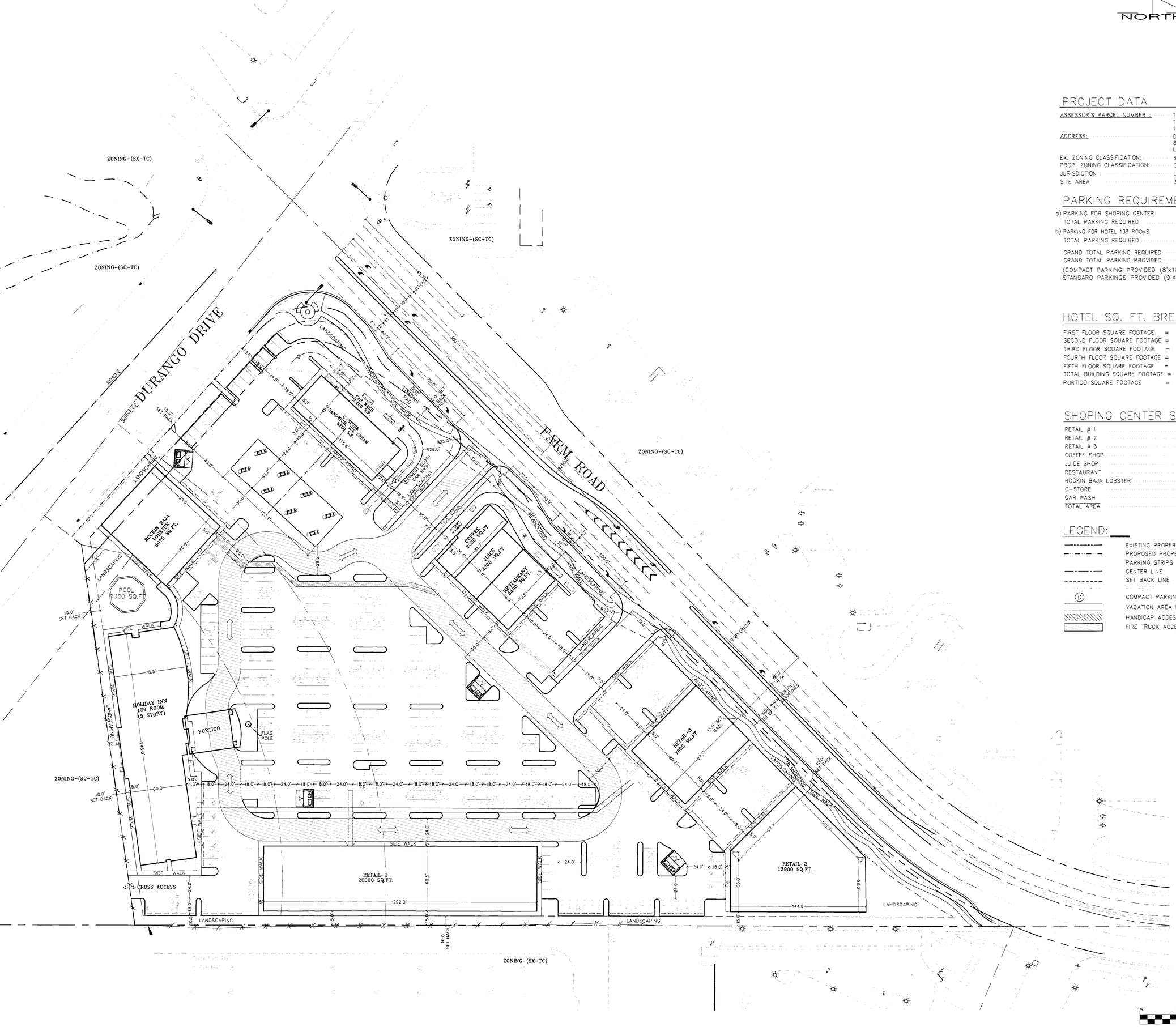
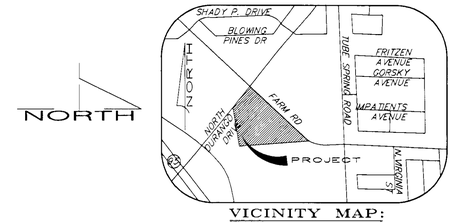




VICINITY MAP:
N.T.S.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER : 125-17-601-010, 125-17-601-007, 125-17-601-013.

ADDRESS: DURANGO FARM ROAD COMMERCIAL, 8433 FARM ROAD, LAS VEGAS, NEVADA 89143

EX. ZONING CLASSIFICATION: SC-TC
PROP. ZONING CLASSIFICATION: GC-TC
JURISDICTION : LAS VEGAS – 89143
SITE AREA 348140 SQ.FT (7.99 ACRES APROX)

PARKING REQUIREMENT

a) PARKING FOR SHOPING CENTER (1/250 @ 65325 SQ.FT.)
TOTAL PARKING REQUIRED 262 SPACES

b) PARKING FOR HOTEL 139 ROOMS (1 SPACE PER ROOM)
TOTAL PARKING REQUIRED 139 SPACES

GRAND TOTAL PARKING REQUIRED 401 SPACES
GRAND TOTAL PARKING PROVIDED 404 SPACES

(COMPACT PARKING PROVIDED (8'x18') = 44 SPACES < 30% OF REQUIRED PARKINGS
STANDARD PARKINGS PROVIDED (9'X18') = 360 SPACES))

HOTEL SQ. FT. BREAKDOWN

FIRST FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
SECOND FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
THIRD FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
FOURTH FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
FIFTH FLOOR SQUARE FOOTAGE	=	15390 SQ.FT.
TOTAL BUILDING SQUARE FOOTAGE	=	76950 SQ.FT. (EXCLUDING PORTICO)
PORTICO SQUARE FOOTAGE	=	2300 SQ.FT.

SHOPING CENTER SQ.FT BREAKDOWN

RETAIL # 1	20000 SQ.FT.
RETAIL # 2	13900 SQ.FT.
RETAIL # 3	7850 SQ.FT.
COFFEE SHOP	2200 SQ.FT.
JUICE SHOP	2300 SQ.FT.
RESTAURANT	3400 SQ.FT.
ROCKIN BAJA LOBSTER	8075 SQ.FT.
C-STORE	5200 S.F.
CAR WASH	2400 S.F.
TOTAL AREA	65325 S.F.

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE AFTER VACATION AND DEDICATION
- PARKING STRIPS
- CENTER LINE
- SET BACK LINE
- COMPACT PARKING(8'x18')
- VACATION AREA PROPOSED
- HANDICAP ACCESSIBLE RAMP AND ROUTE
- FIRE TRUCK ACCESS ROUTE

APPROVED
CITY COUNCIL DATE: 9-17-08
PLANNING COMMISSION DATE: 5-14-08
BY: PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

RECEIVED
JUN 10 2008

VAC-23548
07/24/08 PC

REVISIONS:

ACE ENGINEERING
5195 S. DURANGO DRIVE
LAS VEGAS, NV 89113
PHONE: (702) 396-5113, FAX: (702) 396-7912
CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

TITLE: SITE PLAN

PROJECT: 'DURANGO' FARM ROAD COMMERCIAL
8433 FARM ROAD
LAS VEGAS, NEVADA 89143

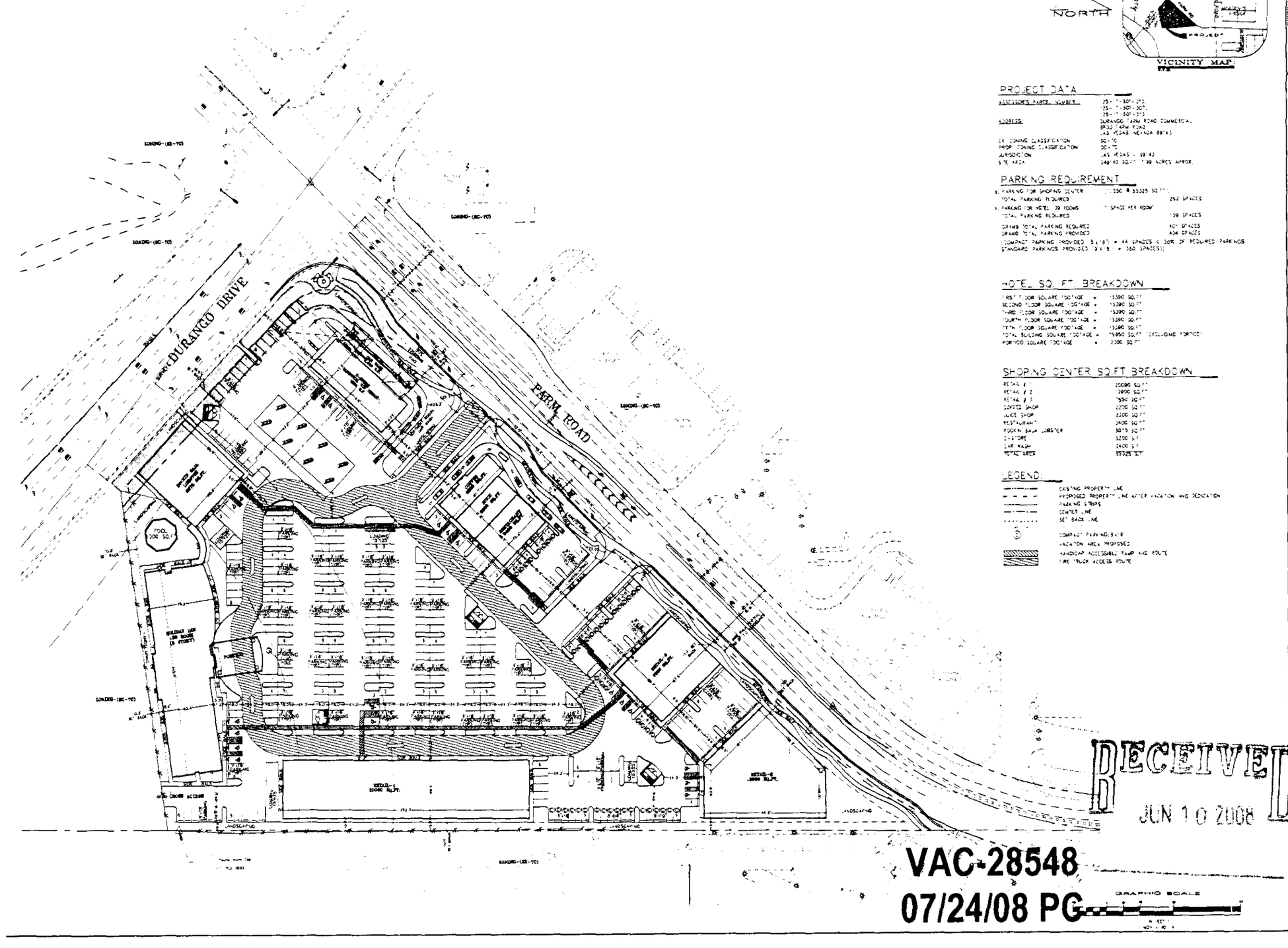
SEAL: PROFESSIONAL ENGINEER - STATE OF NEVADA, JASPAL S. SIDHU, EXP. DATE 06/30/2008, CIVIL, No. 13796

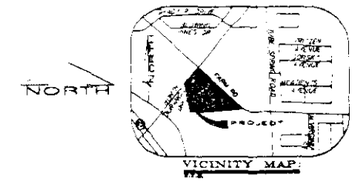
DATE: 05/24/2008

JOB : 08-03
DWG. BY: HS
CHK. BY: MB

A1_PR25

SHEET 1 OF 12





PROJECT DATA

ASSESSOR'S PARCEL NUMBER	125-17-501-202 125-17-501-207 125-17-501-213
ADDRESS	DURANGO / FARM ROAD COMMERCIAL 8433 FARM ROAD LAS VEGAS, NEVADA 89143
CURRENT ZONING CLASSIFICATION	SC-TC
PROPOSED ZONING CLASSIFICATION	SC-TC
JURISDICTION	LAS VEGAS - 89143
SITE AREA	349,140 SQ.FT. (8.00 ACRES APPROX)

PARKING REQUIREMENT

1. PARKING FOR SHOPPING CENTER	(1:250 @ 55325 SQ.FT.)	
TOTAL PARKING REQUIRED		262 SPACES
2. PARKING FOR HOTEL 30 ROOMS	(1 SPACE PER ROOM)	
TOTAL PARKING REQUIRED		30 SPACES
GRAND TOTAL PARKING REQUIRED		107 SPACES
GRAND TOTAL PARKING PROVIDED		306 SPACES

(COMPACT PARKING PROVIDED: 3 x (8'-0") = 44 SPACES < 30% OF REQUIRED PARKING
STANDARD PARKING PROVIDED: 9 x 18 = 360 SPACES)

HOTEL SQ. FT. BREAKDOWN

FIRST FLOOR SQUARE FOOTAGE =	15390 SQ.FT.
SECOND FLOOR SQUARE FOOTAGE =	15390 SQ.FT.
THIRD FLOOR SQUARE FOOTAGE =	15390 SQ.FT.
FOURTH FLOOR SQUARE FOOTAGE =	15390 SQ.FT.
FIFTH FLOOR SQUARE FOOTAGE =	15390 SQ.FT.
TOTAL BUILDING SQUARE FOOTAGE =	76950 SQ.FT. (EXCLUDING PORTICO)
PORTICO SQUARE FOOTAGE =	2000 SQ.FT.

SHOPPING CENTER SQ.FT. BREAKDOWN

RETAIL # 1	10000 SQ.FT.
RETAIL # 2	3000 SQ.FT.
RETAIL # 3	3500 SQ.FT.
COFFEE SHOP	2200 SQ.FT.
JUICE SHOP	2200 SQ.FT.
RESTAURANT	3400 SQ.FT.
ROCKIN' BAJA LOBSTER	3015 SQ.FT.
DAYTONA	3200 S.F.
CAR WASH	2400 S.F.
TOTAL AREA	55325 S.F.

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE AFTER VACATION AND DEDICATION
- PARKING STRIPS
- CENTER LINE
- SET BACK LINE
- COMPACT PARKING SPACE
- VACATION AREA PROPOSED
- HANDICAP ACCESSIBLE RAMP AND ROUTE
- FIRE TRUCK ACCESS ROUTE

REVISIONS

ACE ENGINEERING
8890 S. DURANGO DRIVE
LAS VEGAS, NV 89113
PHONE: (702) 896-8000, FAX: (702) 896-7711
CIVIL • PLANNING • LAND DEVELOPMENT • BUILDING DESIGN

SITE PLAN
'DURANGO' FARM ROAD COMMERCIAL
8433 FARM ROAD
LAS VEGAS, NEVADA 89143

PROJECT

SEAL

DATE 05/24/2008
JOB 59-03
DWG BY MS
CHK BY MB

A1_PR25

SHEET
1 OF 12

RECEIVED
JUN 10 2008

VAC-28548
07/24/08 PC

APPROVED
CITY COUNCIL DATE 9-17-08
PLANNING COMMISSION DATE 8-14-08
BY: X
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Stamped 6-10-2008 (S)
VAC-28548 PC 1/24/08 FILED → 4/17/08 approved
VAC-28548 PC 7/24/08 APPROVED → 8/14/08 PC

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

December 4, 2009

Pichat Pojanasomboon
9000 Emerald Hills Way
Las Vegas, Nevada 89117

RE: EOT-36070 - ADMINISTRATIVE - EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time of a previously approved Vacation (VAC-28548), which vacated portions of Durango Drive Farm Road generally located on the southeast corner of Durango Drive and Farm Road, Ward 6 (Ross) was considered administratively by the Planning and Development Department staff.

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

1. This Extension of Time shall expire on September 17, 2010 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Vacation (VAC-28548) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Pallop and Ampai Siripipat
5106 Pinelake Road
Wesley Chapel, Florida 33543

Ms. Tanya Tivorsak
2292 Uinta Street
Denver, Colorado 80238

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

September 19, 2008

Mr. James Zeiter
Investment Capital Fund, LLC
2200 Paseo Verde Parkway, Suite #330
Henderson, Nevada 89052

NO ONE-YEAR EXPIRATION STATEMENT?

RE: VAC-28548 - VACATION
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008
RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712, SUP-28713, SUP-28868 AND SDR-28535

Dear Mr. Zeiter:

The City Council at a regular meeting held September 17, 2008 APPROVED the Petition to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road. The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2008. This approval is subject to:

Planning & Development

1. Provide proof that the Nevada Department of Transportation (NDOT) has determined that the existing right-of-way is no longer needed to support the US95 access ramps, and has relinquished all access rights thereto.

2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28535 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation. All new improvements shall conform to the Town Center Development Standards.

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

Sincerely,

Gabriela Portillo-Brenner

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Pallop and Ampai Siripipat
5106 Pinelake Road
Wessexchapel, Florida 33543

Pichat and Saman Pojanasomboon
9000 Emerald Hills Way
Las Vegas, Nevada 89117-5740

Ms. Tanya Tivorsak
2292 Uinta Street
Denver, Colorado 80238

Mr. Alan Tivorsak
2292 Uinta Street
Denver, Colorado 80238

Rapinder Chima
3067 Palace Gate Court
Las Vegas, Nevada 89117

Ms. Linda Tivorsak
4413 North 24th Place
Phoenix, Arizona 85016

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 17, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-28540 - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

1. Provide proof that the Nevada Department of Transportation (NDOT) has determined that the existing right-of-way is no longer needed to support the US95 access ramps, and has relinquished all access rights thereto.

2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28535 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation. All new improvements shall conform to the Town Center Development Standards.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Petition to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road.

Planning cannot support this Vacation as it is part of a proposed development that is not compatible and harmonious with surrounding development.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.
01/04/05	Code Enforcement cited (#24873) a vacant lot with trash and debris left from temporary Christmas tree sales. The case was closed on 01/20/05.
02/22/05	Code Enforcement cited (#26291) an illegal sign on the property. The case was closed on 02/24/05.
11/14/06	Code Enforcement cited (#47958) a vacant lot with trash and debris left from temporary pumpkin sales for Halloween. The case was closed on 11/21/06.
08/14/08	The Planning Commission recommended approval of companion items MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712, SUP-28713, SUP-28868 and SDR-28535 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #33/jm).
Related Building Permits/Business Licenses	
09/23/05	A Temporary Commercial Permit (#4597) was issued for a pumpkin sales lot at the southwest corner of Farm Road and Durango Drive.
11/14/05	A Temporary Commercial Permit (#10307) was issued for a Christmas tree sales lot at the southwest corner of Farm Road and Durango Drive.
09/25/06	A Temporary Commercial Permit (#17097) was issued for a Christmas tree sales lot at the southwest corner of Farm Road and Durango Drive.
09/17/07	A Temporary Commercial Permit (#24612) was issued for a Christmas tree sales lot at the southwest corner of Farm Road and Durango Drive.
Pre-Application Meeting	
03/20/08	A pre-application meeting was held and elements of this application were discussed. In addition to this application, a Major Modification and several Special Use Permit applications were discussed. A list was provided detailing the Waivers from Town Center Development Standards that the applicant needed to request. Submittal requirements were discussed.

Neighborhood Meeting	
07/01/08	A neighborhood meeting was held on Tuesday, July 1, 2008 at 5:30 p.m. at the YMCA Club in the CLV Community Resource Room located at 6601 North Buffalo Drive. There were 29 members of the public, seven representatives of the applicant and two city staff were present. The applicant and one of the proposed tenants offered a presentation on the proposed development. Members of the public raised the following questions and concerns: • Concerns were raised regarding the height of the hotel building (the applicant explained that the building would be approximately 55 to 60 feet in height). Some members of the public requested that the height be reduced to three stories, and stated that five-story buildings were inappropriate in that area (the east side of the freeway). • Several concerns were expressed regarding traffic flow and the amount of traffic generated by the development. The applicant noted that the traffic study for the project had already been completed, and was being reviewed by city staff. Specific concerns were raised about northbound traffic coming out of the development onto Farm Road, potential increases in traffic on Tule Springs, construction traffic on eastbound Farm Road, and whether or not a traffic light could be installed at the entrance to the development. • One member of the public stated that the hotel use was inappropriate for the site; others questioned the viability of the hotel based on the proximity of the Santa Fe Hotel/Casino and the new hotel/casino at the Kyle Canyon development. • Questions were raised relative to the other tenants proposed for the site and the ability of the developer to lease the retail space based on current market conditions. • Concerns were raised regarding the carwash and any buffers that would be provided to screen the use, and whether the use was necessary. • Questions were raised regarding impacts to the homes that are proposed abutting the site in the Village of Centennial Springs development. • Concerns were raised relative to the signage proposed for the site; the applicant stated that they would comply with the Town Center requirements.

Field Check	
07/01/08	A field check was made on site. The site is currently an undeveloped property that is juxtaposed between two major streets. To the south of this property is a mixed-use development that is under construction and across Farm Road to the north is a large shopping center.

Details of Application Request	
Site Area	
Gross Acres	7.97

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center)] Special Land Use Designation
North	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation
South	Single Family Residential, Retail, Condominiums, Mixed Use	TC (Town Center)	T-C (Town Center) [SX-TC (Suburban Mixed Use – Town Center)] Special Land Use Designation
East	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center)] Special Land Use Designation
West	Undeveloped	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center)] Special Land Use Designation

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		N*
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Trails	X		Y**
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

**Multiple Waivers of the Town Center Development Standards have been requested as part of the companion Site Development Plan Review (SDR-28535).*

***A Multi-Use Transportation Trail is required adjacent to this site on Farm Road. The proposal adheres to Exhibit 1 of the Transportation Trails Element of The Las Vegas 2020 Master Plan.*

DESCRIPTION

This is a request to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road.

The above property is legally described as a portion of right-of-way; said property being a portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 19 south, Range 60 east, M.D.M.
The subject site is currently zoned T-C (Town Center) with a SC-TC (Service Commercial – Town Center) Special Land Use designation. The applicant is proposing a Major Modification (MOD-28538) of the Town Center Land Use Plan to GC-TC (General Commercial – Town Center). The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities.

In addition to this application, the applicant has requested a Variance (VAR-28540) to allow a 60-foot setback where Residential Adjacency Standards require 185 feet for a proposed Hotel; a Special Use Permit (SUP-28542) for a proposed 7,900 square-foot Liquor Establishment (Tavern) and an associated Gaming Establishment, Restricted License Special Use Permit (SUP-28712); a Special Use Permit (SUP-28544) for a proposed 5,100 square-foot Convenience Store with Fuel Pumps with a Waiver to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required, an associate Gaming Establishment, Restricted License (SUP-28713), and Special Use Permit (SUP-28868) for Accessory Package Liquor Off-Sale; a Special Use Permit (SUP-28546) for a proposed Hotel with a Waiver to allow a zero-foot separation from a single-family detached dwelling where 330 feet is required; Petition to Vacate (VAC-28548) a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road; and a Site Development Plan Review (SDR-28535) for a 139-room five-story Hotel and a 64,700 square-foot retail development with Waivers to allow a five-story building where two stories is the maximum height permitted and a 14-foot setback where a 20-foot setback is required for retail buildings on 7.97 acres at the southwest corner of Durango Drive and Farm Road.

ANALYSIS

A) Planning discussion

Planning cannot support this Vacation as it is part of a proposed development that is not compatible and harmonious with surrounding development.

B) Public Works discussion

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in uniform widths as the right-of-way line along Durango Drive and Farm Road will follow the existing constructed width.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the existing roadway adjacent to this vacation request is constructed to full width.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-28535 for the adjacent hotel property.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 10 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 + 013

Name of Property Owner: LINDA TIVORSAK

Name of Applicant: Rapinder Chima

Name of Representative: Rapinder Chima

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 X 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: LINDA TIVORSAK

Subscribed and sworn before me

This 21st day of May, 2008

[signature]

Notary Public in and for said County and State

OFFICIAL SEAL
FLORICEL MURRIETA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 24, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 & 013

Name of Property Owner: Tanya Tivorsak

Name of Applicant: Rapinder China

Name of Representative: Rapinder China

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: Tanya Tivorsak

Print Name: Tanya Tivorsak

Subscribed and sworn before me

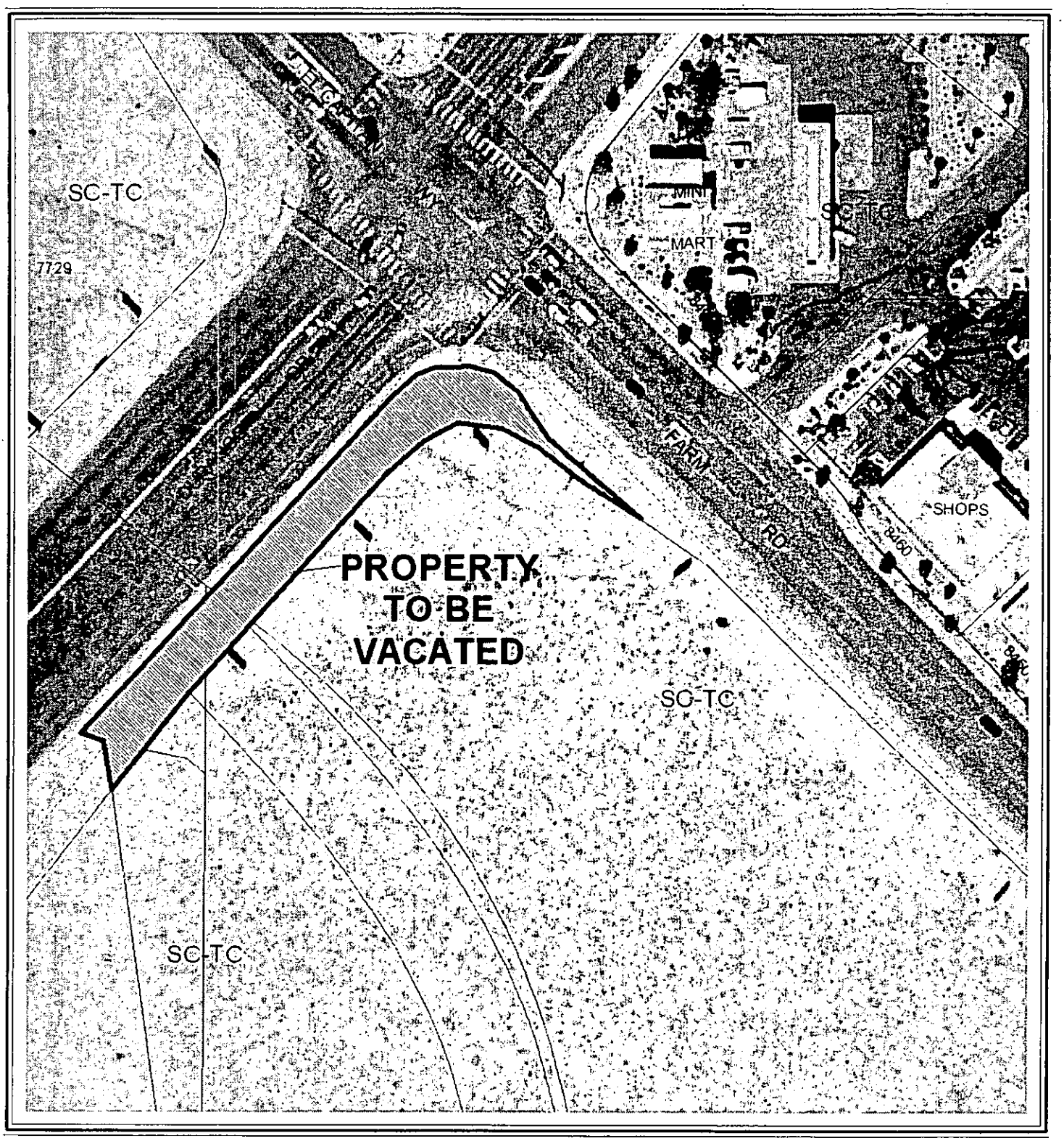
This 1st day of May, 2008

Lia Nelson-James

Notary Public in and for said County and State

My Commission exp 10/16/2011

LIA NELSON-JAMES
Notary Public
State of Colorado



0 20 40 Feet

CASE: VAC-28548

0 20 40 Feet

CASE: **VAC-28548**

N

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 15, 2008

Mr. James Zeiet
Investment Capital Fund, LLC
2200 Paseo Verde Parkway, Suite #330
Henderson, Nevada 89052

RE: VAC-28548 - VACATION

Dear Mr. Zeiet:

Your petition to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road, Ward 6 (Ross), was considered by the Planning Commission on August 14, 2008.

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

1. Provide proof that the Nevada Department of Transportation (NDOT) has determined that the existing right-of-way is no longer needed to support the US95 access ramps, and has relinquished all access rights thereto.

2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28535 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation. All new improvements shall conform to the Town Center Development Standards.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

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.

This item will be considered by the City Council on ***September 17, 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:clb

cc: Pallop and Ampai Siripipat
5106 Pinelake Road
Wessexchapel, Florida 33543

Rapinder Chima
3067 Palace Court
Las Vegas, Nevada 89117

Mr. Alan Tivovsak
2292 Uinta Street
Denver, Colorado 80238

Ms. Tanya Tivovsak
2292 Uinta Street
Denver, Colorado 80238

Pichat and Saman Pojanasomboon
9000 Emerald Hills Way
Las Vegas, Nevada 89117-5740

Ms. Linda Tivorsak
4413 North 24th Place
Phoenix, Arizona 85016

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

JULY 29, 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-28556 AND VAC-28548 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, AUGUST 1, 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
CASE PLANNING DIVISION

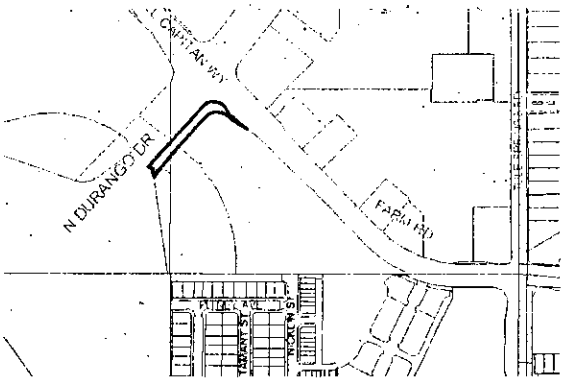
/NL

ATTACHMENT

Application Information

VAC-28548 - VACATION RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712, SUP-28713 AND SUP-28868 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Petition to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road, Ward 6 (Ross)

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 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-28548 - VACATION RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712, SUP-28713 AND SUP-28868 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Petition to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road, Ward 6 (Ross)

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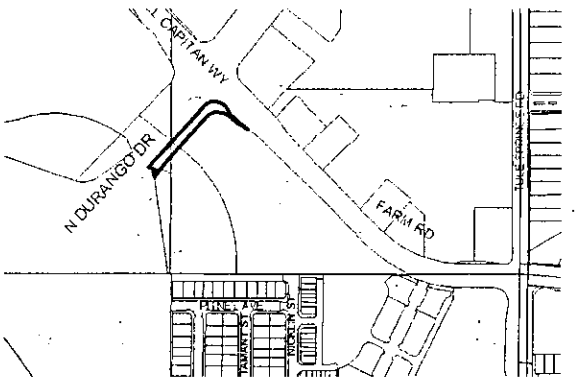

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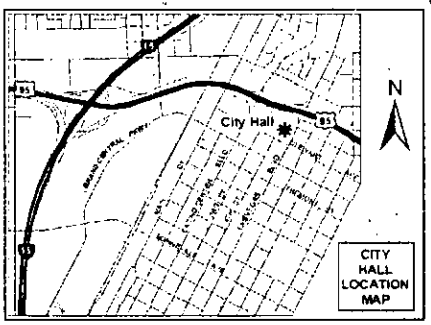
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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

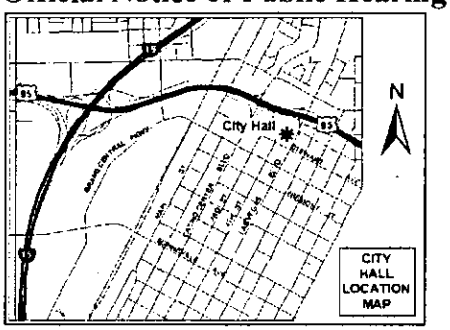
Please use available blank space on card for your comments.

VAC-28548

Planning Commission Meeting of 8/14/2008

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAC-28548

Planning Commission Meeting of 8/14/2008

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: July 1, 2008
Re: **VAC-28548** Investment Capital Fund, LLC SWC of Durango Drive and Farm Road
Request for a Petition of Vacation of Public Right-of-Way

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in uniform widths as the right-of-way line along Durango Drive and Farm Road will follow the existing constructed width.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the existing roadway adjacent to this vacation request is constructed to full width.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, SDR-28535 for the adjacent hotel property.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

If approved, the following conditions are recommended:

CONDITIONS OF APPROVAL:

1. Provide proof that the Nevada Department of Transportation (NDOT) has determined that the existing right-of-way is no longer needed to support the US95 access ramps, and has relinquished all access rights thereto.
2. Prior to recordation of an Order of Vacation, provide a plan acceptable to the City Engineer showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that no un-maintained "no-man's land" areas are produced by this action, and all affected parties are aware of the final disposition of the property to be vacated. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate public drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. If easements are retained, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer. The drainage study required by SDR-28535 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation. All new improvements shall conform to the Town Center Development Standards.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 06/13/08

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:	INVESTMENT CAPITAL FUND, LLC.
FILE NUMBER:	VAC-28548

A REQUEST HAS BEEN SUBMITTED BY INVESTMENT CAPITAL FUND, LLC - ET AL ON BEHALF OF PICHAT AND SAMAN POJANSOMBOON, ET AL TO VACATE A PORTION OF DURANGO DRIVE AND FARM ROAD GENERALLY LOCATED ON THE SOUTHEAST CORNER OF DURANGO DRIVE AND FARM ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED:

A PORTION OF RIGHT-OF-WAY; SAID PROPERTY BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: JUNE 25, 2008

PLANNING COMMISSION MEETING: JULY 24, 2008

ATTACHMENT:
All others: location map

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

(Revised 3/02)

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 14, 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-28548

Appaloosa Canyon Quarterhorse Falls HOA

Astoria Trails North HOA

Astoria Trails South HOA

Aventine-Tramonti HOA

Briar Hill Park Owners Association

Carriage Park Community Association

Cedar Springs HOA

Centennial Heights HOA

Centennial Park HOA

Centennial Point Community Association

Chatham Hills Association

Elkhorn Community Association

Four Winds Owners Association

Northern Lights at Elkhorn Springs HOA

Remington Place HOA

Rosabella at Travato HOA

San Marino Circle HOA

Spinnaker Homes At Centennial Hills HOA

Spring Mountain Ranch Master Association

The Meadows At Elkhorn Springs HOA

Tripoly At Towne Center HOA

Tule Springs Community NCG

Valley Crest HOA

Whisper Creek HOA

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/13/08
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: INVESTMENT CAPITAL FUND, LLC.

FILE NUMBER: VAC-28548

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COMMENTS DUE TO BART ANDERSON BY: JUNE 25, 2008

PLANNING COMMISSION MEETING: JULY 24, 2008

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

(Revised 1/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 06/13/08

TO:	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:	INVESTMENT CAPITAL FUND, LLC.
FILE NUMBER:	VAC-28548

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COMMENTS DUE BY: JUNE 25, 2008

PLANNING COMMISSION MEETING: JULY 24, 2008

ATTACHMENT:
All others: location map

(Revised 3/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		**DATE: 06/13/08**
TO:	**COX COMMUNICATIONS**	**DAN DeFIESTA**
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	**MEGHAN O'NEAL**
	EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	**SUE MULANAX**

SUBJECT:	**PETITION OF VACATION**
APPLICANT:	**INVESTMENT CAPITAL FUND, LLC.**
FILE NUMBER:	**VAC-28548**

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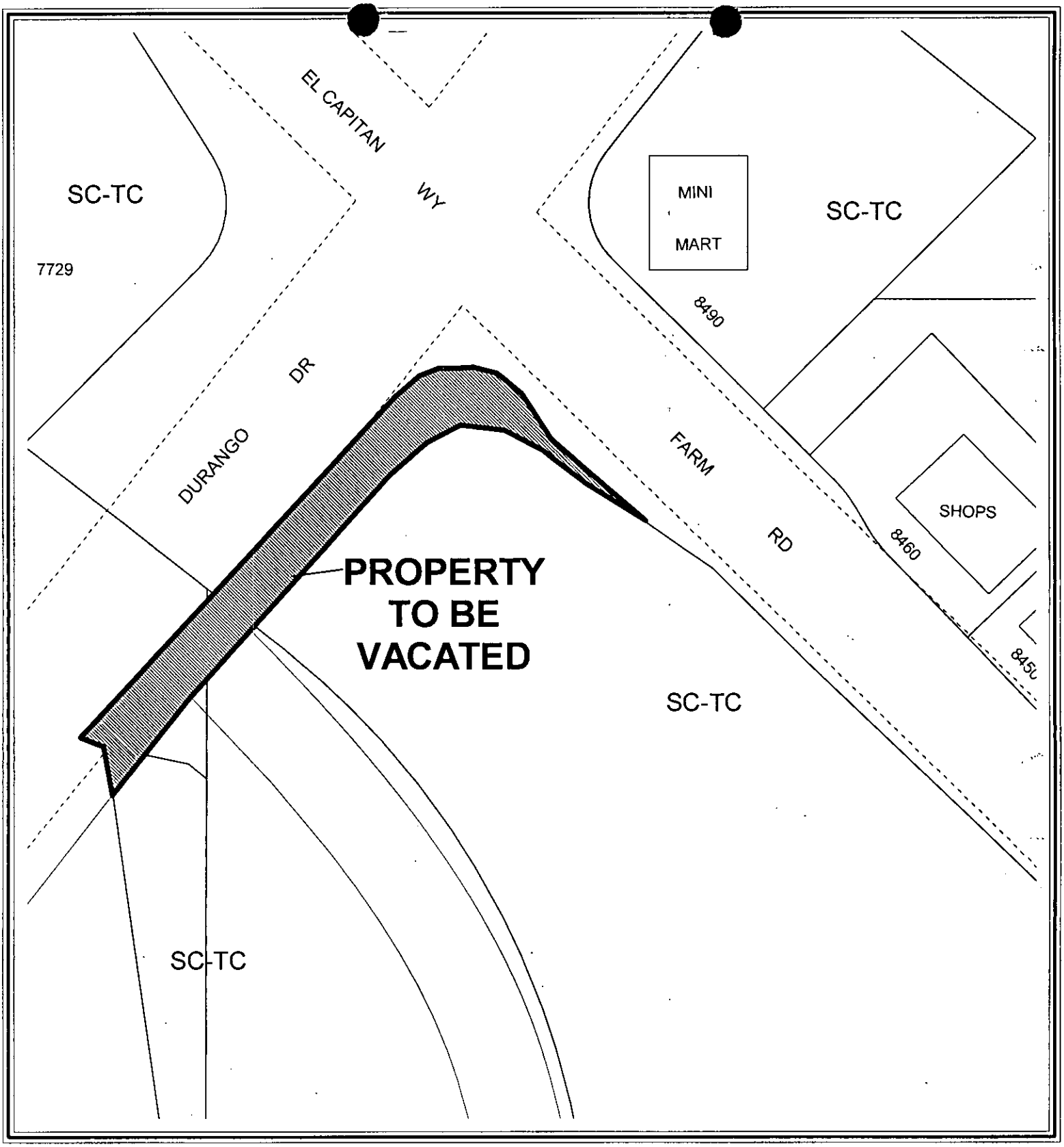
COMMENTS DUE BY: JUNE 25, 2008

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: JULY 24, 2008

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



0 20 40 Feet

CASE: **VAC-28548**

N

CITY OF LAS VEGAS

From:

INTER-OFFICE MEMORANDUM

Date

June 12, 2008

RECEIVED
CITY CLERK
2008 JUN 13 A 10: 59

TO:

City Clerk's Office

FROM:

Evan DuVall, Planner I
Current Planning
X6893

SUBJECT:

Stamp In Planning Applications

COPIES TO:

Attached is one (1) Vacation application that needs to be stamped in and returned to Current Planning:

VAC-28548 - VACATION - PUBLIC HEARING - APPLICANT: INVESTMENT CAPITAL FUND, LLC, ET AL - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Petition to Vacate a portion of Durango Drive and a Portion of Farm Road generally located on the south east corner of Durango Drive and Farm Road, Ward 6 (Ross)

Please return the stamped Planning Application to Carman, x6897. Please contact me if there are any questions.

Pre-Application Conference

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST

Item Required YES	Item Required NO		Additional Notes
		APPLICATION	
☒	☐	Signed and notarized by *all* property owners or authorized agent(s)	
☒	☐	Grant deed and legal description	
☒	☐	*Detailed* justification letter	
☒	☐	Reduced 8.5" x 11" copy of *all* plans and elevations	
☒	☐	Full size, rolled, color copy of *all* plans and elevations	
☒	☐	Correct fee(s): $ 500 $ 300 $ ____ Total = $ 800	
☒	☐	Assessor Parcel Map	
☒	☐	Statement of Financial Interest	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
		~~SITE PLAN~~ Vacation Exhibit — Folded Plans: 3 — Rolled/Colored Plans: 1	
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	*All* property lines and present dimensions labeled	
☐	☒	*All* building setbacks labeled	
☐	☒	*All* adjacent existing land uses and street names labeled	
☐	☒	*All* points of ingress and egress shown	
☐	☒	ADA accessibility requirements shown/labeled	
☐	☒	Parking standard(s) utilized: ____	
☐	☒	Parking space count and typical dimensions labeled #regular ____ #compact ____ #handicap ____ Total ____	
☐	☒	*All* free-standing sign locations shown and heights and sizes noted	
		LANDSCAPE PLAN — Folded Plans: — Rolled/Colored Plans:	
☐	☒	11" x 17" min. to 24" x 36" max. page size	
☐	☒	North arrow, scale, and vicinity map	
☐	☒	*All* property lines and present dimensions labeled	
☐	☒	*All* required perimeter landscape planters shown	
☐	☒	*All* required parking lot fingers/islands shown	
☐	☒	Quantity, size, species/variety of *all* trees, shrubs, and ground cover	
		BUILDING ELEVATIONS — Folded Plans: — Rolled/Colored Plans:	
☐	☒	11" x 17" min. to 24" x 36" max. page size	
☐	☒	Scale and building dimensions labeled	
☐	☒	North, south, east, and west elevations of *all* buildings	
☐	☒	*All* building materials and colors noted	
☐	☒	8" x 10" photo of original color and material board	
☐	☒	*All* wall sign locations shown and sizes noted	
		FLOOR PLANS — Folded Plans: — Rolled Plans:	
☐	☒	11" x 17" min. to 24" x 36" max. page size	
☐	☒	Scale and building dimensions labeled	
☐	☒	*All* building entrances/exits shown	
☐	☒	Use of *all* rooms noted/labeled	

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

Applicant: Rupee Chima — Application Type: Vacation

APN: 125-17-601-010-007 & 013 — Location: Durango / Farm

Planner: [signature] — Pre-App Meeting Date: 5-09-08 — Earliest PC Date: 7-10-08

Revised 10/17/07

A/P # 28548 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/10/2008 15:27	984890	**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-28548 - VACATION - PUBLIC HEARING - APPLICANT: INVESTMENT CAPITAL FUND, LLC, ET AL - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Petition to Vacate a portion of Durango Drive and a Portion of Farm Road generally located on the south east corner of Durango Drive and Farm Road, Ward 6 (Ross)

Parent A/P #
Project # 28548 **Project/Phase Name** PORTION OF FARM AND DURANGO VA **Phase #**
Size/Area 8.00 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 12517601013

Location

Owner/Tenant

Contact ID AC1532871 **Name** ALAN TIVORSAK TRUST
Mailing Address 2292 UINTA ST **Organization**
City OENVER **State/Province** CO
ZIP/PC 80238 **Country** ☐ **Foreign**
Day Phone (720)841-3681 x **Evening Phone**
Fax **Mobile #**

Contact ID AC31235 **Name** INVESTMENT CAPITAL FUND LLC ETAL
Mailing Address 2200 PASEO VERDE PKWY #330 **Organization** % J ZEITER
City HENDERSON **State/Province** NV
ZIP/PC 89052 **Country** ☐ **Foreign**
Day Phone (702)436-3133 x **Evening Phone**
Fax (702)436-3177 **Mobile #**

Contact ID AC1532875 **Name** LINDA TIVORSAK
Mailing Address 4413 N 24TH PLACE **Organization**
City PHOENIX **State/Province** AZ
ZIP/PC 85016 **Country** ☐ **Foreign**
Day Phone (602)501-0044 x **Evening Phone**
Fax **Mobile #**

Contact ID AC1532876 **Name** PALLOP AND AMPAI SIRIPIPAT
Mailing Address 5106 PINELAKE ROAO **Organization**
City WESSEXCHAPEL **State/Province** FL
ZIP/PC 33543 **Country** ☐ **Foreign**
Day Phone (813)991-4399 x **Evening Phone**
Fax **Mobile #**

Owner/Tenant

Contact ID AC1532873 **Name** TANYA TIVORSAK
Mailing Address 2292 UNITA ST **Organization**
City DENVER **State/Province** CO
ZIP/PC 80238 **Country** ☐ **Foreign**
Day Phone (720)251-5966 x **Evening Phone**
Fax **Mobile #**

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12517601007
12517601013
12517601015

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1532871 ☐ **Foreign**
Effective **Expire**
Name ALAN TIVORSAK TRUST
Day Phone (720)841-3681 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 2292 UINTA ST
DENVER, CO 80238
Seasonal Addr

Valid From **To**
Comments
Contact Alan Tivorsak

Primary N **Capacity** APPL **Contact ID** AC1532872 ☐ **Foreign**
Effective **Expire**
Name RAPINDER CHIMA
Day Phone (702)498-6058 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (866)688-8089 **Mobile** **Profession**
E-Mail
Address 3067 PALACE COURT
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments
Contact Rapinder Chima

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1532873 ☐ **Foreign**
Effective **Expire**
Name TANYA TIVORSAK
Day Phone (720)251-5966 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 2292 UNITA ST
DENVER, CO 80238
Seasonal Addr

Valid From **To**
Comments
Contact Tanya Tivorsak

Primary N **Capacity** OWNER **Contact ID** AC31235 ☐ **Foreign**
Effective **Expire**
Name INVESTMENT CAPITAL FUND LLC ETAL
Day Phone (702)436-3133 x **Eve Phone** **Organization** % J ZEITER
Pager **PIN #** **Position**
Fax (702)436-3177 **Mobile** **Profession**
E-Mail
Address 2200 PASEO VERDE PKWY #330
HENDERSON, NV 89052
Seasonal Addr

Valid From **To**
Comments
COntact James Zeiter

Primary N **Capacity** APPL **Contact ID** AC1532877 ☐ **Foreign**
Effective **Expire**
Name PICHAT AND SAMAN POJANASOMBOOM
Day Phone (702)233-4699 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 900 EMERALD HILL WAY
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments
Contact PICHAT AND SAMAN POJANASOMBOOM

Primary N **Capacity** OWNER **Contact ID** AC1532876 ☐ **Foreign**
Effective **Expire**
Name PALLOP AND AMPAI SIRIPIPAT
Day Phone (813)991-4399 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 5106 PINELAKE ROAD
WESSEXCHAPEL, FL 33543
Seasonal Addr

Valid From **To**
Comments
Contact Pallop Siripipat

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1532875 ☐ **Foreign**
Effective **Expire**
Name LINDA TIVORSAK
Day Phone (602)501-0044 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 4413 N 24TH PLACE
PHOENIX, AZ 85016
Seasonal Addr

Valid From **To**
Comments
Contact Linda Tivorsak

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1532872 ☐ **Foreign**
Effective **Expire**
Name RAPINDER CHIMA
Day Phone (702)498-6058 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (866)688-8089 **Mobile** **Profession**
E-Mail
Address 3067 PALACE COURT
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments
Contact Rapinder Chima

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
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
FIRE COMM	
NEIGH P&S	
SEWER	
LAND DEV	
FLOOD	
ROW	
SID	
SURVEY	

Item Description	Item Status
TEFO	
TRAFFIC	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/10/2008 16:03	300.00
PROCESSING FEE	P	06/10/2008 16:03	500.00
	Total Unpaid	0.00 **Total Paid**	800.00

Review Activities Act# Comp By	Act Type Comments	Status	Waived	Issued	Started	Completed
278904	DEVCO	0	N	06/12/2008 16:38		
278905	FIRE COMM	0	N	06/12/2008 16:38		
278915	FIRE ENG	0	N	06/12/2008 16:38		
278909	FLOOD	0	N	06/12/2008 16:38		
278908	LAND DEV	0	N	06/12/2008 16:38		
278906	NEIGH P&S	0	N	06/12/2008 16:38		
278910	ROW	0	N	06/12/2008 16:38		
278907	SEWER	0	N	06/12/2008 16:38		
278911	SID	0	N	06/12/2008 16:38		
278912	SURVEY	0	N	06/12/2008 16:38		
278913	TEFO	0	N	06/12/2008 16:38		
278914	TRAFFIC	0	N	06/12/2008 16:38		

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC) **Modified By** CLOPEZ **Modified Date/Time** 06/10/2008 15:27

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Detail PLANNING LEGAL DESCRIPTION **Modified By** EDUVALL **Modified Date/Time** 06/12/2008 16:38

Comments

No Comments

PLANNING LEGAL

Enter legal description

VAC-28278

A REQUEST HAS BEEN RECEIVED FROM INVESTMENT CAPITAL FUND, LLC - ET AL ON BEHALF OF PICHAT AND SAMAN POJANSOMBOON, ET AL TO VACATE A PORTION OF DURANGO DRIVE AND FARM ROAD GENERALLY LOCATED ON THE SOUTHEAST CORNER OF DURANGO DRIVE AND FARM ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED:

A PORTION OF RIGHT-OF-WAY; SAID PROPERTY BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Check Conditions

Condition	Approval Supervisor Required	Approved By	Approved Date	Applied By	Applied Date	Assigned	Comments

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
07/24/2008	PC	SCHEDULED		0	0	0
CLOPEZ	06/10/2008					

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	CO NAME WHO PICKED UP CONTACT#	890381	06/10/2008 16:04		0.00
NATASHA DECARVALHO FOR RAPINDER CHIMA; CK #0097; 702-396-5113 (ACE ENGINEERING)					

ACE Engineering
Civil Engineering • Structural Engineering • Land Planning

May 25, 2008

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Subject: ***Durango Farm Road Commercial, 8433 Farm Road***
Site Development Plan Review – Special Use Permit, Major Modification, Variance, Waiver and Vacation of Excess Right of Way
APN Numbers 125-17-601-010, 007 & 013

Dear Sir/Madam,

On behalf of my client, Mr. Rupee Chima, we are submitting a development plan for his property located on the southwest corner of Durango Drive and Farm Road. The Assessors Parcel numbers are 125-17-601-007, 125-17-601-010, and 125-17-601-013. Farm Road and Durango Drive are both major streets and capable of carrying any additional traffic generated by our project.

A Major Modification to the Centennial Hills Sector Plan, from SC-TC to GC-TC is requested, in order to allow all of our proposed development.

We wish to provide a much needed hotel, both for the guests of Centennial Hills residents and for out-of-town family members who have loved ones at Centennial Hills Hospital. In order to attract a quality hotelier to the area a certain minimum number of rooms must be available. We are proposing a Holiday Inn with 139 guest rooms. A Special Use Permit for a hotel is being requested for this project. Due to the height of this building, we are asking for a Variance from Title 19.08.060(B)1.(a), the Residential Adjacency Proximity Slope, to allow a 60 foot setback along the southern property line where 170 feet are required. We are also seeking Waivers from the Town Center Development Standards, to allow a hotel to be 60 feet from a single-family dwelling where 330 feet are required, to allow a 5-story building where a 2-story limit is in place.

In addition to the Holiday Inn, we are proposing approximately 65,325 square feet of retail buildings, which will include
- A Convenience Store with fuel pumps and a full service Car Wash,
- A fast-food retail area including a Restaurant, Juice and Coffee shops with a drive-through
- A Tavern
- Other shops and services.

RECEIVED
JUN 10 2008

VAC-28548
07/24/08 PC

5195 S. Durango Drive • Las Vegas, NV 89113 • Phone : (702) 396-5113 • Fax : (702) 396-7912
www.aceengineering.us

Declassified

ACE Engineering
Civil Engineering • Structural Engineering • Land Planning

For the convenience store we are seeking Special Use Permits for Fuel Pumps, a Retail Establishment with Accessory Package Liquor (Off-Sale), and a Gaming Establishment Restricted License. Our plan exceeds all required separation distances.

We are also asking for Special use Permits to allow a Liquor Establishment (Tavern) and a Restaurant (with drive-though). Again, we exceed the separation distance requirements for these uses.

Retail Buildings #1 and #2 are single story and are proposed 15 feet from the southern property line. A Waiver to allow a 15-foot setback whereas 20 feet is required, is requested. The residential property line on South is separated by 30 feet wide residential street from the south property line, thereby making total distance of 45 ft from Retail to Residential Property line.

Durango Drive is fully developed and constructed along the subject property. We hereby request, to vacate excess right of way (13,715 square feet) on Durango and Farm Road. A dedication of 5,029 square feet of area is being made along Farm Road, in order to conform to Centennial Hills Standards.

We believe each of our proposed uses will provide a necessary service for our neighbors in Centennial Hills and be compatible with the surrounding development, which is commercially zoned on each of the other corners of this major intersection. Upon completion, the hotel and other tenants will contribute to the retail choices available within the Town Center area and enhance the lifestyles of our neighbors in Centennial Hills.

Respectfully yours,

Ace Engineering

Jeff Ahner
Project Manager

RECEIVED
JUN 10 2008

VAC-28548
07/24/08 PC

5195 S. Durango Drive • Las Vegas, NV 89113 • Phone : (702) 396-5113 • Fax : (702) 396-7912
www.aceengineering.us

Received

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

CITY CLERK
2008 JUN 13 A 10:57

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Durango + Farm SW Corner

Project Name N/A **Proposed Use** GC

Assessor's Parcel #(s) 123-17-601-007 **Ward #** 6

General Plan: existing _____ proposed ✓ **Zoning:** existing _____ proposed ✓

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER LINDA TIVORSAK **Contact** _____
Address 4413 N. 24th PLACE **Phone:** 602-501-0244 **Fax:** _____
City PHOENIX **State** AZ **Zip** 85016

APPLICANT Rapinder China **Contact** Rapinder China
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

REPRESENTATIVE Rapinder China **Contact** Rapinder China
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

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 LINDA TIVORSAK

Subscribed and sworn before me
This 21st day of May, 2008.
[signature]
Notary Public in and for said County and State

OFFICIAL SEAL
FLORICEL MURRIETA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 24, 2011

FOR DEPARTMENT USE ONLY

Case #	VAC-28548
Meeting Date:	7/24/08
Total Fee:	800
Date Accepted:	6/10/08
Accepted By:	Claudia

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

COPY

Revised 04/26/05

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

CITY CLERK
2008 JUN 13 A 10:57

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Durango & Farm SW Corner

Project Name N/A **Proposed Use** GC

Assessor's Parcel #(s) 125-17-601-007 **Ward #** 6

General Plan: existing _____ proposed ✓ **Zoning:** existing _____ proposed ✓

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Tanya Tivorsak **Contact** _____
Address 2292 Uinta St **Phone:** 720-251-5966 **Fax:** _____
City Denver **State** CO **Zip** 80238

APPLICANT Rapinder Chima **Contact** Rapinder Chima
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

REPRESENTATIVE Rapinder Chima **Contact** Rapinder Chima
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

Property Owner Signature* Tanya Tivorsak
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Tanya Tivorsak

Subscribed and sworn before me
This 21st day of May, 20 08.
Lia Nelson-James
Notary Public in and for said County and State
My Commission Exp. 10/16/2011

LIA NELSON-JAMES
Notary Public
State of Colorado

FOR DEPARTMENT USE ONLY

Case #	VAC-28548
Meeting Date:	7/24/08
Total Fee:	800
Date Accepted:	6/10/08
Accepted By:	Claudia

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

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Revised 04/26/05

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
CITY CLERK
2008 JUN 13 A 10:57

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Durango & Farm SW corner

Project Name N/A **Proposed Use** GC

Assessor's Parcel #(s) 125-17-601-007 **Ward #** 6

General Plan: existing _____ proposed ✓ **Zoning:** existing _____ proposed ✓

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Alan Tiversalz **Contact** _____
Address 2292 Uinta St **Phone:** 7208413681 **Fax:** _____
City Denver **State** CO **Zip** 80238

APPLICANT Rapinder China **Contact** Rapinder China
Address 3067 Palace Court **Phone:** 702 498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

REPRESENTATIVE Rapinder China **Contact** Rapinder China
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

Property Owner Signature* _____

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

Print Name Alan Tiversalz

Subscribed and sworn before me

This 21 day of May

Betty Cullins

Notary Public in and for said County and State

BETTY CULLINS NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 5/24/2011

FOR DEPARTMENT USE ONLY

Case #	VAC-28548
Meeting Date:	7/24/08
Total Fee:	800
Date Accepted:	6/10/08
Accepted By:	Clemencia

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

COPY

Revised 04/26/05

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PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
CITY CLERK
2008 JUN 13 A 10:57

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Durango & Farm South West corner

Project Name N/A **Proposed Use** GC

Assessor's Parcel #(s) 125-17-601-015 **Ward #** 6

General Plan: existing _____ proposed ✓ **Zoning:** existing _____ proposed ✓

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Investment Capital Fund, LLC **Contact** James Zeiter
Address 2200 Paseo Verde Pkwy #330 **Phone:** 702-436-3133 **Fax:** 702-436-3177
City Henderson **State** Nevada **Zip** 89052

APPLICANT Rapinder Chima **Contact** Rapinder Chima
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** Nevada **Zip** 89117

REPRESENTATIVE Rapinder Chima **Contact** Rapinder Chima
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** Nevada **Zip** 89117

Property Owner Signature* _____

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

Print Name James Zeiter, Manager

Subscribed and sworn before me

This 21st day of May, 20 08.

Amy Ruth Short

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
AMY RUTH SHORT
My Appointment Expires
February 25, 2009
No: 05-95161-1

FOR DEPARTMENT USE ONLY

Case #	VAC-28548
Meeting Date:	7/24/08
Total Fee:	800
Date Accepted:	6/10/08
Accepted By:	Claudia

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

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Revised 04/26/05

RECEIVED
CITY CLERK
2008 JUN 13

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Durango + Farm SW Corner

Project Name N/A **Proposed Use** GC

Assessor's Parcel #(s) 125-17-601-013 **Ward #** 6

General Plan: existing _____ proposed ✓ **Zoning:** existing _____ proposed ✓

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER Pallop and Ampai Siripipat
Address 5110 Pinelake Rd **Phone:** 813 991 4399 **Fax:** _____
City Wesconchapee **State** FL **Zip** 33543

APPLICANT Rapinder China **Contact** Rapinder China
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

REPRESENTATIVE Rapinder China **Contact** Rapinder China
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

Property Owner Signature* Ryan Sijin

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

Print Name PALLOP SIRIPIPAT / AMPAI SIRIPIPAT

Subscribed and sworn before me

This 22nd day of May, 20 08

Deanna K. Swartz

Notary Public in and for said County and State Whatcom, Wa

Notary Public
State of Washington
DEANNA K. SWARTZ
MY COMMISSION EXPIRES
December 12, 2010

FOR DEPARTMENT USE ONLY

Case #	VAC-28548
Meeting Date:	7/24/08
Total Fee:	800
Date Accepted:	6/10/08
Accepted By:	Claudia

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

COPY

Revised 04/26/05

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

CITY CLERK
2008 JUN 13 A 10:57

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Durango & Farm SW Corner

Project Name N/A **Proposed Use** GC

Assessor's Parcel #(s) 125-17-601-013 **Ward #** 6

General Plan: existing _____ proposed ✓ **Zoning:** existing _____ proposed ✓

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 8 **Lots/Units** N/A **Density** N/A

Additional Information _____

PROPERTY OWNER PICHAT + SAMAN POJANASOMBOON **Contact** _____
Address 9000 Emerald Hill Wy **Phone:** 702 233 4699 **Fax:** _____
City LV **State** NV **Zip** 89117

APPLICANT Rapinder Chima **Contact** Rapinder Chima
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

REPRESENTATIVE Rapinder Chima **Contact** Rapinder Chima
Address 3067 Palace Court **Phone:** 702-498-6058 **Fax:** 866-688-8089
City Las Vegas **State** NV **Zip** 89117

Property Owner Signature* _____

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

Print Name PICHAT POJANASOMBOON
SAMAN POJANASOMBOON

Subscribed and sworn before me

This 22 day of May, 2008.

Notary Public in and for said County and State

RAY OUTLAW
Notary Public State of Nevada
No. 05-95150-1
My appt. exp. Mar. 10, 2009

FOR DEPARTMENT USE ONLY

Case #	VAC-28598
Meeting Date:	7/24/08
Total Fee:	800
Date Accepted:	6/10/08
Accepted By:	Claudia

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

COPY

Revised 04/26/05

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 + 013

Name of Property Owner: LINDA TIVORSAK

Name of Applicant: Rapinder Chima

Name of Representative: Rapinder Chima

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 X 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: LINDA TIVORSAK

Subscribed and sworn before me

This 21st day of May, 2008

[signature]

Notary Public in and for said County and State

OFFICIAL SEAL
FLORICEL MURRIETA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 24, 2011

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 & 013

Name of Property Owner: Tanya Tivorsak

Name of Applicant: Rapinder China

Name of Representative: Rapinder China

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: Tanya Tivorsak

Print Name: Tanya Tivorsak

Subscribed and sworn before me

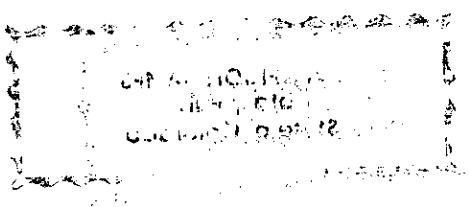
This 21st day of May, 2008

Lia Nelson-James

Notary Public in and for said County and State

My Commission exp 10/16/2011

LIA NELSON-JAMES
Notary Public
State of Colorado



PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 + 013

Name of Property Owner: Alan Tivorsak

Name of Applicant: Rapinder Chima

Name of Representative: Rapinder Chima

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 X 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: Alan Tivorsak

Subscribed and sworn before me

This 21 day of May, 2008

Betty Cullins

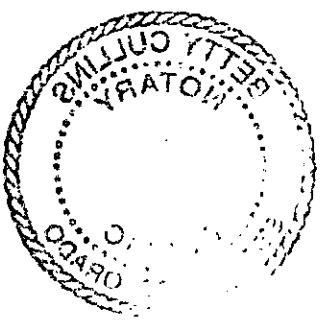
Notary Public in and for said County and State

BETTY CULLINS NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 5/24/2011

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc


BETTY CULLINS
NOTARY
OREGON

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 + 013

Name of Property Owner: Pallop and Ampai Siripipat

Name of Applicant: Rapinder Chima

Name of Representative: Rapinder Chima

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 X 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] Ampai Siripipat

Print Name: Pallop Siripipat
Ampai Siripipat

Subscribed and sworn before me

This 22nd day of May, 2008

Deanna K. Swartz

Notary Public in and for said County and State
Whatcom / Washington

Notary Public
State of Washington
DEANNA K. SWARTZ
MY COMMISSION EXPIRES
December 12, 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-28548** APN: 125-17-601-010, 007 & 013

Name of Property Owner: Investment Capital Fund, LLC

Name of Applicant: Rapinder Chima

Name of Representative: Rapinder Chima

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: James Zeiter, Manager

Subscribed and sworn before me

This 21st day of May, 2008.

Amy Ruth Short

Notary Public in and for said County and State

Notary Public · State of Nevada
County of Clark
AMY RUTH SHORT
My Appointment Expires
February 25, 2009
No: 05-95161-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-28548 APN: 125-17-601-010, 007 + 013

Name of Property Owner: PICHAT + SAMAN POJANASOMBOON

Name of Applicant: Rapinder China

Name of Representative: Rapinder China

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: PICHAT POJANASOMBOON
SAMAN POJANASOMBOON

Subscribed and sworn before me

This 22 day of May, 2007

[signature]
Notary Public in and for said County and State

RAY OUTLAW
Notary Public State of Nevada
No. 05-95150-1
My appt. exp. Mar. 10, 2009

ADDENDUM NO. 2
TO PURCHASE AGREEMENT

In reference to the Purchase Agreement executed by RAPINDER CHIMA &/OR ASSIGNEES as Buyer(s) and PICHAT POJANASOMBOON, SAMAN POJANASOMBOON as Seller(s), dated November 13, 2007 covering the real property at APN #12517601013, LAS VEGAS, NV 89143, the ☐ Buyer ☐ Seller hereby proposes that the Purchase Agreement be amended as follows:

PURCHASE PRICE IS INCLUSIVE OF COMMISSIONS TO BE PAID BY SELLER TO VANDANA BHALLA OF LIBERTY REALTY. BUYER, RAPINDER S. CHIMA AND VANDANA BHALLA OF LIBERTY REALTY TO RELEASE SELLER FROM ANY FUTURE CLAIMS REGARDING THE COMMISSION.

When executed by both parties, this Addendum is made an integral part of the aforementioned Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☐ Buyer ☒ Seller — Date: 3-20-08

☐ Buyer ☑ Seller — Time: 3-20-00

Acceptance:

☐ Buyer ☐ Seller — Date

☐ Buyer ☐ Seller — Time

Prepared by: _____ Agent's Name — _____ Phone

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SUP-28542	SUP-28544
SUP-28545	SUP-28546
SUP-28547	SUP-28712
SUP-28713	SDR-28535
MOD-28538	08/14/08 PC

ADDENDUM NO. 2
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WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☐ Buyer ☒ Seller — Date 3-20-08

☐ Buyer ☑ Seller — Time 3-20-00

Acceptance:

☐ Buyer ☒ Seller Pallop Sirapipat — Date 4-4-08

☐ Buyer ☒ Seller Ampai Sirapipat — Time 4-4-08

Prepared by: _____ Agent's Name _____ Phone

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☐ Buyer ☒ Seller — Date 3-20-08

☐ Buyer ☒ Seller — Time 3-20-00

Acceptance:

☐ Buyer ☒ Seller Alan Tivorsak — Date 4/5/08

☐ Buyer ☒ Seller — Time

Prepared by: _____ Agent's Name _____ Phone

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ADDENDUM NO. 2
TO PURCHASE AGREEMENT

In reference to the Purchase Agreement executed by RAPINDER CHIMA &/OR ASSIGNEES as Buyer(s) and PICHAT POJANASOMBOON, SAMAN POJANASOMBOON as Seller(s), dated November 13, 2007 covering the real property at APN #12517601013, LAS VEGAS, NV 89143, the ☐ Buyer ☐ Seller hereby proposes that the Purchase Agreement be amended as follows:

PURCHASE PRICE IS INCLUSIVE OF COMMISSIONS TO BE PAID BY SELLER TO VANDANA BHALLA OF LIBERTY REALTY. BUYER, RAPINDER S. CHIMA AND VANDANA BHALLA OF LIBERTY REALTY TO RELEASE SELLER FROM ANY FUTURE CLAIMS REGARDING THE COMMISSION.

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WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☐ Buyer ☒ Seller — Date 3-20-08

☐ Buyer ☒ Seller — Time 3-20-00

Acceptance:

☐ Buyer ☒ Seller Tanya Tivorsak — Date 4/3/08

☐ Buyer ☒ Seller — Time

Prepared by: _____ Agent's Name — Phone

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MOD-28538	08/14/08 PC

ADDENDUM NO. 2
TO PURCHASE AGREEMENT

In reference to the Purchase Agreement executed by RAPINDER CHIMA &/OR ASSIGNEES as Buyer(s) and PICHAT POJANASOMBOON, SAMAN POJANASOMBOON as Seller(s), dated November 13, 2007 covering the real property at APN #12517601013 . . . . . LAS VEGAS, NV 89143, the ☐ Buyer ☐ Seller hereby proposes that the Purchase Agreement be amended as follows:

PURCHASE PRICE IS INCLUSIVE OF COMMISSIONS TO BE PAID BY SELLER TO VANDANA BHALLA OF LIBERTY REALTY. BUYER, RAPINDER S. CHIMA AND VANDANA BHALLA OF LIBERTY REALTY TO RELEASE SELLER FROM ANY FUTURE CLAIMS REGARDING THE COMMISSION.

When executed by both parties, this Addendum is made an integral part of the aforementioned Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☒ Buyer ☒ Seller — Date 3-20-08

☐ Buyer ☑ Seller — Time 3-20-08

Acceptance:

☐ Buyer ☒ Seller Linda Tivorsak — Date 4/9/2008

☐ Buyer ☒ Seller — Time

Prepared by: _____ Agent's Name — Phone

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In reference to the Purchase Agreement executed by RAPINDER CHIMA &/OR ASSIGNEES as Buyer(s) and PICHAT POJANASOMBOON, SAMAN POJANASOMBOON as Seller(s), dated November 13, 2007 covering the real property at APN #12517601013 , LAS VEGAS, NV 89143, the ☐ Buyer ☐ Seller hereby proposes that the Purchase Agreement be amended as follows:

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When executed by both parties, this Addendum is made an integral part of the aforementioned Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☐ Buyer ☒ Seller — Date: 3-20-08

☐ Buyer ☒ Seller — Time: 3-20-00

Acceptance:

☒ Buyer ☐ Seller Rapinder Chima and/or Assignees — Date: 3/20/08

☐ Buyer ☐ Seller — Time: 3pm

Prepared by: _____ Agent's Name _____ Phone

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SUP-28545	SUP-28546
SUP-28547	SUP-28712
SUP-28713	SDR-28535
MOD-28538	08/14/08 PC

ADDENDUM NO. 1
TO PURCHASE AGREEMENT

In reference to the Purchase Agreement executed by RAPINDER CHIMA &/OR ASSIGNEES as Buyer(s) and PICHAT POJANASOMBOON, SAMAN POJANASOMBOON as Seller(s), dated November 13, 2007 covering the real property at APN #12517601013, LAS VEGAS, NV 89143, the ☐ Buyer ☐ Seller hereby proposes that the Purchase Agreement be amended as follows:

PURCHASE PRICE IS INCLUSIVE OF COMMISSIONS TO BE PAID BY SELLER TO VANDANA BHALLA OF LIBERTY REALTY. BUYER, RAPINDER S. CHIMA AND VANDANA BHALLA OF LIBERTY REALTY TO RELEASE SELLER FROM ANY FUTURE CLAIMS REGARDING THE COMMISSION.

When executed by both parties, this Addendum is made an integral part of the aforementioned Purchase Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

☐ Buyer ☒ Seller — Date 3-20-08

☐ Buyer ☒ Seller — Time 3-20-00

Acceptance: Investment Capital Fund

☐ Buyer ☒ Seller James Zeiter — Date

☐ Buyer ☒ Seller — Time

Prepared by: _____ Agent's Name _____ Phone

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SUP-28545	SUP-28546
SUP-28547	SUP-28712
SUP-28713	SDR-28535
MOD-28538	08/14/08 PC

990107 01455

Affix R.P.T.T. $
Escrow No. 98112517-AG

GRANT, BARGAIN, SALE DEED

(2)

THIS INDENTURE WITNESSETH: That

Pallop Siripipat and Ampai Siripipat, husband and wife as joint tenants with full right of survivorship

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

Investment Capital Fund, LLC, a Nevada Limited Liability Company

AN UNDIVIDED 10% INTEREST IN AND TO all that real property situated in the County of Clark, State of Nevada, boonded and described as follows:

EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, FOR THE LEGAL DESCRIPTION

APN 125-17-601-001

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 21st day of December 1998.

Pallop Siripipat

Ampai Siripipat

STATE OF ~~NEVADA~~ Missouri)
) ss.
COUNTY OF ~~Clark~~ Platte)

On this 21st day of December 1998 appeared before me, a Notary Public,
Pallop Siripipat
Ampai Siripipat
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Sharon M Wright
Notary Public

My commission expires: 06-30-02

Escrow No. 98112517-036-AG

When recorded, mail to:

Investment Capital Fund,LLC
Attention: Jim Zeiter
3068 E. Sunset Road
Las Vegas, NV 89107

SHARON WRIGHT
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXP. JUNE 30,2002

COPY

Exhibit A

State of Nevada, bounded and described as follows:

Government Lot Seven (7) in Section 17, Township 19 South, Range 60 East, M.D.M., according to the Official Plat on file with Bureau of Land Management.

Excepting therefrom all that portion lying within U.S. Highway 95 (Rancho Dr.) as the same exists on said land.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
01-07-99 14:46 TNL 2
OFFICIAL RECORDS
BOOK: 990107 INST: 01455
FEE: 8.00 RPTT: 740.00

20000517
01839

CLARK COUNTY, NEVADA
DECLARATION OF VALUE

Recording Date _____ Book _____ Page _____ Instrument # _____

Full Value of Property Interest Conveyed $ _____

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 2) $ _____

Real Property Transfer Tax Due $ _____

If exempt, state reason. NRS 375.090, Section 8 Explain:

To Trust no consideration

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.
Alan L. Tivorsak Signature of Declarant	Signature of Declarant
Alan L. Tivorsak Name (Please Print)	Name (Please Print)
1716 Country Lane Address	Escrow Number
Atchison, KS 66002 City State Zip	Firm Name
	Address
	City State Zip

1819

NTC - 08/22/89

Assessor Copy

COPY

Y403

20000517
01839

APN - 125-17-601-001
APN - 125-17-601-003

QUIT CLAIM DEED

This indenture made this 22 day of March, 200 0, between ALAN L. TIVORSAK, a single person, of the County of Atchison, State of Kansas, party of the first part, and ALAN L. TIVORSAK, or his successors-in-trust, Trustee of THE ALAN L. TIVORSAK TRUST originally dated March 22, 2000, whose mailing address is 1716 Country Lane, Atchison, Kansas 66002, party of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto said party of the second part, its successors and assigns forever, an undivided ten percent (10%) interest in all that certain lot, piece or parcel of land situate, lying and being in the County of Clark and the State of Nevada, and more particularly described as follows, to-wit:

Government Lot SEVEN (7) in Section 17, Township 19 South, Range 60 East, M.D.M., according to the Official Plat on file with Bureau of Land Management.

EXCEPTING THEREFROM:

1. The lands covered by an Easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA DEPARTMENT OF HIGHWAYS, for Right-of-Way for Federal aid highway recorded December 22, 1972, in Book 288 as Document No. 247599 of Official Records.
2. The lands covered by an easement affecting that portion of said land for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA DEPARTMENT OF TRANSPORTATION, for Right-of-Way, recorded June 22, 1990, in Book 900622 as Document No. 01101 of Official Records.
3. The lands covered by those Rights of Highway purposes granted to the NEVADA DEPARTMENT OF HIGHWAYS, its successors or assigns, by Right-of-Way No. CC-018138, pursuant to the Act of November 9, (42 Stat. 216) as to Lots 7 and 10.
4. The lands covered by those Rights for Communication Line purposes granted to Nevada Bell, its successors or assigns, by Right-of-Way No. CC-021488, pursuant to the Act of March 4, 1911, as amended (formerly 43 U.S.C. 961) as to Lots 7 and 10.

COPY

5. The lands covered by those Rights for Highway purposes granted to the NEVADA DEPARTMENT OF TRANSPORTATION, its successors or assigns, by Right-of-Way No. N-46063, pursuant to the Act of August 27, 1958 (23 U.S.C. 317 as to Lots 7, 8 and 10).

SUBJECT TO:
1. Taxes for the fiscal year.
2. Covenants, condition, restrictions, reservations, Rights-of-Way and Easements of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. To have and to hold, all and singular the said premises together with the appurtenances unto said party of the second part, and its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand the day and year first above written.

ALAN L. TIVORSAK

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On March 22, 200[illegible], before me, a notary public, personally appeared ALAN L. TIVORSAK, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

DEBBIE J. SWENSON
My Appt. Exp.

My appointment expires:
May 9, 2003

Notary Public
Printed Name: Debbie J. Swenson

When recorded return to:
Nancy Schmidt Roush
Shook, Hardy & Bacon L.L.P.
P.O. Box 25128
Overland Park, KS 66225-5128

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
SHOOK HARDY ET AL
05-17-2000 17:00 CPD
OFFICIAL RECORDS
BOOK: 20000517 INST: 01839
FEE: 8.00 RPTT: EX#008

COPY
ASSESSOR'S COPY
COPY

19990920
.02008

APN-125-17-601-001
APN-125-17-601-003 **QUIT CLAIM DEED**

(2)

This indenture made this 13th day of August, 1999, between LINDA K. TIVORSAK, a single person, of the County of Atchison, State of Kansas, party of the first part, and LINDA K. TIVORSAK, or her successors-in-trust, Trustee of THE LINDA K. TIVORSAK TRUST originally dated July 7, 1999, whose mailing address is 1716 Country Lane, Atchison, Kansas 66002, party of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to her in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto said party of the second part, its successors and assigns forever, an undivided ten percent (10%) interest in all that certain lot, piece or parcel of land situate, lying and being in the County of Clark and the State of Nevada, and more particularly described as follows, to-wit:

Government Lot SEVEN (7) in Section 17, Township 19 South, Range 60 East, M.D.M., according to the Official Plat on file with Bureau of Land Management.

EXCEPTING THEREFROM:

1. The lands covered by an Easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA DEPARTMENT OF HIGHWAYS, for Right-of-Way for Federal aid highway, recorded December 22, 1972, in Book 288 as Document No. 247599 of Official Records.
2. The lands covered by an easement affecting that portion of said land for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, for Right-of-Way, recorded June 22, 1990, in Book 900622 as Document No. 01101 of Official Records.
3. The lands covered by those Rights of Highway purposes granted to the NEVADA DEPARTMENT OF HIGHWAYS, it successors or assigns, by Right-of-Way No. CC-018138, pursuant to the Act of November 9, (42 Stat. 216) as to Lots 7 and 10.
4. The lands covered by those Rights for Communication Line purposes granted to Nevada Bell, its successors or assigns, by Right-of-Way No. CC-021488, pursuant to the Act of March 4, 1911, as amended (formerly 43 U.S.C. 961) as to Lots 7 and 10.
5. The lands covered by those Rights for Highway purposes granted to the NEVADA DEPARTMENT OF TRANSPORTATION, its successors or assigns, by Right-

COPY

of-Way No. N-46063, pursuant to the Act of August 27, 1958 (23 U.S.C. 317 as to Lots 7, 8 and 10).

SUBJECT TO:
1. Taxes for the fiscal year.
2. Covenants, condition, restrictions, reservations, Rights-of-Way and Easements of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. To have and to hold, all and singular the said premises together with the appurtenances unto said party of the second part, and its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand the day and year first above written.

Linda Tivorsak
LINDA K. TIVORSAK

STATE OF Kansas)
) ss.
COUNTY OF Atchison)

On Aug 13th, 199 99 before me, a notary public, personally appeared LINDA K. TIVORSAK, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

Karen S. Coder
NOTARY PUBLIC
STATE OF KANSAS
MY APPT EXP: 7/31/00

Karen S. Coder
Notary Public
Printed Name: Karen S. Coder

My appointment expires: 7/31/00

When recorded return to:
Nancy Schmidt Roush
Shook, Hardy & Bacon L.L.P.
P.O. Box 25128
Overland Park, KS 66225-5128

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
SHOOK HARDY ET AL
09-20-1999 17:00 DBI
OFFICIAL RECORDS
BOOK: 990920 INST: 02008
FEE: 8.00 RPTT: EX#008

2

Affix R.P.T.T. $ 1,072.50 9 2 1 0 0 9 0 0 2 8 9 APN 01D-050-001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona General Partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to PICHAT POJANASOMBOON and SAMAN POJANASOMBOON, Husband and Wife as Joint Tenants with full Right of Survivorship

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

Government Lot EIGHT (8) in Section 17, Township 21 South, Range 60 East, M.D.M., according to the Official Plat on file with Bureau of Land Management.

EXCEPTING THEREFROM THE FOLLOWING:

1. The lands covered by an Easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA DEPARTMENT OF HIGHWAYS, for Right-of-Way for Federal aid highway, recorded December 22, 1972, in Book 288 as Document No. 247599 of Official Records.
2. The lands covered by an Easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor or STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, for a Right-of-Way, recorded June 22, 1990, in Book 900622 as Document No. 01101 of Official Records.
3. The lands covered by those Rights of Highway purposes granted to the Nevada Department of Transportation, its successors or assigns, by Right-of-Way No. N-46063, pursuant to the Act of August 27, 1958 (23 U.S.C. 317 as to Lots 7, 8, and 10).

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

GRANTOR HERE WARRANTS TITLE OF THE PROPERTY TO BE AS SHOWN ON NEVADA TITLE COMPANY PRELIMINARY TITLE REPORT 92-09-0991 WH (1st AMENDED) DATED AS OF SEPTEMBER 29, 1992, AND GRANTOR FURTHER WARRANTS TITLE TO BE FREE AND CLEAR OF ALL DEEDS OF TRUST SHOWN THEREON.

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

Witness my hand this 8th day of October, 19 92

OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona General Partnership

BY: _____

Gary V. Goetz, President of OLYMPIC MANAGEMENT, INC., Managing General Partner

STATE OF NEVADA
COUNTY OF Clark } SS.

On October 8, 1992

Before me, a Notary Public, personally appeared Garry V. Goetz

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

Signature _____ (Notary Public)

Notarial Seal

WANDA A. HATHAWAY
NOTARY PUBLIC - NEVADA
CLARK COUNTY
My appt. exp. May 11, 1996

ESCROW NO:
92-09-0991 WH

MAIL TAX STATEMENTS TO: POJANASOMBOON
Route 4, Box 179
Rolla, MO 65401

COPY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

10-09-92 08:00 ISJ 1
OFFICIAL RECORDS
BOOK: 921009 INST: 00289

FEE: 5.00 RPTT: 1,072.50

FOX PRINTING (702) 878-3225
FORM #401

RPTT $18.20
APN 01D-050-001

QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona General Partnership

does hereby quitclaim to PICHAT POJANASOMBOON and SAMAN POJANASOMBOON, Husband and Wife as Joint Tenants with full Right of Survivorship

the real property in the City of _____ County of Clark, State of Nevada, described as:

That Portion of GOVERNMENT LOT EIGHT (8), in Section 17, Township 19 South, Range 60 East, M.D.M., according to the Official Plat on File with Bureau of Land Management, described as follows:

1. The lands covered by an Easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA DEPARTMENT OF HIGHWAYS, for Right-of-Way for Federal aid highway, recorded December 22, 1972, in Book 288 as Document No. 247599 of Official Records.
2. The lands covered by an Easement affecting that portion of said land and for the purposes therein and incidental purposes thereto, in favor of STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, for a Right-of-Way, recorded June 22, 1990, in Book 900622 as Document No. 01101 of Official Records.
3. The lands covered by those Rights of Highway purposes granted to the Nevada Department of Transportation, its successors or assigns, by Right-of-Way No. N-46063, pursuant to the Act of August 27, 1958 (23 & S.C. 317 as to Lots 7, 8, and 10).

Witness BY hand this [illegible] day of [illegible], 19 93

OLYMPIC NEVADA GENERAL PARTNERSHIP, an Arizona General Partnership

BY: GARRY V. GOETT, President of Olympic Management, Inc., Managing General Partner

STATE OF ~~NEVADA~~ Arizona
COUNTY OF Maricopa } SS.

On November [illegible] 1993
Before me, a Notary Public, personally appeared GARRY V. GOETT

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature [illegible] (Notary Public)

(Notarial Seal)

Title Order No. 92-09-0991 WH

Escrow or Loan No.

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name POJANASOMBOON
Street Address Route 4, Box 179
City & State Rolla, MO 65401

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

12-07-93 08:00 15J 1
OFFICIAL RECORDS
BOOK: 931207 INST: 00121
FEE: 7.00 RPTT: 18.20

FORM NO. 47-A
POO Printing 878-1781

VAC-28278

A REQUEST HAS BEEN RECEIVED FROM INVESTMENT CAPITAL FUND, LLC - ET AL ON BEHALF OF PICHAT AND SAMAN POJANSOMBOON, ET AL TO VACATE A PORTION OF DURANGO DRIVE AND FARM ROAD GENERALLY LOCATED ON THE SOUTHEAST CORNER OF DURANGO DRIVE AND FARM ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED:

A PORTION OF RIGHT-OF-WAY; SAID PROPERTY BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COPY

COPY

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 50 100 200 400 500 600

MAP LEGEND

	PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
	SUBD BOUNDARY	202	PARCEL SUB/SED NUMBER
	ROAD EASEMENT	PB 23-45	PLAT RECORDING NUMBER
	PM/LD BOUNDARY	5	BLOCK NUMBER
	NON-PARCEL LOT LINE	5	LOT NUMBER
	MATCH LINE / LEADER LINE		
001	ROAD ID NUMBER	GL6	GOV. LOT NUMBER

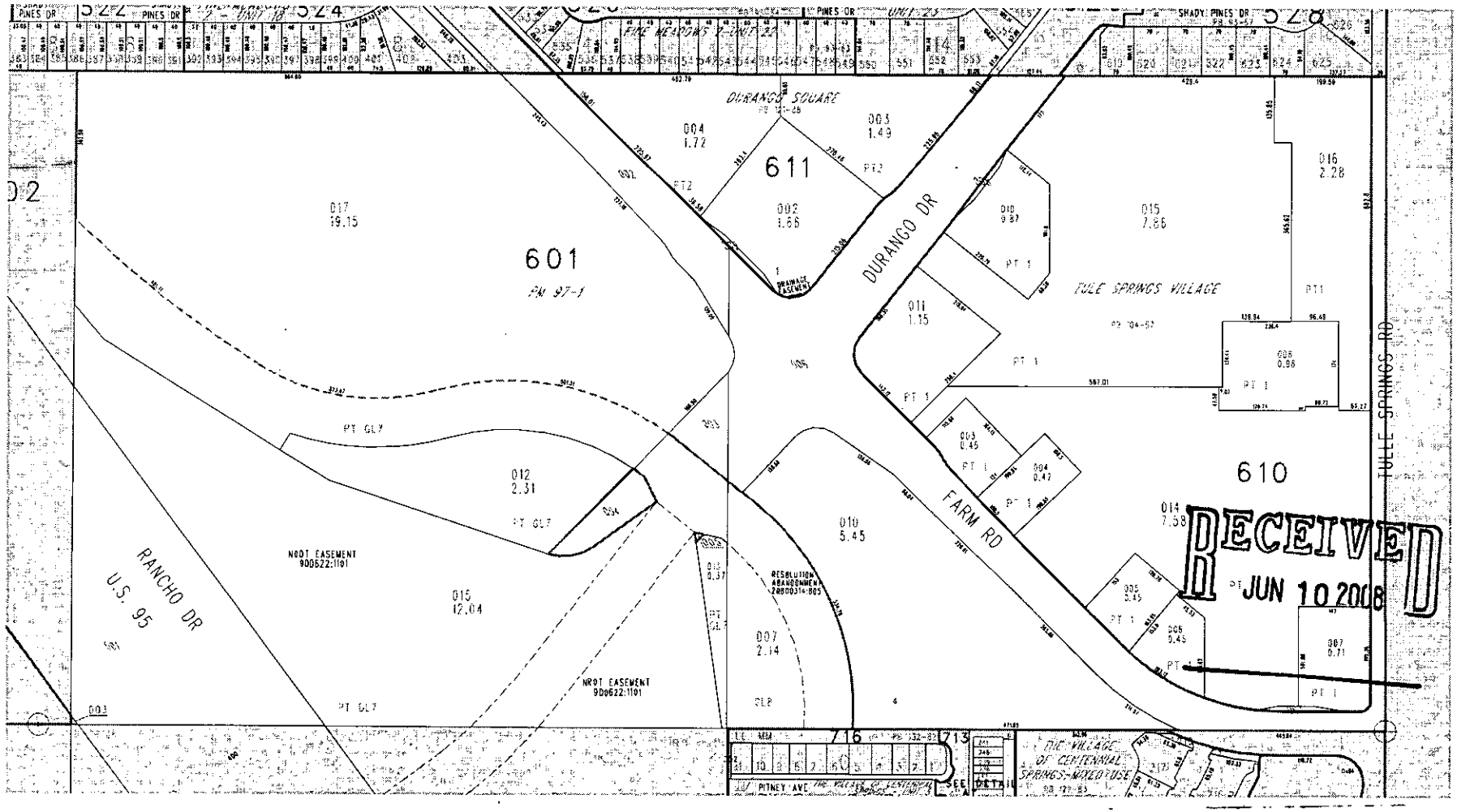
AVERAGE DA VALUE 35

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

BOOK T19S R60E | SEC. 17 | MAP S 2 NE 4 | 125-17-6

	R59E	R60E	R61E
T18S	99	100	101
T19S	126	125	124
T20S	157	138	139

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



RECEIVED JUN 10 2008

VAC-28548
07/24/08 PC