", RECORDED IN BOOK 131 OF PLATS, PAGE 25, OFFICIAL 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:

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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)



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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 05/16/08
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	DAVID BRATCHER LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK
SUBJECT: PETITION OF VACATION		
APPLICANT: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I FAMILY TRUST ET AL		
FILE NUMBER: VAC-27995		

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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 NEVADA POWER COMPANY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY EMBARQ LAS VEGAS VALLEY WATER DISTRICT	DAN DeFIESTA MEGHAN O'NEAL 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	

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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

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Report Date 05/02/2008 04:09 PM

Submitted By

Page.1

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	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAC-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

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 05/02/2008 04:09 PM

Submitted By

Page 2

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

Report Date 05/02/2008 04:09 PM

Submitted By

Page 3

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

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	05/01/2008 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	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity/Review Details

Detail: SUBMITTAL CHECKLIST (VAC) Modified By 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 EDUVAL 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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Report Date 05/02/2008 04:09 PM

Submitted By

Page 4

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

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

VACATION

Vacation Routing Process after City Council

Parent Project link required?

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	PC	SCHEDULED		0	0	0
BSTICKA	05/01/2008					

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

There are no items in this list

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

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHD PICKED UP CONTACT#	983657	05/01/2008 15:16		0.00
	WRG Design Inc ck 4665 / 990-9300 / Patricia Ortiz				





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

CITY CLERK

2008 MAY -5 A 10: 24

Application/Petition For: vacation of public utilities

Project Address (Location) _____

Project Name Lady LuckProposed Use CommercialAssessor's Parcel #(s) 139-34-514-007 & 009Ward # 5 - Ricki BarlowGeneral Plan: existing c proposed c Zoning: existing C-2 proposed C-2Commercial Square Footage N/AFloor Area Ratio N/AGross Acres N/ALots/Units N/ADensity N/AAdditional Information vacating public utility easements.PROPERTY OWNER 220 North 4th Street LV LLC Contact _____Garbide Beth Etal % CIM/LL Las Vegas LLC % 220 North 4th Street LV LLCAddress 206 N. 3rd StreetPhone: 323.860.4900 Fax: 323.417.4815City Las VegasState NevadaZip 89101-2931APPLICANT 220 North 4th Street LV LLC Contact _____Garbide Beth Etal % CIM/LL Las Vegas LLC % 220 North 4th Street LV LLCAddress 206 N. 3rd StreetPhone: 323.860.4900 Fax: 323.417.4815City Las VegasState NevadaZip 89101-2931REPRESENTATIVE WRG Design, Inc. Contact _____Scott Ruedy or Patricia OrtizAddress 3011 W. Horizon Ridge ParkwayPhone: 702.990.9300 Fax: 702.990.9305City HendersonState HendersonZip 89052

FOR DEPARTMENT USE ONLY

Property Owner Signature* William Cires

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

Print Name WILLIAM CIRES

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Case #

VAC-27995

Meeting Date:

6/24/08

Total Fee:

\$ 800

Date Received:

5/1/08

Received By:

Bl. S.DECEMBER
MAY 01 2008

*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

2. 2. 2.

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, 20 08, by

(1) William Cipes
Name of Signer

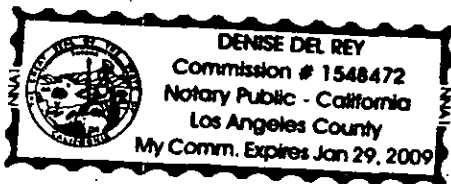
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) ☒

(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



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

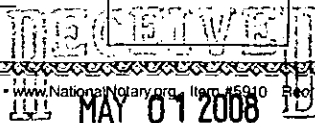
Title or Type of Document: Application/Petition Form

Document Date April 18, 2008 Number of Pages: 1

Signer(s) Other Than Named Above: _____

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







PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

CITY CLERK

Caray
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 Contact Hammelrath Catherine Trust 2 Cim/Li 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 Blackman Alfred & I Family Trust Etal Contact Hammelrath Catherine Trust 2 Cim/Li Las Vegas LLC, 220 North 4th Street LV LLC
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* *William Cifres*

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

Print Name WILLIAM CIFRES

Subscribed and sworn before me

This _____ day of _____, 20_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-27995</u>
Meeting Date:	<u>6/26/08</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>5/1/08</u>
Received By:	<u>Bun S</u>

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

COPY

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MAY 01 2008

CALIFORNIA JURAT WITH AFFIANT STATEMENT

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Signature of Document Signer No. 2 (if any)

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County of Los Angeles

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Date Month Year

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Name of Signer

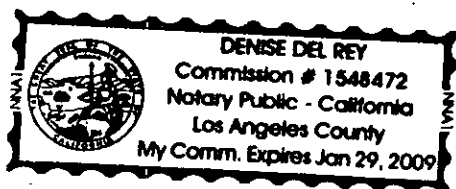
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) X

(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



Place Notary Seal Above

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

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MAY 01 2008

May 6, 2008

Planner

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



LAND
PLANNING



CIVIL
ENGINEERING



LANDSCAPE
ARCHITECTURE



LAND
SURVEY



WATER
RESOURCES

**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
Patricia A. Ortiz
Planner

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

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

www.wrgdesign.com

**VAC-27995
06/12/08 PC
REVISED**

RECEIVED
MAY 06 2008

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

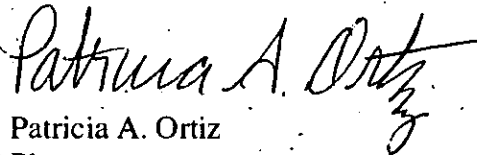
Dear Planner,

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
Planner

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MAY 01 2008

VAC-27995
06/12/08 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-27995** APN: 139-34-514-007 9009
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 (.) 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



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 Intent

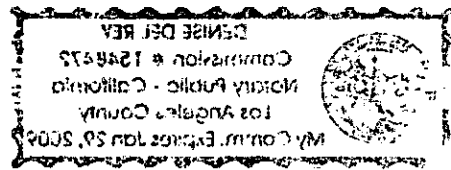
Document Date: April 18th, 2008 Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT
OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2
Top of thumb here

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MAY 01 2008



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: CIMILL CAS VEGAS LLC

Name of Applicant: CIM / L 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

☒ 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: W. William Lipes

Subscribed and sworn before me

This _____ day of _____, 20_____

Notary Public in and for said County and State

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MAY 01 2008

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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

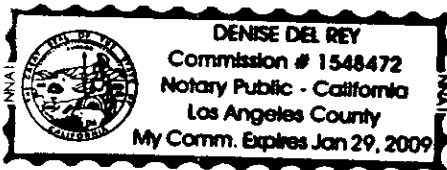
proved to me on the basis of satisfactory evidence
to be the person who appeared before me (.) (X)

(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



Place Notary Seal Above

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RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

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MAY 01 2008

MIN. COURT. EXPIRATION 28, 2006
LOS ANGELES COUNTY
NOTARY PUBLIC - COMMISSION
COMMISSION # 184435
DENISE DEL REY

APN: 139-34-514-009

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

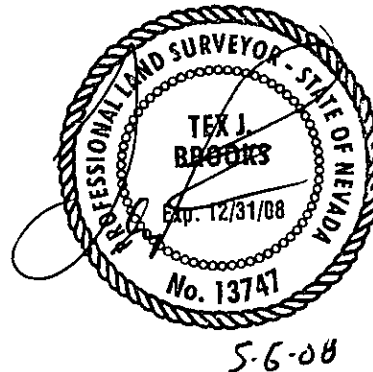
EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT VACATION

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.

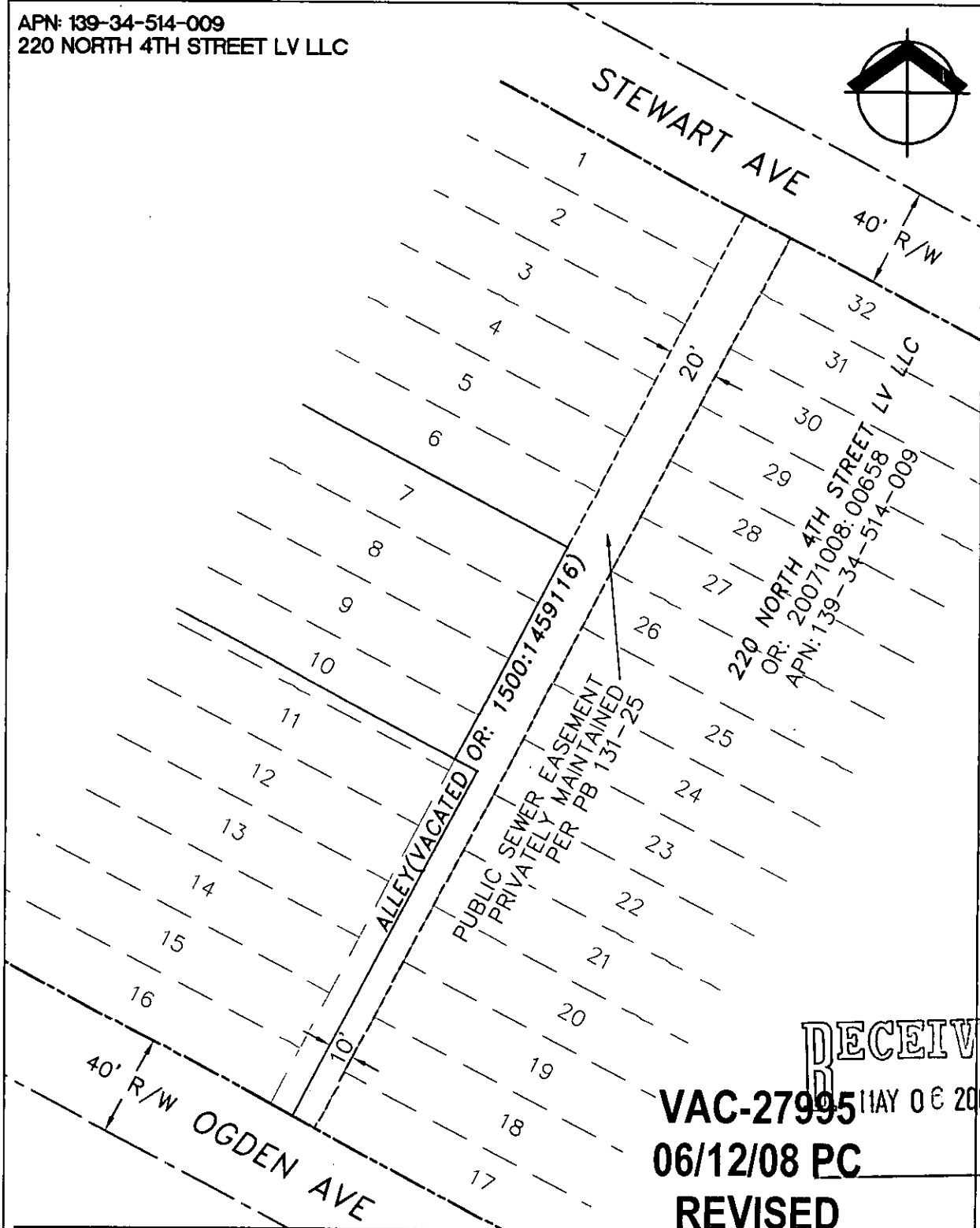
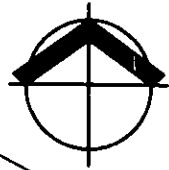
TEX J. BROOKS
NEVADA PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 13747

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



VAC-27995
06/12/08 PC
REVISED

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



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MAY 06 2008

VAC-27995
06/12/08 PC
REVISED

W R G
DESIGN INC.

308 W. HORIZON RIDGE PARKWAY BOX, HENDERSON, NV, 89002
Tel: 702.990.9300 Fax: 702.990.9305
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

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 10X17 ORIGINAL 	MAP LEGEND ———— PARCEL BOUNDARY - - - - SUBD BOUNDARY - - - - R8AB EASEMENT - - - - PM/LD BOUNDARY - - - - NBN-PARCEL LOT LINE - - - - MATCH LINE / LEADER LINE - - - - R8AB IB NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E <table border="1"> <tr> <th>R60E</th> <th>R61E</th> <th>R62E</th> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>130</td> <td>139</td> <td>140</td> </tr> <tr> <td>162</td> <td>162</td> <td>111</td> </tr> </table>	R60E	R61E	R62E	125	124	123	130	139	140	162	162	111	34 <table border="1"> <tr> <td>8</td> <td>5</td> <td>4</td> <td>2</td> <td>7</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>8</td> <td>8</td> <td>11</td> <td>12</td> </tr> <tr> <td>10</td> <td>17</td> <td>16</td> <td>15</td> <td>16</td> <td>12</td> </tr> <tr> <td>10</td> <td>28</td> <td>21</td> <td>22</td> <td>22</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>28</td> <td>25</td> </tr> <tr> <td>31</td> <td>22</td> <td>33</td> <td>34</td> <td>38</td> <td>36</td> </tr> </table>	8	5	4	2	7	1	7	8	8	8	11	12	10	17	16	15	16	12	10	28	21	22	22	24	30	29	28	27	28	25	31	22	33	34	38	36	N 2 NE 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>0</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	0	4	8	4	5	1	5	1	139-34-5
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Scale: 1"=200' Rev: 12/04/06																																																																															



VAC-27995
06/26/08 PC

RECEIVED
MAY 01 2008

TAX DIST 203

9/3

PARCEL 3
LABELS 3

Report of All Selected Parcels

Case Number: VAC-27995

Printed On: Fri: May 2, 2008

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
220 NORTH 4TH STREET LV LLC	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
GARSDIE 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

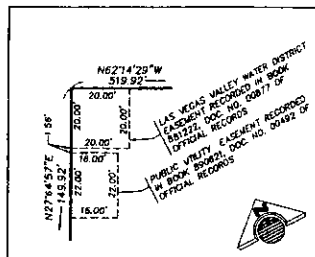
RECEIVED
MAY 06 2008

MERGER AND RESUBDIVISION FINAL MAP OF

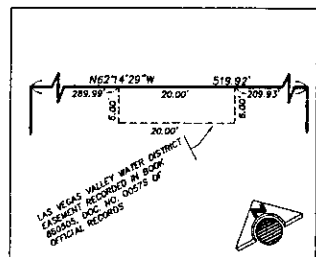
LADY LUCK

(A COMMERCIAL SUBDIVISION)

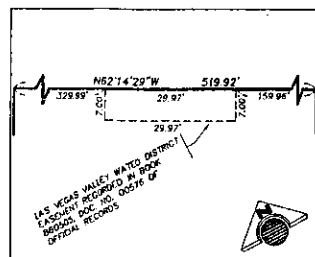
LOTS 1-10, 17-32 OF BLOCK 32, AND LOTS 27-32 OF BLDCK 17 IN BOOK 1 DF PLATS, PAGE 37,
AND PORTIONS OF THE VACATED AREAS RECORDED IN BOOK 1500, INSTRUMENT NO. 1458118
AND BOOK 20D4118, INSTRUMENT NO. D13D5, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA.



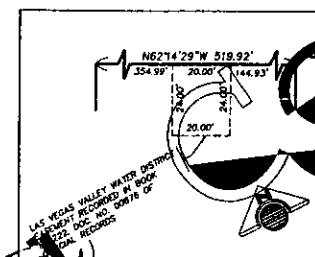
DETAIL 'A'
NOT TO SCALE



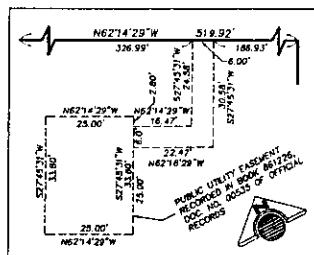
DETAIL 'B'
NOT TO SCALE



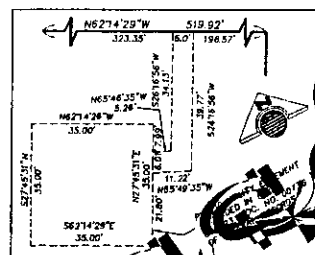
DETAIL 'C'
NOT TO SCALE



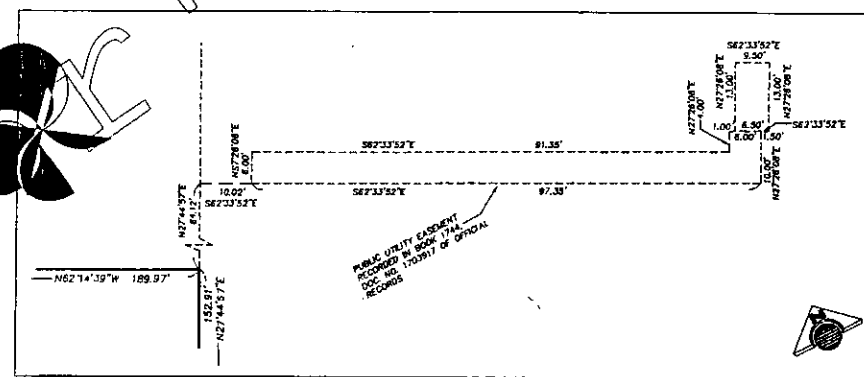
DETAIL 'D'
NOT TO SCALE



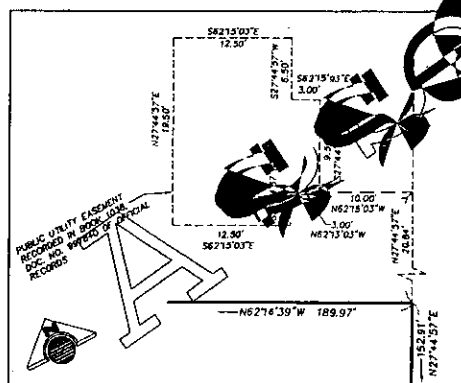
DETAIL 'E'
NOT TO SCALE



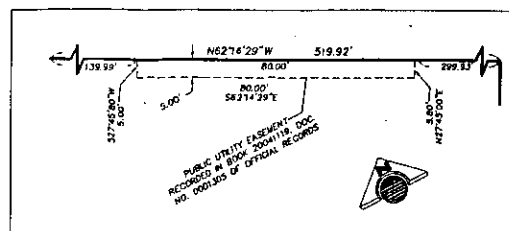
DETAIL 'F'
NOT TO SCALE



DETAIL 'G'
NOT TO SCALE



DETAIL 'H'
NOT TO SCALE



DETAIL 'I'
NOT TO SCALE

LEGEND

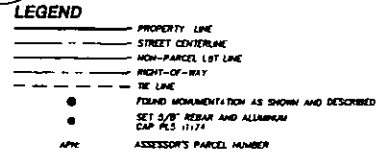
- PROPERTY LINE
- STREET CENTERLINE
- NON-PARCEL LOT LINE
- RIGHT-OF-WAY NOT A PART
- THE LINE

	HORIZON SURVEYS		Date:	6/7/08
	3801 CORNATION CROSS DRIVE, SUITE 80		Drawn:	J. CORLEY
	LAS VEGAS, NEVADA 89164		Checked:	P. BURN
	PHONE (702) 228-8088		Job Number:	807.004.03

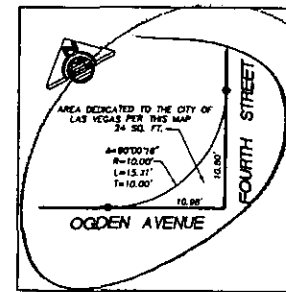
VAC-27995
06/12/08 PC
REVISED

RECEIVED
MAY 06 2008

(41)



BASIS OF BEARING
SOUTH 27°45'00" WEST, BEING THE BEARING OF THE CENTERLINE OF THIRD STREET
BETWEEN STEWART AVENUE AND CORDEN AVENUE, AS SHOWN IN FILE 43 OF SURVEYS, AT
PAGE 78, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.



DETAIL
NOT TO SCALE

HORIZON SURVEYS
8801 CORNINGTON CIRCLE DRIVE, SUITE 80
LAS VEGAS, NEVADA 89144
PHONE (702) 236-8086

VAC-27995
06/12/08 PC
REVISED

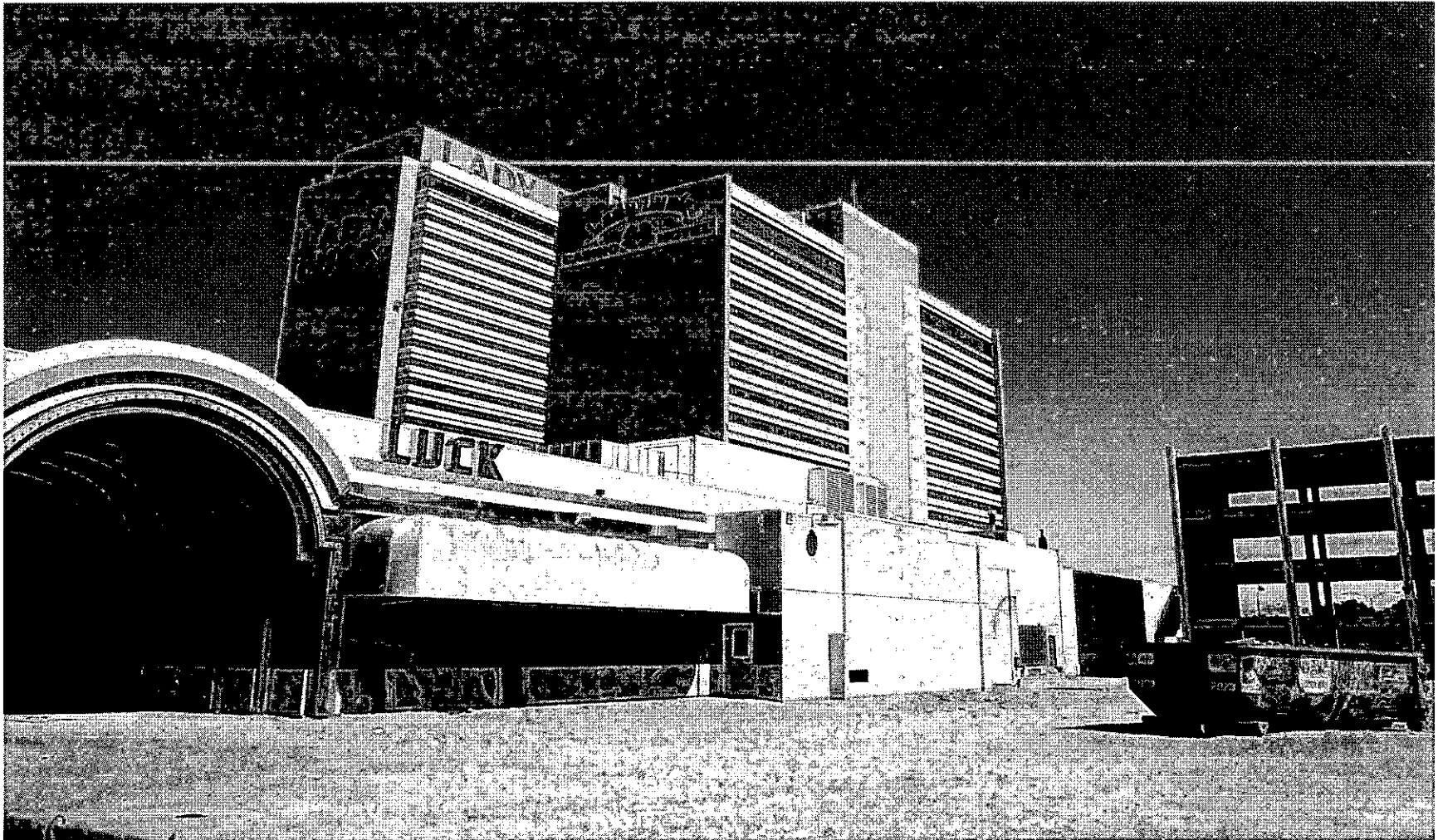
RECEIVED
MAY 08 2008



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

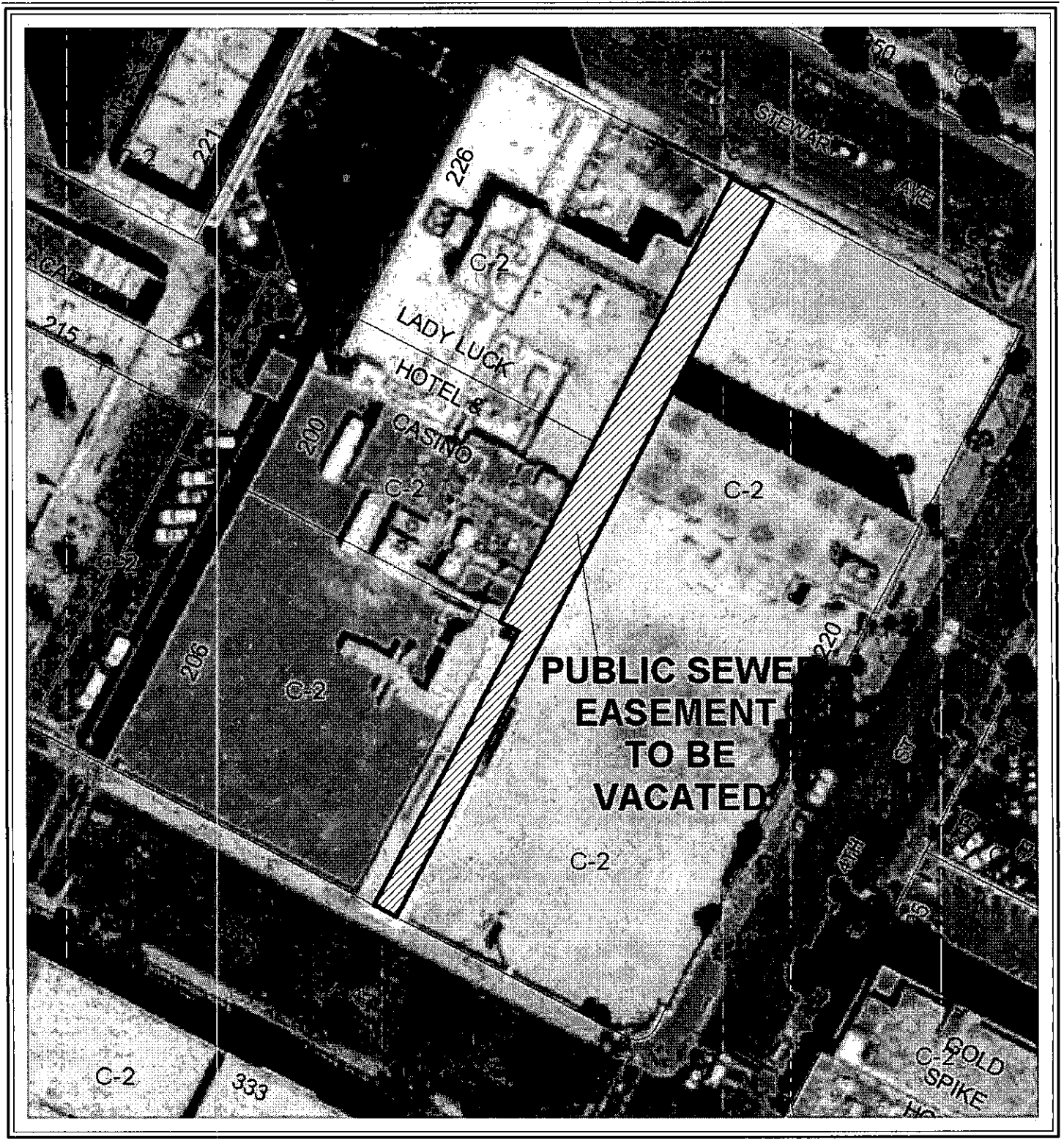




VAC-27995 - APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC AND BLACKMAN ALFRED & I
FAMILY TRUST ET AL
NORTHWEST CORNER OF OGDEN AVENUE AND 4TH STREET
JUNE 12, 2008 PLANNING COMMISSION

04/14/08



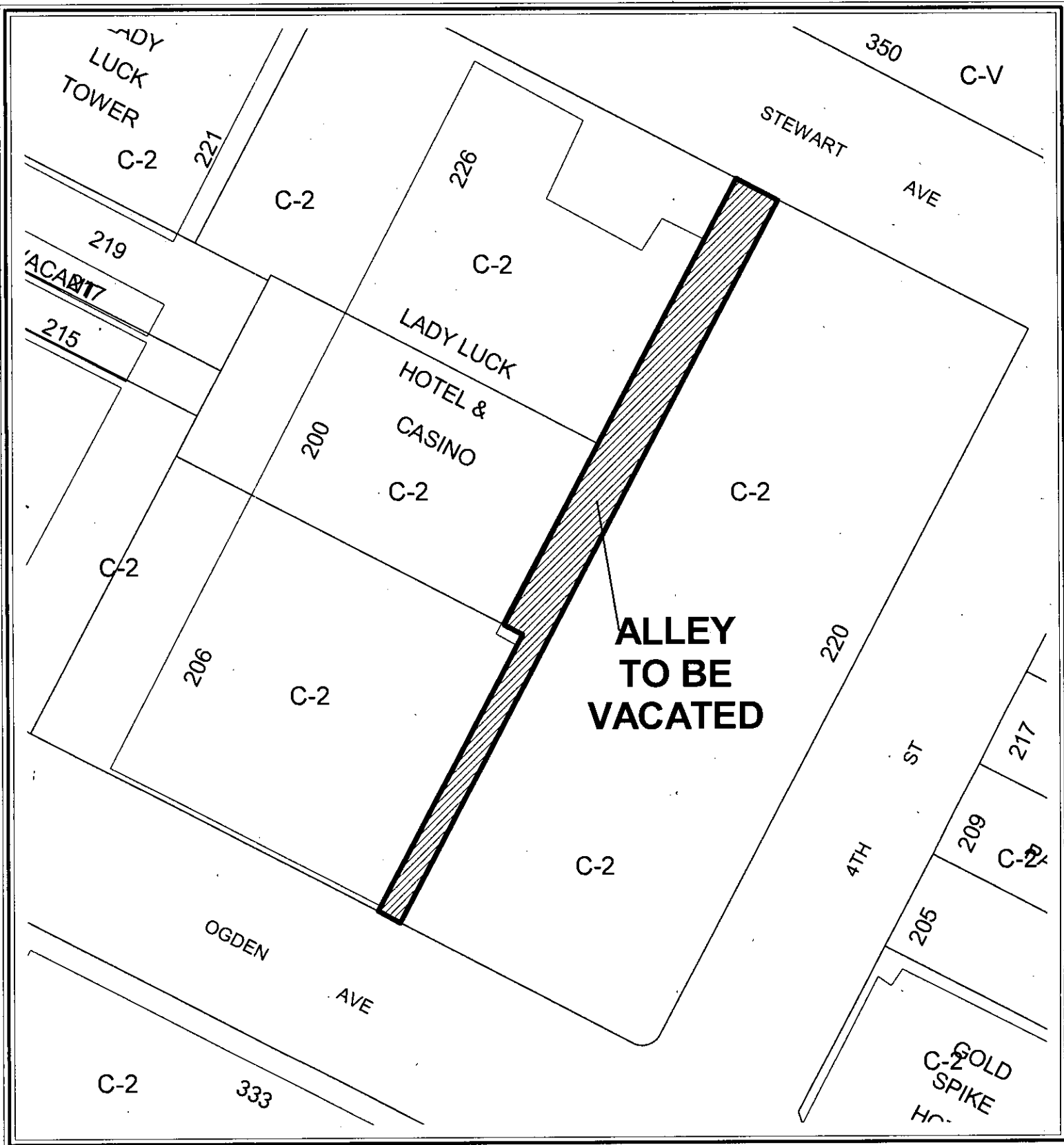


CASE: VAC-27995

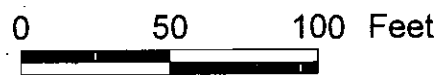
0 50 100 Feet

A horizontal scale bar with three segments, corresponding to the 0, 50, and 100-foot markings.





CASE: VAC-27995



MEMORANDUM



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.

