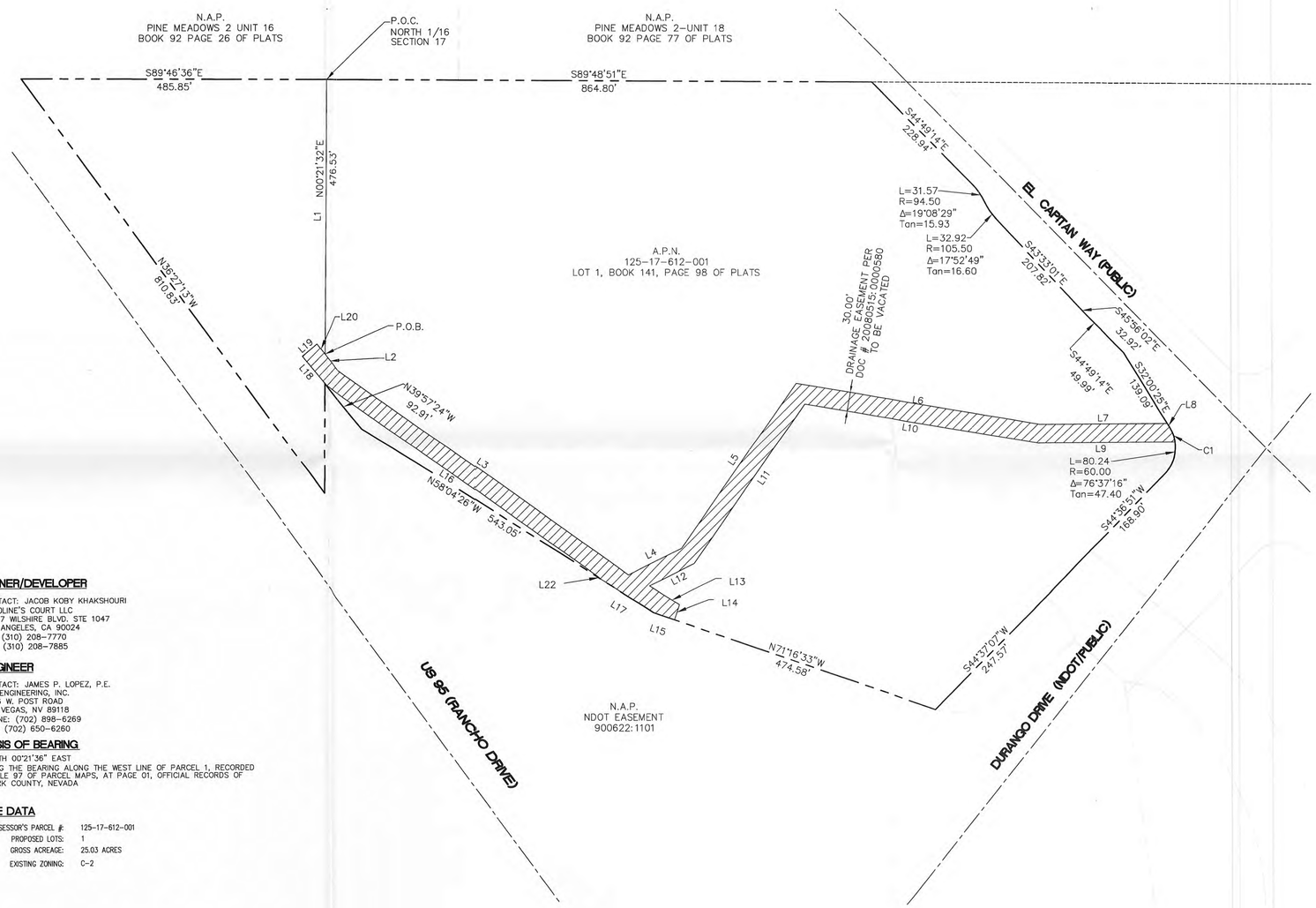
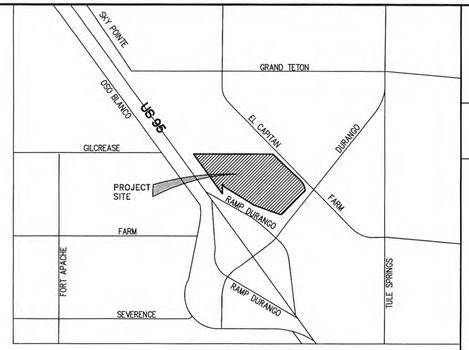
# DRAINAGE EASEMENT VACATION EXHIBIT
FOR
# CAROLINE'S COURT
## OR DOC# 20080515:00580

A PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 19 SHOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA




**VICINITY MAP**
*NOT TO SCALE*

0 50' 100'
SCALE: 1" = 100'

## LEGEND

| | |
|---|---|
| N.A.P. | NOT A PART |
| A.P.N. | ASSESSOR'S PARCEL NO. |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W. | RIGHT-OF-WAY |
| | CENTERLINE |
| | PROPERTY LINE |
| | AREA TO BE VACATED (14,456 sq.ft.) |

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 430.09 | S00°21'32"W |
| L2 | 33.97 | S39°57'49"E |
| L3 | 560.02 | S55°05'00"E |
| L4 | 93.65 | N64°01'07"E |
| L5 | 317.41 | N34°55'00"E |
| L6 | 393.97 | S80°38'18"E |
| L7 | 201.43 | N89°27'39"E |
| L8 | 8.31 | S32°00'50"E |
| L9 | 216.61 | S89°27'39"W |
| L10 | 377.66 | N80°38'18"W |
| L11 | 306.29 | S34°55'00"W |
| L12 | 78.81 | S64°01'07"W |
| L13 | 55.55 | S58°22'03"E |
| L14 | 24.68 | S18°33'14"W |
| L15 | 35.50 | N71°16'58"W |
| L16 | 527.62 | N55°05'00"W |
| L17 | 102.03 | N58°04'51"W |
| L18 | 58.61 | N39°57'49"W |
| L19 | 30.00 | N50°02'11"E |
| L20 | 20.66 | S39°57'49"E |

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA ANGLE |
|---|---|---|---|---|
| C1 | 24.51 | 60.00 | 12.43 | 23°24'36" |

### OWNER/DEVELOPER

CONTACT: JACOB KOBY KHAKSHOURI
CAROLINE'S COURT LLC
10877 WILSHIRE BLVD. STE 1047
LOS ANGELES, CA 90024
TEL: (310) 208-7770
FAX. (310) 208-7885

### ENGINEER

CONTACT: JAMES P. LOPEZ, P.E.
JPL ENGINEERING, INC.
5096 W. POST ROAD
LAS VEGAS, NV 89118
PHONE: (702) 898-6269
FAX: (702) 650-6260

### BASIS OF BEARING

NORTH 00°21'36" EAST
BEING THE BEARING ALONG THE WEST LINE OF PARCEL 1, RECORDED IN FILE 97 OF PARCEL MAPS, AT PAGE 01, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA

### SITE DATA

| | |
|---|---|
| ASSESSOR'S PARCEL #: | 125-17-612-001 |
| PROPOSED LOTS: | 1 |
| GROSS ACREAGE: | 25.03 ACRES |
| EXISTING ZONING: | C-2 |

**VAC-36980**
**02/11/10 PC**
**REVISED**

RECEIVED
JAN 06 2010

| REV | DATE | DESCRIPTION | SHEET # | APPROVAL |
|---|---|---|---|---|


JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 FAX (702) 650-6260


CAROLINE'S COURT
DRAINAGE EASEMENT VACATION EXHIBIT
DECEMBER, 2009

PROFESSIONAL ENGINEER-STATE OF NEVADA
JAMES P. LOPEZ
Exp. 12-31-11
CIVIL
No. 14975
1/5/09

JOB# 09-007
SHEET
**VAC**
1 OF 1

emmonds DWG PATH: Z:\jobs\09007-Carolines Court\Dwgs Survey\Legal&Exhibits\Exh Drain Big24X36.dwg

Inst #: 201005180001782
Fees: $18.00
N/C Fee: $0.00
05/18/2010 11:24:58 AM
Receipt #: 355248
Requestor:
LAS VEGAS CITY
Recorded By: AEA Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

5

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

APN: 125-17-612-005, -006

# ORDER OF VACATION

WHEREAS, a petition dated the 20th day of January 2010, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, The Planning Commission hearing referenced in the previous paragraph was held on 11th day of February 2010, at the hour of 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general

circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on the 29th day of January 2010, and

WHEREAS, The City Council having held a hearing on the 17th day of March 2010, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

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

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

EXPLANATION:

This legal description describes a public drainage easement to be vacated, lying near the intersection of Farm Road & Durango Drive.

**LEGAL DESCRIPTION:**

Those portions of the Northeast Quarter (NE 1/4) of Section 17, Township 19 South, Range 60 East, M.D.M, being only those drainage easement rights granted to the CITY OF LAS VEGAS, a Municipal Corporation, by that RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES, recorded May 15, 2008 in Book 20080515 as Instrument Number 00580, lying within LOT 1 of the final map of CAROLINE'S COURT, on file in Book 141 of Plats, Page 98, of Clark County, Nevada, Records.

EXCEPTING THEREFROM any portion lying within the boundary of that drainage easement granted to the CITY OF LAS VEGAS, a Municipal Corporation, by that RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES, recorded December 17, 2009 in Book 20091217 as Instrument Number 02114, and subsequently re-recorded January 11, 2010 in Book 20100111 as Instrument Number 01242, both of Clark County, Nevada, Records.

ALSO EXCEPTING THEREFROM any other public or private easements that may exist now of record.

**END OF DESCRIPTION**

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

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

1. The limits of this Petition of Vacation shall be the Public Drainage Easement generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080515:00580 and as shown on "The Final Map of Caroline's Court" on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office;

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

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

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

DATED this 10TH day of May, 2010

OSCAR B. GOODMAN, MAYOR

ATTEST:

BEVERLY K. BRIDGES,
MMC CITY CLERK

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

By 5/6/10
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

By
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

## Roger Bailey

**From:** Neil Wacaser
**Sent:** Friday, April 30, 2010 3:40 PM
**To:** Roger Bailey
**Cc:** Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Peace-Almanzan
**Subject:** VAC-36980
**Attachments:** ld100402.doc; ld100402.pdf

Roger,

Please see the attached files for the legal description to be used to vacate a public drainage easement near the westerly quadrant of the intersection of Farm Road & Durango Drive for VAC-36980.

We're just doing a general legal description and no map exhibit, Alan Riekki and Nancy have both approved doing it this way.

If you have any questions or need any more information, please see either Mary or Nancy, I will be gone until Friday, May 7.

Thanks,
Neil

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

Legal looks good.
RB 5/3/10

Okay to Record
BA 5/3/10

gave to nancy 4/28/10

Date: April 27, 2010

BART WANTS NANCY & ALAN to agree on how this is written. In house writing due to complex since recorded new over old.

T0: Nancy Almanzan/ Bill Snyder

Re: VAC 36980

REQUEST TO CHECK LEGAL DESCRIPTION

APN: 125-17-612-005 & 006

APN MAP ATTACHED

REF: CAROLINE'S COURT

STAFF APPROVALS/COMMENTS:

SANITATION: Joe Pena 4/27/2010

TRAFFIC: [illegible] 4-27-2010

FLOOD CTRL: Rosie Cruz 4/28/2010

SEE ATTACHED UTILITY LETTERS:

MAKE SURE THAT THE LEGAL DESCRIPTION FOR THE VACATION DOESN'T REMOVE THE AREA THAT WAS RECENTLY RECORDED IN 20100111:01242

VACATION TO VACATE DRAINAGE EASEMENT 20080515:00580

1) LEGAL DESCRIPTION TO BE CHECKED AND COPY OF DRAINAGE EASEMENT BEING VACATED.

2) ATTACHED CITY COUNCIL CONDITIONS

3) ATTACHED COPY OF SEWER EASEMENT THAT WILL REMAIN IN PLACE. 20100111:01242

NVEnergy

January 27, 2010

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
731 S. Fourth Street
Las Vegas, Nevada 89101
Attn: Ms. Carolyn Caviness

Reference: CLV VAC-36980
NPC# RV 10-008

Dear Ms. Caviness,

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the public drainage easement as described in VAC-36980.

It is the intent and understanding of Nevada Power Company d/b/a NV Energy that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Sincerely,

Sharon McShea

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management

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

| | |
|---|---|
| **FROM: PLANNING AND DEVELOPMENT DEPARTMENT** | **DATE: 12/31/09** |

**TO:**
- **COX COMMUNICATIONS** — **ANN AMOS**
- **NV ENERGY**
- **SOUTHWEST GAS CORPORATION**
- **SOUTHERN NEVADA WATER AUTHORITY** — **MEGHAN O'NEAL**
- **CENTRAL TELEPHONE COMPANY d/b/a EMBARQ**
- **LAS VEGAS VALLEY WATER DISTRICT** — **SUE MULANAX**

RECEIVED
JAN 11 2010
DIV. ENG.

**SUBJECT:** **PETITION OF VACATION**

**APPLICANT:** **JPL ENGINEERING**

**FILE NUMBER:** **VAC-36980**

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A 104.001 WIDE PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SW ¼ OF THE NE ¼ THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

## COMMENTS DUE BY: JANUARY 14, 2010

**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: FEBRUARY 11, 2010

ATTACHMENT:
Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

Prop. WR# ~~97892~~ 978927 Carolines Court X588Y564
X585Y564

please review

no objection

LAS VEGAS VALLEY
WATER DISTRICT

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

February 9, 2010

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

Attention: Carolyn Caviness

SUBJECT: VACATION AND ABANDONMENT OF DRAINAGE EASEMENT WITHIN VAC-36980-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Drainage Easement as described in VAC-36980-2010 received by the District on January 12, 2010. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

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

JDF:PMB

January 11, 2010

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

**Subject: VAC-36980 @ Durango Dr. & El Capitan Way (Caroline's Court)**

We have reviewed your request to vacate the 10' Wide Public Drainage Easement generally located at the Northwest Corner of El Capitan Way and Durango Drive, Ward 6 (Ross) as shown on the attached exhibit and legally described as:

*Being a portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the West line of the Northeast Quarter (NE ¼) of Section 17, Township 19 South, Range 60 East, M.D.M.*

We currently have **existing and/or proposed underground CATV conduits to be installed in this location**; therefore we will require a reservation of rights over the subject property. We request a minimum width of 5 feet, being 2.5 feet either side of the centerline of our lines.

Please note: all underground facilities must be line located prior to any construction.

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

Esmnt - ~~yes~~ NO.
(~~Neil or Brian~~
We are only vacating
a CLV Easement.

Sincerely,

Tracy Prince
Supervisor, Right-of-Way

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

CenturyLink

CenturyLink
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244 6987

January 22, 2010

VAC-36980
No Reservations

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

**SUBJECT: VAC-36980**
**Project Name: El Capitan/Durango**
**APN: 125-17-612-001**

**Re: Request from JPL Engineering on behalf of Caroline's Court, LLC to vacate a public sewer easement generally located at the northwest corner of El Capitan Way and Durango Drive lying in the Northeast Quarter (NE 1/4) of Section 17, Township 19 South, Range 60 East, MDM, City of Las Vegas, Clark County, Nevada**

To Whom It May Concern:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely yours,

**Rick Naugle**
Managing Engineer
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

*PRN: 449414*
*North 5 WCE: D.Jones*

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

March 19, 2010

Mr. Jacob Koby Khakshouri
Caroline's Court LLC
10877 Wilshire Boulevard, Suite #1047
Los Angeles, California 90024

RE: VAC-36980 - VACATION
CITY COUNCIL MEETING OF MARCH 17, 2010

Dear Mr. Khakshouri:

The City Council at a regular meeting held March 17, 2010 APPROVED the Petition to Vacate 10-foot wide and 30-foot wide public drainage easements generally located at the northwest corner of El Capitan Way and Durango Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on March 18, 2010. This approval is subject to:

Planning and Development

1. The limits of this Petition of Vacation shall be the Public drainage Easements generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080515:00580 and as shown on "The Final Map of Caroline's Court" on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.

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

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

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

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. James Lopez
JPL Engineering, Inc.
5096 West Post Road
Las Vegas, Nevada 89118

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

February 12, 2010

Mr. Jacob Koby Khakshouri
Caroline's Court LLC
10877 Wilshire Boulevard, Suite #1047
Los Angeles, California 90024

***RE: VAC-36980 - VACATION***

Dear Mr. Jacob Koby Khakshouri:

Your petition to Vacate a 20-foot public sewer easement generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross), was considered by the Planning Commission on February 11, 2010.

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

1. The limits of this Petition of Vacation shall be the Public drainage Easements generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080515:00580 and as shown on "The Final Map of Caroline's Court" on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.

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

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

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

This item will be considered by the City Council on ***March 17, 2010***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. James Lopez
JPL Engineering, Inc.
5096 West Post Road
Las Vegas, Nevada 89118

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

January 29, 2010

Mr. Jacob Koby Khakshouri
Caroline's Court LLC
10877 Wilshire Boulevard, Suite #1047
Los Angeles, California 90024

***RE: VAC-36980 - VACATION***

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on *February 11, 2010* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on *Friday, February 5, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. James Lopez
JPL Engineering, Inc.
5096 West Post Road
Las Vegas, Nevada 89118

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

JANUARY 26, 2010

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-36979 AND VAC-36980 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, JANUARY 29, 2010

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

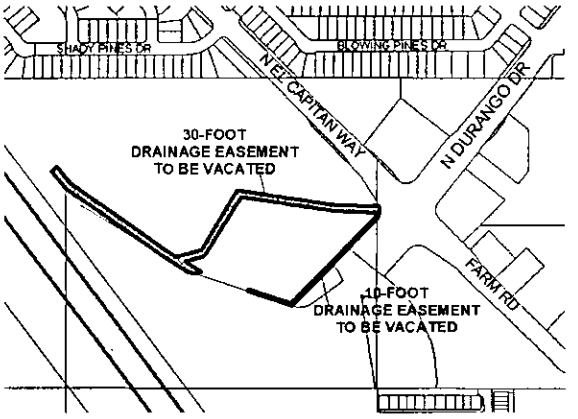
/NL

ATTACHMENT

## Application Information

**VAC-36980 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.** - Petition to Vacate 10-foot wide and 30-foot wide public drainage easements generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)

## Application Location




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

## Public Hearing Information

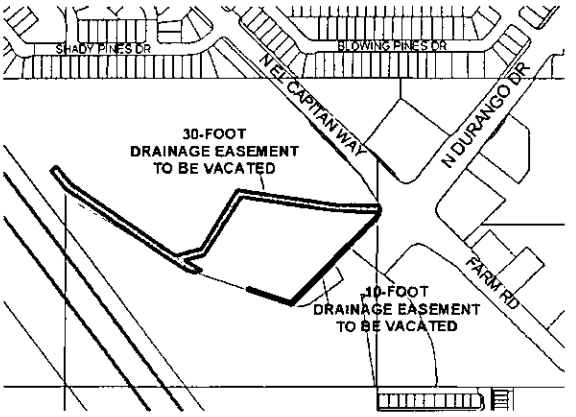
| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***February 11, 2010*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>Las Vegas, Nevada |

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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.


## Application Information

**VAC-36980 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C.** - Petition to Vacate 10-foot wide and 30-foot wide public drainage easements generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)

## Application Location



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

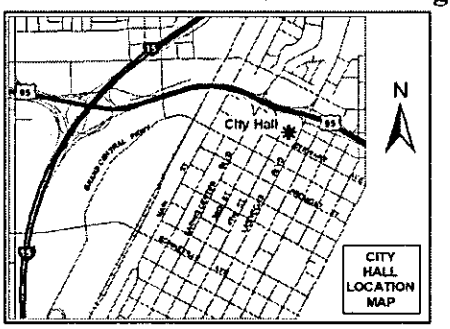
## Public Hearing Information

| | |
|---|---|
| **Meeting:** | Planning Commission |
| **Date:** | ***February 11, 2010*** |
| **Time:** | 6:00 P.M. |
| **Location:** | City Council Chambers<br>400 Stewart Avenue<br>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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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

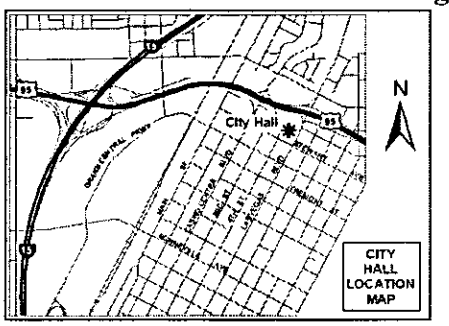
Please use available blank space on card for your comments.

**VAC-36980**

Planning Commission Meeting of 2/11/2010

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-36980**

Planning Commission Meeting of 2/11/2010

City of Las Vegas - Planning and Development Department.

# Development Notification

**PC Meeting: February 11, 2010**

## 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-36980**

Antelope HOA

Appaloosa Canyon Quarterhorse Falls HOA

Astoria Trails South HOA

Aventine-Tramonti HOA

Briar Hill Park HOA

Carriage Park Community Association

Cascade HOA

Cedar Springs HOA

Centennial Heights HOA

Centennial Park HOA

Centennial Point Community Association

Chatham Hills HOA

Cimarron Springs HOA

Day Dawn Crossing HOA

Elkhorn Community Association

Four Winds HOA

Grand Canyon Village HOA

Mystic Valley HOA

Orchard Valley NA

Pine Meadows Community HOA

Remington Place HOA

Rosabella at Travato HOA

San Marino Circle HOA

Silver Crossing HOA

Spinnaker Homes At Centennial Hills HOA

Spring Mountain Ranch Master Association

Tapestry at Town Center HOA

Terra Bella HOA

The Enclave II HOA

The Meadows At Elkhorn Springs HOA

The Terragona Estates HOA

Tolberts Mill HOA

Tripoly At Towne Center HOA

Tule Springs Community NCG

Twilight North HOA

Valley Crest HOA

Wellington Place HOA

Whisper Creek HOA

38

# 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
**CC:** Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
**Date:** January 13, 2010
Re: **VAC-36980** JPL Engineering NWC El Capitan Way & Durango Dr.
Request for a Petition of Vacation of a public drainage easement

## COMMENTS:

This Vacation application proposes to vacate an existing public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

## CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be the ten-foot wide Public Drainage Easement generally located at the northwest corner of El Capitan Way and Durango Drive as shown and granted per the Caroline's Court Final Map on file in Book 141, Page 98 of Plats on file in the Clark County, Nevada, Recorder's Office.

2. 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: 12/31/09 |
|---|---|

| | | |
|---|---|---|
| TO: | OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART |
| | CCSD | LINDA PERRI |
| | FIRE ENGINEERING | OZZIE MIRKHAH |
| | FIRE SERVICES, COMMUNICATIONS | |
| | NEIGHBORHOOD SERVICES | ANNE KILPONEN |
| | METRO | BRIAN O'CALLAGHAN |
| | DETENTION & ENFORCEMENT | GEORGE DORSEY (ADMIN OFFICER) |
| | DETENTION & ENFORCEMENT | TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS) |

| | |
|---|---|
| SUBJECT: | PETITION OF VACATION |
| APPLICANT: | JPL ENGINEERING |
| FILE NUMBER: | VAC-36980 |

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A 10-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SW ¼ OF THE NE ¼ THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

## COMMENTS DUE BY: JANUARY 14, 2010

PLANNING COMMISSION MEETING: FEBRUARY 11, 2010

ATTACHMENT:
All others: location map

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

(Revised 3/02)

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

| | | |
|---|---|---|
| **FROM: PLANNING AND DEVELOPMENT DEPARTMENT** | | **DATE: 12/31/09** |
| **TO:** | **DEVELOPMENT COORDINATION** | **GARY REID** |
| | **TEFO** | **REBECCA WHITLOCK** |
| | **FLOOD CONTROL** | **RAUL CRUZ** |
| | **LAND DEVELOPMENT** | **DAVID GUERRA** |
| | **RIGHT-OF-WAY** | **CAROLYN CAVINESS** |
| | **ROADWAY PLANNING** | |
| | **SANITARY SEWERS** | **JOE PEÑA** |
| | **SID** | **PATRICK MURPHY** |
| | **SURVEY** | **ALAN RIEKKI** |
| | **TRAFFIC ENGINEERING** | **RICK SCHROEDER** |

**SUBJECT:** **PETITION OF VACATION**

**APPLICANT:** **JPL ENGINEERING**

**FILE NUMBER:** **VAC-36980**

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A 10-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SW ¼ OF THE NE ¼ THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

## COMMENTS DUE TO BART ANDERSON BY: JANUARY 14, 2010

PLANNING COMMISSION MEETING: FEBRURARY 11, 2010

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: 12/31/09 |
|---|---|

| | | |
|---|---|---|
| TO: | OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART |
| | CCSD | LINDA PERRI |
| | FIRE ENGINEERING | OZZIE MIRKHAH |
| | FIRE SERVICES, COMMUNICATIONS | |
| | NEIGHBORHOOD SERVICES | ANNE KILPONEN |
| | METRO | BRIAN O'CALLAGHAN |
| | DETENTION & ENFORCEMENT | GEORGE DORSEY (ADMIN OFFICER) |
| | DETENTION & ENFORCEMENT | TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS) |

| | |
|---|---|
| SUBJECT: | PETITION OF VACATION |
| APPLICANT: | JPL ENGINEERING |
| FILE NUMBER: | VAC-36980 |

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A 10-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE, WARD 6 (ROSS)

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## COMMENTS DUE BY: JANUARY 14, 2010

PLANNING COMMISSION MEETING: FEBRUARY 11, 2010

ATTACHMENT:
All others: location map

(Revised 3/02)

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

| | |
|---|---|
| **FROM: PLANNING AND DEVELOPMENT DEPARTMENT** | **DATE: 12/31/09** |
| **TO: COX COMMUNICATIONS** | **ANN AMOS** |
| **NV ENERGY** | |
| **SOUTHWEST GAS CORPORATION** | |
| **SOUTHERN NEVADA WATER AUTHORITY** | **MEGHAN O'NEAL** |
| **CENTRAL TELEPHONE COMPANY d/b/a EMBARQ** | |
| **LAS VEGAS VALLEY WATER DISTRICT** | **SUE MULANAX** |

| | |
|---|---|
| **SUBJECT:** | **PETITION OF VACATION** |
| **APPLICANT:** | **JPL ENGINEERING** |
| **FILE NUMBER:** | **VAC-36980** |

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A 10-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT THE NORTHWEST CORNER OF EL CAPITAN WAY AND DURANGO DRIVE, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SW ¼ OF THE NE ¼ THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

## COMMENTS DUE BY: JANUARY 14, 2010

**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: FEBRUARY 11, 2010

ATTACHMENT:
Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

# CITY OF LAS VEGAS

## DEVELOPMENT REVIEW COMMENT FORM

***Planning and Development Department***
***Current Planning Division***
***731 South Fourth Street***
***Las Vegas, Nevada 89101***
***(702) 229-6301 phone (702) 385-7268 fax***

***VAC-36980 - VACATION - PUBLIC HEARING - APPLICANT: JPL ENGINEERING, INC. - OWNER: CAROLINE'S COURT, L.L.C.*** *- Petition to Vacate a 10-foot public drainage easement generally located at the northwest corner of El Capitan Way and Durango Drive, Ward 6 (Ross)*

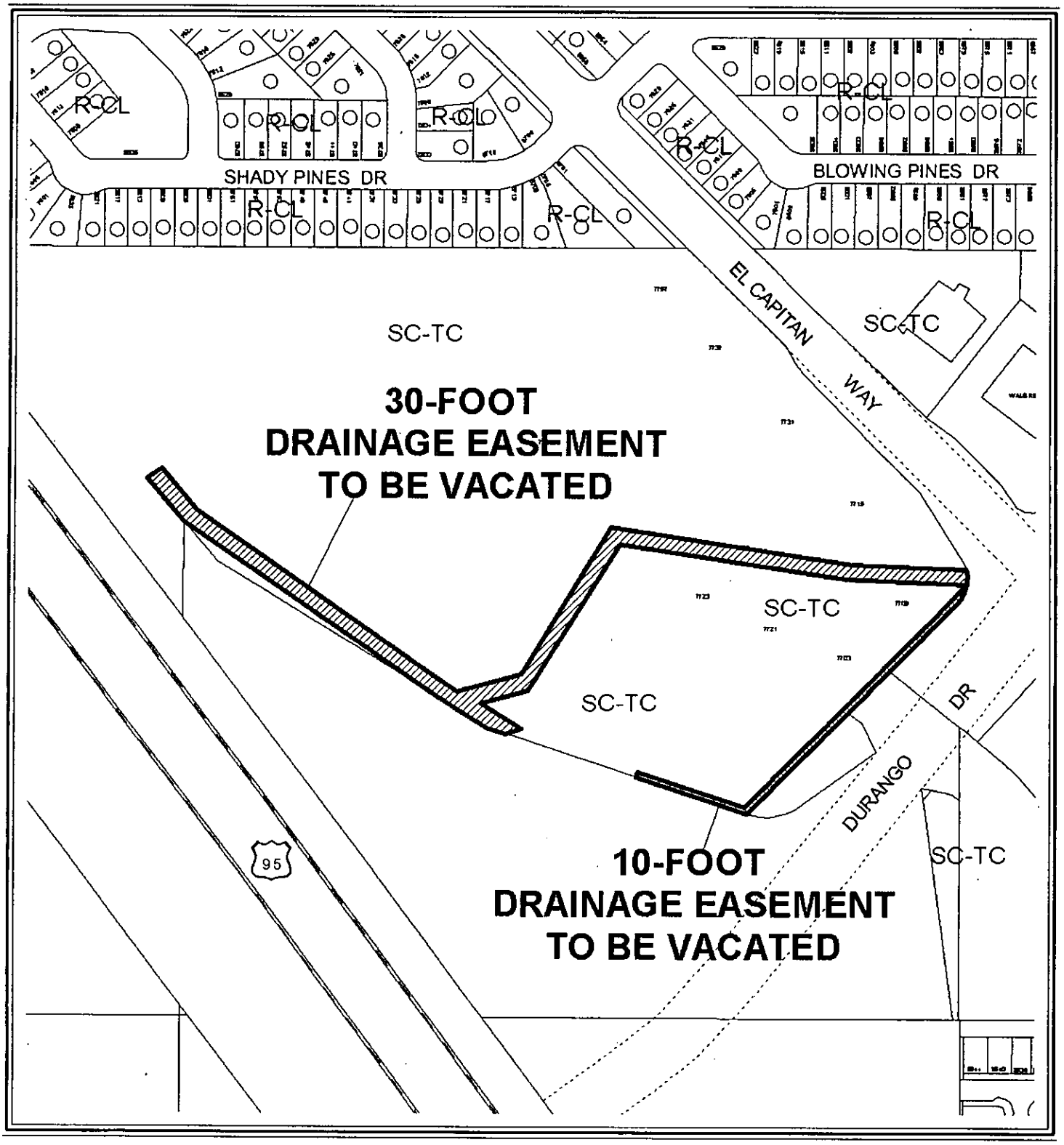
*PLANNING COMMISSION:* ***FEBRUARY 11, 2010*** *CITY COUNCIL:* ***MARCH 17, 2010***

*PLANNING SUPERVISOR:* ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

***Comments Due:*** ***JANUARY 14, 2010***

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Nora Lares* ***(nlares@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

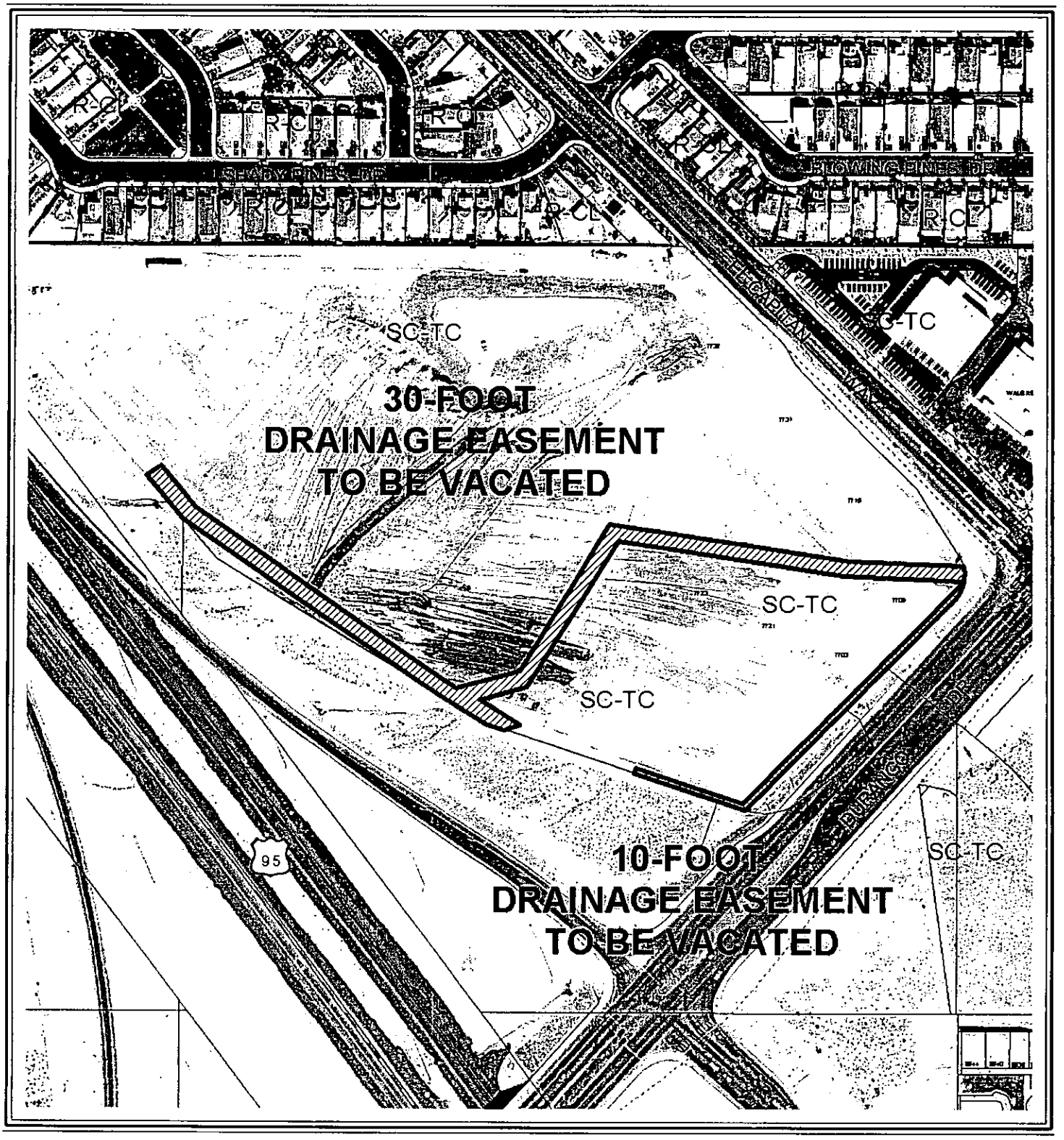
***LIST COMMENTS BELOW:***




0 200 400 Feet

CASE: VAC-36980

N




0 200 400 Feet

CASE: VAC-36980

N

20080515-0000580

APN: 125-17-601-012; -601-017

Fee: $0.00
N/C Fee: $0.00
05/15/2008 09:15:35
T20080089039
Requestor:
LAS VEGAS CITY
Debbie Conway STN
Clark County Recorder Pgs: 11

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

# RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES

I (WE): CAROLINE'S COURT, LLC., a Nevada limited liability company, the undersigned, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, all rights necessary for the construction, operation, repair and renewal of surface and subsurface drainage channels, pipes, conduits and attached appurtenances; upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel. Said parcel of land being described as follows:

**(DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED)**

**FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBITS 'A' & 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF**

**For: Drainage easements located northwesterly of Durango Drive, east of El Capitan Way**

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

ORIGINAL

CONTINUED
EKN ENGINEERING – 07-555
CMC

RECEIVED
DEC 17 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

VAC-36980
02/11/10 PC

A/P # 36979 VACATION

## Application Information

**Stages**

| | Date / Time | By | | Date / Time | By |
|---|---|---|---|---|---|
| Processed | 12/17/2009 11:37 | 984528 | 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-36979- VACATION - PUBLIC HEARING - APPLICANT/ OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate a Sewer Easement generally in the northwest corner of EL Capitan Way and Durango Drive, Ward 6 (Ross)

Parent A/P # 25179
Project # 36979 Project/Phase Name CAROLINES COURT Phase #
Size/Area 23.62 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

## Property/Site Information

Parcel 12517612001

Location

## Owner/Tenant

Contact ID AC1657889 Name CAROLINE'S COURT L L C
Mailing Address 3041 N BEVERLY GLEN CIR Organization
City LOS ANGELES State/Province CA
ZIP/PC 90077-1727 Country ☐ Foreign
Day Phone (310)208-7770 x Evening Phone
Fax Mobile #

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Addresses

7757 N DURANGO DR
LAS VEGAS, 89143-

7703 N EL CAPITAN WAY
LAS VEGAS, 89143-

7741 N EL CAPITAN WAY
LAS VEGAS, 89143-

7723 N EL CAPITAN WAY
LAS VEGAS, 89143-

7731 N EL CAPITAN WAY
LAS VEGAS, 89143-

| Address | Parcel Link | A/P Link |
|---|---|---|
| 7703 N EL CAPITAN WAY 190<br>LAS VEGAS, 89143- | | |
| 7737 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7757 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7751 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7715 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7721 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7779 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7709 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |
| 7735 N EL CAPITAN WAY<br>LAS VEGAS, 89143- | | |

## A/P Addresses

No Other Addresses are associated to this Application

## Linked Parcels

No Parcels are linked to this Application

## A/P Linked Parcels

12517612001

## Applicants/Contacts

## Applicants/Contacts

**Primary** N **Capacity** OWNER **Contact ID** AC1657889 ☐ **Foreign**
**Effective** **Expire**
**Name** CAROLINE'S COURT L L C
**Day Phone** (310)208-7770 x **Eve Phone** **Organization**
**Pager** (310)208-7885 **PIN #** **Position**
**Fax** **Mobile** **Profession**
**E-Mail**
**Address** 3041 N BEVERLY GLEN CIR
LOS ANGELES, CA 90077-1727
**Seasonal Addr**

**Valid From** **To**
**Comments** No Comments

**Primary** Y **Capacity** APPL **Contact ID** AC487681 ☐ **Foreign**
**Effective** **Expire**
**Name** JPL ENGINEERING
**Day Phone** (702)898-6269 x **Eve Phone** **Organization**
**Pager** **PIN #** **Position**
**Fax** (702)650-6260 **Mobile** **Profession**
**E-Mail**
**Address** 5096 W. POST RD
LAS VEGAS, NV 89118
**Seasonal Addr**

**Valid From** **To**
**Comments** No Comments

## Contractors

No Contractors

| Item Description | Item Status |
|---|---|
| Check Fees | Fees Successful |
| NOTIFICATION & ADVERTISING FEE ($500.00) | Paid |
| PROCESSING FEE ($500.00) | Paid |
| Check Inspections | Inspections Successful |
| Check Reviews | Reviews Failed |
| 372327 DEVCO #1 (DEVELOPMENT COORDINATION) | Incomplete |
| 372328 FIRE COMM #1 (FIRE COMMUNICATION) | Incomplete |
| 372338 FIRE ENG #1 (FIRE PROTECTION ENGINEERING) | Incomplete |
| 372332 FLOOD #1 (FLOOD CONTROL) | Incomplete |
| 372331 LAND DEV #1 (LAND DEVELOPMENT) | Incomplete |
| 372329 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT) | Incomplete |
| 372333 ROW #1 (RIGHT-OF-WAY) | Incomplete |
| 372330 SEWER #1 (COLLECTION SYSTEMS PLANNING) | Incomplete |
| 372334 SID #1 (SPECIAL IMPROVEMENT DISTRICT) | Incomplete |
| 372335 SURVEY #1 (SURVEY) | Incomplete |
| 372336 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS) | Incomplete |
| 372337 TRAFFIC #1 (TRAFFIC ENGINEERING) | Incomplete |
| Check Conditions | Conditions Successful |
| Check Alert Conditions | Alert Conditions Failed |
| (PT-ENTER THE # OF LABELS) | |
| (PT-NOTIFICATION MAP DATE) | |
| (PT-SIZE OF NOTIFICATION AREA) | |
| (STAFF RECOMMENDATION) | |

| Item Description | Item Status |
|---|---|
| Check Licenses | Not Checked |
| Check Children Status | Children Successful |
| Check Open Cases | 0 |

| Fees | Status | Paid Date | Amount |
|---|---|---|---|
| PROCESSING FEE | P | 12/17/2009 11:48 | 500.00 |
| NOTIFICATION & ADVERTISING FEE | P | 12/17/2009 11:48 | 500.00 |

Total Unpaid 0.00 Total Paid 1000.00

**Inspections**

There are no Inspections for this Report

| Review Activities Review # Comments | Review Type | # | Status | Waived | Issued | Started | Completed | Comp By |
|---|---|---|---|---|---|---|---|---|
| 372327 | DEVCO | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372328 | FIRE COMM | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372329 | NEIGH P&S | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372330 | SEWER | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372331 | LAND DEV | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372332 | FLOOD | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372333 | ROW | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372334 | SID | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372335 | SURVEY | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372336 | TEFD | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372337 | TRAFFIC | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |
| 372338 | FIRE ENG | 1 | Incomplete | ☐ | 12/31/2009 14:57 | | | |

**Activity Review Details**

**Detail** AGENDA TECH ITEMS (VAC) **Modified By** NLARES **Modified Date/Time** 12/29/2009 13:28

**Comments**

No Comments

**AGENDA TECH ITEMS**

**Before Planning Commission Items**

**DRT Process Complete** 01/12/2010

**Plans Routed for Review** 12/31/2009

**Sent to Review Journal** 01/26/2010

**Public Hearing Notice Sent** 01/29/2010

**After Planning Commission Items**

**Action Letter Completed** 02/12/2010

**Notice of Final Action Form Completed** 02/12/2010

**Detail** SUBMITTAL CHECKLIST (VAC) **Modified By** PGRIMYSER **Modified Date/Time** 12/17/2009 11:36

**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**
  - Y **Business Licensing Requirements Met**
  - N **Business License Exempt**

**Detail** PLANNING LEGAL DESCRIPTION **Modified By** AOBODAI **Modified Date/Time** 12/31/2009 12:54

**Comments**

No Comments

**PLANNING LEGAL**

**Enter legal description**

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A SEWER EASEMENT GENERALLY IN THE NORTHWEST CORNER OF EL CAPTIAN WAY AND DURANGO DRIVE, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING THE WEST LIN EOF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

**Check Conditions**

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

Y 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 |
|---|---|---|---|---|---|---|
| 02/11/2010 | PC | SCHEDULED | | 0 | 0 | 0 |
| PGRIMYSER | 12/17/2009 | PGRIMYSER | 12/17/2009 | | | |

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 RDW / 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 |
|---|---|---|---|---|
| 985156 | OBODAI | ALBERTA | K | AO-Case Planning x2082 |

| Log / Action / Comments | Description | Entered By | Start | Stop | Hours |
|---|---|---|---|---|---|
| PAYMNT | CO NAME WHO PICKED UP CONTACT# | 890381 | 12/17/2009 11:48 | | 0.00 |
| GINA REILLY; CAROLINES COURT; CK#1124; 702-898-6269 | | | | | |
| Z-SUBC | REASON ALL ITEMS NOT SUBMITTED | 984528 | 12/17/2009 11:36 | 12/17/2009 11:36 | 0.00 |
| No patent - has documentation from original creation | | | | | |

No Model Home Details

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

COPY

**Application/Petition For:** Vacation of 30' and 10' Drainage Easements

**Project Address (Location)** El Capitan Way & Durango Drive

**Project Name** Caroline's Court **Proposed Use**

**Assessor's Parcel #(s)** 125-17-612-001 **Ward #** 6

**General Plan:** existing _____ proposed _____ **Zoning:** existing T-C proposed

**Commercial Square Footage** 238,693 **Floor Area Ratio**

**Gross Acres** 23.62 **Lots/Units** _____ **Density**

**Additional Information**

RECEIVED CITY CLERK 2010 JAN 20 A 11:09

**PROPERTY OWNER** CAROLINE'S COURT, LLC **Contact** JACOB KHAKSHOURI

**Address** 10877 Wilshire Blvd, Suite 1407 **Phone:** (310) 208-7770 **Fax:** (310) 208-7885

**City** Los Angeles **State** CA **Zip** 90024

**E-mail Address** jacob@dkoby.com

**APPLICANT** CAROLINE'S COURT, LLC **Contact** JACOB KHAKSHOURI

**Address** 10877 Wilshire Blvd, Suite 1407 **Phone:** (310) 208-7770 **Fax:** (310) 208-7885

**City** Los Angeles **State** CA **Zip** 90024

**E-mail Address** jacob@dkoby.com

**REPRESENTATIVE** JPL ENGINEERING, INC. **Contact** JAMES LOPEZ

**Address** 5096 W. Post Road **Phone:** (702) 898-6269 **Fax:** (702) 650-6260

**City** Las Vegas **State** NV **Zip** 89118

**E-mail Address** james@jplengineeringinc.com

**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** JACOB KHAKSHOURI

Subscribed and sworn before me

This 15th day of January, 20 10.

[signature]

Notary Public in and for said County and State

CARMELYN MENDOZA
Commission # 1709016
Notary Public - California
Los Angeles County
My Comm. Expires Jan 1, 2011

***FOR DEPARTMENT USE ONLY***

| | |
|---|---|
| **Case #** | VAC-36980 |
| **Meeting Date:** | 2/11/10 |
| **Total Fee:** | $1,000 |
| **Date Received:*** | 1/20/10 |
| **Received By:** | [signature] |

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

Revised 10/27/08

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

COPY

**CAROLINE'S COURT, LLC**
10877 Wilshire Blvd, Suite 1407
Los Angeles, CA 90024
Tel 310.208.7770
Fax 310.208.7885

January 15, 2010

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

Re : Vacation/Abandonment of Public Drainage Easement
APN 125-17-612-001
Northwest corner of El Capitan Way & Durango Drive
City of Las Vegas

Dear Staff:

Caroline's Court, LLC submits this Vacation/Abandonment application for a property, with APN 125-17-612-001, located generally in the northwest corner of El Capitan Way & Durango Drive on approximately 23.62 acres in the City of Las Vegas, Nevada.

During the planning and civil engineering process, it was necessary to relocate the public drainage easement. The original public drainage easements were located and dedicated per approved plans (CLV DWG 107Y4969, Plan 27341). Revised plans have been submitted to reflect the new position of the drainage easement and dedication of the proposed easement and should be approved shortly.

Should you have any questions regarding this request, please feel free to contact me at (310) 208-7770.

Very truly yours,

Jacob Khakshouri
Manager

**VAC-36980**
**02/11/10 PC**
**REVISED**

RECEIVED
JAN 20 2010

COPY

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-36980 APN: 125-17-612-001

Name of Property Owner: CAROLINE'S COURT, LLC

Name of Applicant: CAROLINE'S COURT, LLC

Name of Representative: JACOB KHAKSHOURI

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: JACOB KHAKSHOURI
Manager, Caroline's Court, LLC

Subscribed and sworn before me

This 15th day of January, 2010

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

CARMELYN MENDOZA
Commission # 1709016
Notary Public - California
Los Angeles County
My Comm. Expires Jan 1, 2011

# BUSINESS LICENSE

**City of Las Vegas • Las Vegas, Nevada**

**IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.**

**LICENSE #:** Q06-00115-5-126666 **DATE ISSUED:** 08/17/07

**TYPE OF LICENSE:** ENGINEERING FIRM

1 PROS

**BUSINESS LOCATION:** 5096 W POST RD

**ISSUE TO:**

**JPL ENGINEERING INC**
**5096 W POST RD**
**LAS VEGAS NV 89118**

**PRINCIPAL(S)**
LOPEZ, JAMES P, PRES 100%

Director, Department of Finance and Business Services

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PLANNING & DEVELOPMENT

**VAC-36980**
**02/11/10 PC**

***Failure to maintain any required state license renders this Business License invalid.***

***Post in a conspicuous place.***

06502-061-04-07
Form 167

# CAROLINE'S COURT, LLC

## Business Entity Information

| | | | |
|---|---|---|---|
| Status: | Active | File Date: | 10/19/2004 |
| Type: | Domestic Limited-Liability Company | Entity Number: | LLC24443-2004 |
| Qualifying State: | NV | List of Officers Due: | 10/31/2010 |
| Managed By: | Managers | Expiration Date: | 12/31/2030 |
| NV Business ID: | NV20041246746 | Business License Exp: | 10/31/2010 |

## Registered Agent Information

| | | | |
|---|---|---|---|
| Name: | THE CORPORATION TRUST COMPANY OF NEVADA | Address 1: | 6100 NEIL ROAD SUITE 500 |
| Address 2: | | City: | RENO |
| State: | NV | Zip Code: | 89511 |
| Phone: | | Fax: | |
| Mailing Address 1: | | Mailing Address 2: | |
| Mailing City: | | Mailing State: | NV |
| Mailing Zip Code: | | | |
| Agent Type: | Commercial Registered Agent - Corporation | | |
| Jurisdiction: | NEVADA | Status: | Active |

## Financial Information

| | | | |
|---|---|---|---|
| No Par Share Count: | 0 | Capital Amount: | $ 0 |

**No stock records found for this company**

## Officers

☐ Include Inactive Officers

Manager - JACOB KHAKSHOURI

| | | | |
|---|---|---|---|
| Address 1: | 10877 WILSHIRE BLVD. | Address 2: | SUITE 1407 |
| City: | LOS ANGELES | State: | CA |
| Zip Code: | 90024 | Country: | USA |
| Status: | Active | Email: | |

## Actions\Amendments

| | | | |
|---|---|---|---|
| Action Type: | Articles of Organization | | |
| Document Number: | LLC24443-2004-001 | # of Pages: | 1 |
| File Date: | 10/19/2004 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Initial List | | |
| Document Number: | 20050004905-45 | # of Pages: | 1 |
| File Date: | 2/12/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |
| Document Number: | 20050435098-96 | # of Pages: | 1 |
| File Date: | 9/19/2005 | Effective Date: | |
| (No notes for this action) | | | |
| Action Type: | Annual List | | |

VAC-36980
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PLANNING & DEVELOPMENT

20050527-0000693

Fee: $19.00 RPTT: $8,670.00
N/C Fee: $25.00

05/27/2005 09:12:48
T20050098612
Requestor:
FIDELITY NATIONAL TITLE

Frances Deane ADF
Clark County Recorder Pgs: 6

COPY

**RECORDING REQUESTED BY:**
Fidelity National Title Agency of Nevada,Inc.
Escrow No. 04-325064-DS
Title Order No. 00325064

**When Recorded Mail Document and Tax Statement To:**
Caroline's Court, LLC
3041 N. Beverly Glen Circle
Los Angeles, CA 90077

Cle

RPTT: 8,670.00
APN: 125-17-202-001

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Farm Interchange, L.L.C., a Nevada Limited Liability Company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to **Caroline's Court, LLC, a Nevada limited liability company**

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

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:
1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.



**VAC-36980**
**02/11/10 PC**

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

COPY

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

DATED: December 23, 2004

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on December 23, 2004
by Gary C. Day

Signature Shelly R. Chapman
Notary Public

Notary Public Printed Name Shelly R. Chapman
My Commission Expires: November 16, 2008

Farm Interchange LLC, a Limited Liability Company

By: _____
Gary Day, Managing Member

By: _____
James Garr, Managing Member

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHELLY R. CHAPMAN
No: 04-92985-1
My Appointment Expires Nov. 16, 2008

COPY

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

DATED: 05-23-05

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on May 23, 2005
by JAMES GAIR

Signature Joyce Dellatan
Notary Public
Notary Public Printed Name JOYCE DELLATAN
My Commission Expires: 07-06-07

Farm Interchange LLC, a Limited Liability Company

By: _____
Gary Day, Managing Member

By: _____
James Gair, Managing Member
GAIR

# EXHIBIT "ONE"

A portion of the North Half (N 1/2) of Section 17, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEGINNING at the Northwest corner of Parcel 1 as recorded in File 97 of Parcel Maps, at Page 1, Official Records of Clark County, Nevada, also being a point on the West line of the Northeast Quarter (NE 1/4) of said Section 17;
Thence along the West line thereof, South 00°21'36" West, 650.30 feet to the Northerly right-of-way of US-95;
Thence along said Northerly right-of-way, North 36°27'13" West, 810.83 feet;
Thence departing said Northerly right-of-way, South 89°46'39" East, 485.85 feet to the POINT OF BEGINNING.

Assessor's Parcel No: 125-17-202-001

'22

COPY

**STATE OF NEVADA**
**DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
   a) 125-17-202-001
   b) _____
   c) _____
   d) _____

2. Type of Property:
   a) X Vacant Land  b) ___ Single Fam. Res.
   c) ___ Condo/Twnhse  d) ___ 2-4 Plex
   e) ___ Apt. Bldg  f) ___ Comm'l/Ind'l
   g) ___ Agricultural  h) ___ Mobile Home
   ___ Other _____

| FOR RECORDER'S OPTION USE ONLY |
|---|
| Book: _____ Page: _____ |
| Date of Recording: _____ |
| Notes: |

3. Total Value/Sales Price of Property $ 1,700,000.00
   Deed in Lieu of Foreclosure Only (value of property) (_____)
   Transfer Tax Value: $ 1,700,000.00
   Real Property Transfer Tax Due $ 8,670.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and MRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

CAROLINES COURT L.L.C.
Signature [signature] Capacity MANAGING MEMBER

Signature _____ Capacity _____

| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE INFORMATION (REQUIRED) |
|---|---|
| Print Name: GARY DAY | Print Name: JACOB K. KHAKSHOURI |
| Address: SAME | Address: 3041 N. BEVERLY GLEN CIRCLE |
| City: | City: LOS ANGELES |
| State: Zip: | State: CA. Zip: 90077 |

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**
Print Name: Fidelity National Title  Escrow No.: 07-3250694-05
Address: 3711 E. Sunset Rd #10, Las Vegas, NV 89120

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

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PLANNING & DEVELOPMENT

693

(17)

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**STATE OF NEVADA**
**DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
   a) 125-17-202-001
   b) _____
   c) _____
   d) _____
2. Type of Property:
   a) X Vacant Land  b) ___ Single Fam. Res.
   c) ___ Condo/Twnhse  d) ___ 2-4 Plex
   e) ___ Apt. Bldg  f) ___ Comm'l/Ind'l
   g) ___ Agricultural  h) ___ Mobile Home
   ___ Other _____

| FOR RECORDER'S OPTION USE ONLY |
|---|
| Book: _____ Page: _____ |
| Date of Recording: _____ |
| Notes: |

3. Total Value/Sales Price of Property $ 1,700,000.00
   Deed in Lieu of Foreclosure Only (value of property) (_____)
   Transfer Tax Value: $ 1,700,000.00
   Real Property Transfer Tax Due $ 8,670.00
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and MRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature _____ Capacity _____

| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE INFORMATION (REQUIRED) |
|---|---|
| Print Name: GARY C. DAY | Print Name: JACOB KHAESHOURE |
| Address: 4480 WAUSO DR | Address: |
| City: LV | City: SAME |
| State: NV Zip: 89103 | State: Zip: |

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**
Print Name: Fidelity National Title  Escrow No.: 04-325064-DS
Address: 3711 E. Sunset Rd #10, Las Vegas, NV 89120

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

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

093

COPY

**BASIS OF BEARING**
NORTH 00°21'32" EAST
BEING THE WEST LIN EOF THE NORTHEAST QURTER OF SECTION 17, TONWSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 97, PAGE 01 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER.

PREPARED BY: JPL Engineering, Inc.
5096 W. Post Rd.
Las Vegas, Nv. 89118

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
TRACI M. HEINER
Exp: 6/30/11
No. 13928
12/17/09



VAC-36980
02/11/10 PC

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

COPY

JPL ENGINEERING INC.
5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

**APN: 125-17-612-001**
**CAROLINES COURT**
**DRAINAGE EASEMENT VACATION**

# EXHIBIT A

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 430.09 | S00°21'32"W |
| L2 | 33.97 | S39°57'49"E |
| L3 | 560.02 | S55°05'00"E |
| L4 | 93.65 | N64°01'07"E |
| L5 | 317.41 | N34°55'00"E |
| L6 | 393.97 | S80°38'18"E |
| L7 | 201.43 | N89°27'39"E |
| L8 | 8.31 | S32°00'50"E |
| L9 | 216.61 | S89°27'39"W |
| L10 | 377.66 | N80°38'18"W |
| L11 | 306.29 | S34°55'00"W |
| L12 | 78.81 | S64°01'07"W |
| L13 | 55.55 | S58°22'03"E |
| L14 | 24.68 | S18°33'14"W |
| L15 | 35.50 | N71°16'58"W |
| L16 | 527.62 | N55°05'00"W |
| L17 | 102.03 | N58°04'51"W |
| L18 | 58.61 | N39°57'49"W |
| L19 | 30.00 | N50°02'11"E |
| L20 | 20.66 | S39°57'49"E |
| L21 | 0.56 | N31°55'09"E |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA ANGLE |
| C1 | 24.51 | 60.00 | 12.43 | 23°24'36" |

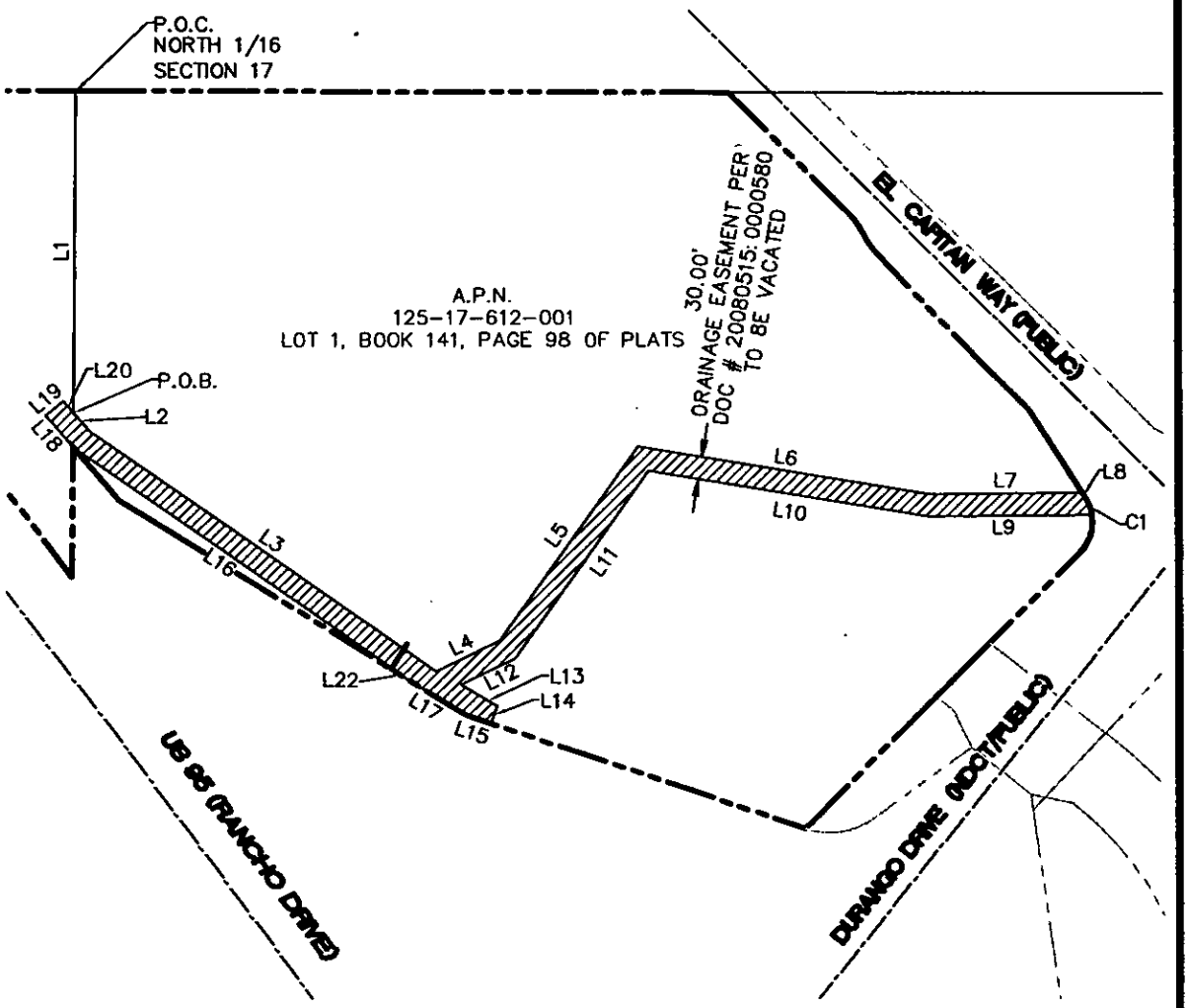


**VAC-36980**
**02/11/10 PC**

COPY

JPL ENGINEERING INC.
5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

# APN: 125-17-612-001
# CAROLINES COURT
# DRAINAGE EASEMENT VACATION
# EXHIBIT A




## LEGEND

| | |
|---|---|
| N.A.P. | NOT A PART |
| A.P.N. | ASSESSOR'S PARCEL NO. |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W. | RIGHT-OF-WAY |
| ——— | CENTERLINE |
| ——— | PROPERTY LINE |
| ▨ | AREA TO BE DEDICATED (51,275 sq.ft.) |

SHEET 3 of 4

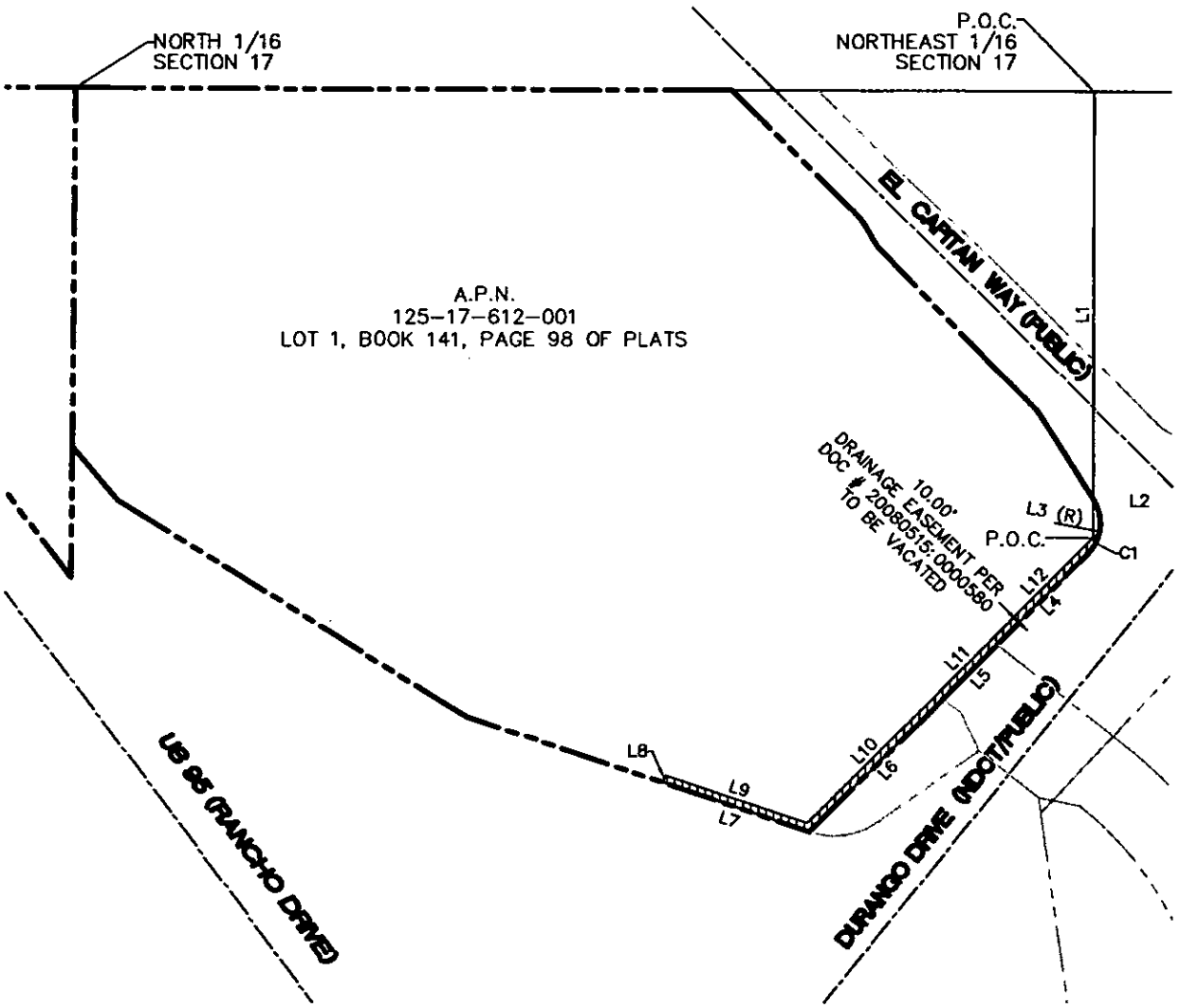
**VAC-36980**
**02/11/10 PC**

COPY

JPL ENGINEERING INC.
5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

**APN: 125-17-612-001**
**CAROLINES COURT**
**10' DRAINAGE EASEMENT VACATION**

# EXHIBIT A




## LEGEND

| | |
|---|---|
| N.A.P. | NOT A PART |
| A.P.N. | ASSESSOR'S PARCEL NO. |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W. | RIGHT-OF-WAY |
| ——— | CENTERLINE |
| ——— | PROPERTY LINE |
| ▨ | AREA TO BE DEDICATED (7,376 sq.ft.) |



**VAC-36980**
**02/11/10 PC**

COPY

**A.P.N.: 125-17-612-001**

# Exhibit A
## CAROLINES COURT
## 30' DRAINAGE EASEMENT VACATION

BEING A PORTION OF GOVERNMENT LOTS 6 & 7 AND ALSO BEING A PORTION OF PARCEL 1 AS SHOWN ON FILE IN FILE 97, PAGE 01 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AND PARCELS "A" AND "F" AS SHOWN ON FILE IN FILE 117, PAGE 39 OF SURVEYS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, SAID PARCELS ARE LOCATED IN THE NORTH HALF (N ½) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THAT CERTAIN PROPERTY AS GRANTED TO THE CITY OF LAS VEGAS PER BOOK 20080515, AS DOCUMENT NUMBER 0000580, CLARK COUNTY NEVADA RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW ¼), SOUTH 00°21'32" WEST, A DISTANCE OF 430.09 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE SOUTH 39°57'49" EAST A DISTANCE OF 33.97 FEET; THENCE SOUTH 55°05'00" EAST A DISTANCE OF 560.02 FEET; THENCE NORTH 64°01'07" EAST A DISTANCE OF 93.65 FEET; THENCE NORTH 34°55'00" EAST A DISTANCE OF 317.41 FEET; THENCE SOUTH 80°38'18" EAST A DISTANCE OF 393.97 FEET; THENCE NORTH 89°27'39" EAST A DISTANCE OF 201.43 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CAPITAN WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 32°00'50" EAST A DISTANCE OF 8.31 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION AN ARC LENGTH OF 24.51 FEET THROUGH A CENTRAL ANGLE OF 23°24'36"; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 89°27'39" WEST A DISTANCE OF 216.61 FEET; THENCE NORTH 80°38'18" WEST A DISTANCE OF 377.66 FEET; THENCE SOUTH 34°55'00" WEST A DISTANCE OF 306.29 FEET; THENCE SOUTH 64°01'07" WEST A DISTANCE OF 78.81 FEET; THENCE SOUTH 58°22'03" EAST A DISTANCE OF 55.55 FEET; THENCE SOUTH 18°33'14" WEST A DISTANCE OF 24.68 FEET; THENCE NORTH 71°16'58" WEST A DISTANCE OF 35.50 FEET; THENCE NORTH 58°04'51" WEST A DISTANCE OF 102.03 FEET; THENCE NORTH 31°55'09" EAST A DISTANCE OF 0.56 FEET; THENCE NORTH 55°05'00" WEST A DISTANCE OF 527.62 FEET; THENCE NORTH 39°57'49" WEST A DISTANCE OF 58.61 FEET; THENCE NORTH 50°02'11" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 39°57'49" EAST A DISTANCE OF 20.66 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING AN AREA OF 51,275 sq.ft.



**VAC-36980**
**02/11/10 PC**

COPY

**A.P.N.: 125-17-612-001**

# Exhibit A
## CAROLINE'S COURT
## 10' DRAINAGE EASEMENT VACATION

BEING A PORTION OF GOVERNMENT LOTS 6 & 7 AND ALSO BEING A PORTION OF PARCEL 1 AS SHOWN ON FILE IN FILE 97, PAGE 01 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AND PARCELS "A" AND "F" AS SHOWN ON FILE IN FILE 117, PAGE 39 OF SURVEYS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, SAID PARCELS ARE LOCATED IN THE NORTH HALF (N ½) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THAT CERTAIN PROPERTY AS GRANTED TO THE CITY OF LAS VEGAS PER BOOK 20080515, AS DOCUMENT NUMBER 0000580, CLARK COUNTY NEVADA RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW ¼), SOUTH 00°10'27" WEST A DISTANCE OF 591.86 FEET TO THE **TRUE POINT OF BEGINNING;** THENCE NORTH 44°36'26" EAST A DISTANCE OF 11.64 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DURANGO DRIVE, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A RADIAL LINE WHICH BEARS NORTH 78°57'00" WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION AN ARC LENGTH OF 35.14 FEET, THROUGH A CENTRAL ANGLE OF 33°33'26"; THENCE SOUTH 44°36'26" WEST A DISTANCE OF 168.90 FEET; THENCE SOUTH 44°33'02" WEST A DISTANCE OF 101.20 FEET; THENCE SOUTH 44°36'26" WEST A DISTANCE OF 247.57 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 71°16'58" WEST A DISTANCE OF 203.27 FEET; THENCE NORTH 18°43'02" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 71°16'58" EAST A DISTANCE OF 197.00 FEET; THENCE NORTH 44°36'42" EAST A DISTANCE OF 241.30 FEET; THENCE NORTH 44°33'02" EAST A DISTANCE OF 101.20 FEET; THENCE NORTH 44°36'26" EAST A DISTANCE OF 190.43 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING AN AREA OF 7,376 sq.ft.



**VAC-36980**
**02/11/10 PC**

**BASIS OF BEARING**
NORTH 00°21'32" EAST
BEING THE WEST LINE EOF THE NORTHEAST QURTER OF SECTION 17, TONWSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 97, PAGE 01 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER.

PREPARED BY: JPL Engineering, Inc.
5096 W. Post Rd.
Las Vegas, Nv. 89118

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
TRACI M. HEINER
Exp: 6/30/11
No. 13928
12/17/09



**VAC-36980**
**02/11/10 PC**

JPL ENGINEERING INC.
5096 W. POST ROAD
LAS VEGAS, NV 89118
Phone (702) 898-6269 * Fax (702) 650-6260

**APN: 125-17-612-001**
**CAROLINES COURT**
**10' DRAINAGE EASEMENT VACATION**

# EXHIBIT A

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 591.86 | S00°10'27"W |
| L2 | 11.64 | N44°36'26"E |
| L3 (R) | 60.00 | S78°57'00"E |
| L4 | 168.90 | S44°36'26"W |
| L5 | 101.20 | S44°33'02"W |
| L6 | 247.57 | S44°36'42"W |
| L7 | 203.27 | N71°16'58"W |
| L8 | 10.00 | N18°43'02"E |
| L9 | 197.00 | S71°16'58"E |
| L10 | 241.30 | N44°36'42"E |
| L11 | 101.20 | N44°33'02"E |
| L12 | 190.43 | N44°36'26"E |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA ANGLE |
| C1 | 35.14 | 60.00 | 18.09 | 33°33'22" |





**VAC-36980**
**02/11/10 PC**

**CONTINUED:**
**APN: 125-17-601-012; 125-17-601-017**
**OWNER: CAROLINE'S COURT, LLC**
**TYPE DOC: Drainage Easements (two)**
**LOCATION: Located northwesterly of Durango Drive, east of El Capitan Way**

**Witness my hand on this** 12th **day of** May**, 2008**

**CAROLINE'S COURT, LLC., a Nevada limited liability company,**

**NAME:** JACOB KHAKSHOURI
**TITLE:** Managing Member

**NAME:**
**TITLE:**

**STATE OF NEVADA )**
**) ss.**
**COUNTY OF CLARK )**

Please see attached.

**On_____personally appeared before me, a Notary Public,**
**(Date)**

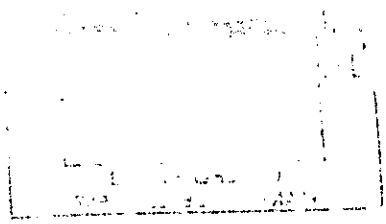
**(Person(s) appearing before Notary)**
**personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that __he__ executed the above instrument.**

**(Notary Public Signature)**

**DUE TO CLARK COUNTY RECORDING STANDARDS, PLEASE DO NOT WRITE/TYPE AND/OR STAMP WITHIN THE 1" BORDER**

ORIGINAL

**CMC**
**EKN ENGINEERING – 07-555**



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On May 12, 2008 (Date) before me, Carmelyn Mendoza, Notary (Here Insert Name and Title of the Officer),
personally appeared Jacob Khalesshouri (Name(s) of Signer(s))

ORIGINAL

CARMELYN MENDOZA
Commission # 1709016
Notary Public - California
Los Angeles County
My Comm. Expires Jan 1, 2011

Place Notary Seal Above

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

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

WITNESS my hand and official seal.

Signature Carmelyn Mendoza (Signature of Notary Public)

## OPTIONAL

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

**Description of Attached Document**

Title or Type of Document: Right of Way Grant for Drainage Purposes
Document Date: May 12, 2008 Number of Pages: -2-
Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



RECEIVED
DEC 17 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

EXHIBIT "A"

**JOB #: 07-555**
APRIL 28, 2008

**GRANTOR:** CAROLINE'S COURT LLC.
**GRANTEE:** CITY OF LAS VEGAS

**EXPLANATION:**
THIS LEGAL DESCRIBES A 10 FOOT PUBLIC DRAINAGE EASEMENT BEING GRANTED TO THE CITY OF LAS VEGAS, PER THIS DOCUMENT, BEING PORTIONS OF **APN: 125-17-601-012** AND **125-17-601-017**.

**LEGAL DESCRIPTION:**
BEING A PORTION OF GOVERNMENT LOT 7 AND ALSO BEING A PORTION OF PARCEL 1 AS SHOWN ON FILE IN FILE 97, PAGE 01 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AND PARCELS "A" AND "F" AS SHOWN ON FILE IN FILE 117 , PAGE 39 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID PARCELS ARE LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4), SOUTH 00°10'27" WEST, 591.86 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 44°36'26" EAST, 11.64 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DURANGO DRIVE, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 60.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 78°57'00" EAST; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'26" ALONG AN ARC LENGTH OF 35.14 FEET; THENCE SOUTH 44°36'26" WEST, 168.90 FEET; THENCE SOUTH 44°33'02" WEST, 101.20 FEET; THENCE SOUTH 44°36'42" WEST, 247.57 FEET; THENCE DEPARTING AFOREMENTIONED RIGHT-OF-WAY LINE NORTH 71°16'58" WEST, 203.27 FEET; THENCE NORTH 18°43'02" EAST, 10.00 FEET; THENCE SOUTH 71°16'58" EAST, 197.00 FEET; THENCE NORTH 44°36'42" EAST, 241.30 FEET; THENCE NORTH 44°33'02" EAST, 101.20 FEET; THENCE NORTH 44°36'26" EAST, 190.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,371 SQ.FT. OR 0.16 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

ORIGINAL

| | | |
|---|---|---|
| EKN ENGINEERING | Engineers / Planners / Surveyors<br>245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119<br>TEL (702) 866-6604 FAX (702) 866-6605 | **JOB #: 07-555**<br>DATE: 04-28-08<br>**SHEET: 1 OF 4** |
| CAROLINES COURT - 10' ORAINAGE EASEMENT | | |
| P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\10FT-DRN-ESMT-R1.DWG | | |

**BASIS OF BEARINGS:**
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., WHICH BEARS NORTH 00°21'32" EAST AS SHOWN IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN FILE 97 OF PARCEL MAPS ON PAGE 01.


RICHARD STEUBING, PLS
NEVADA LICENSE NO. 11196
EXPIRES 06/30/08
PER NRS 111.312 # 5

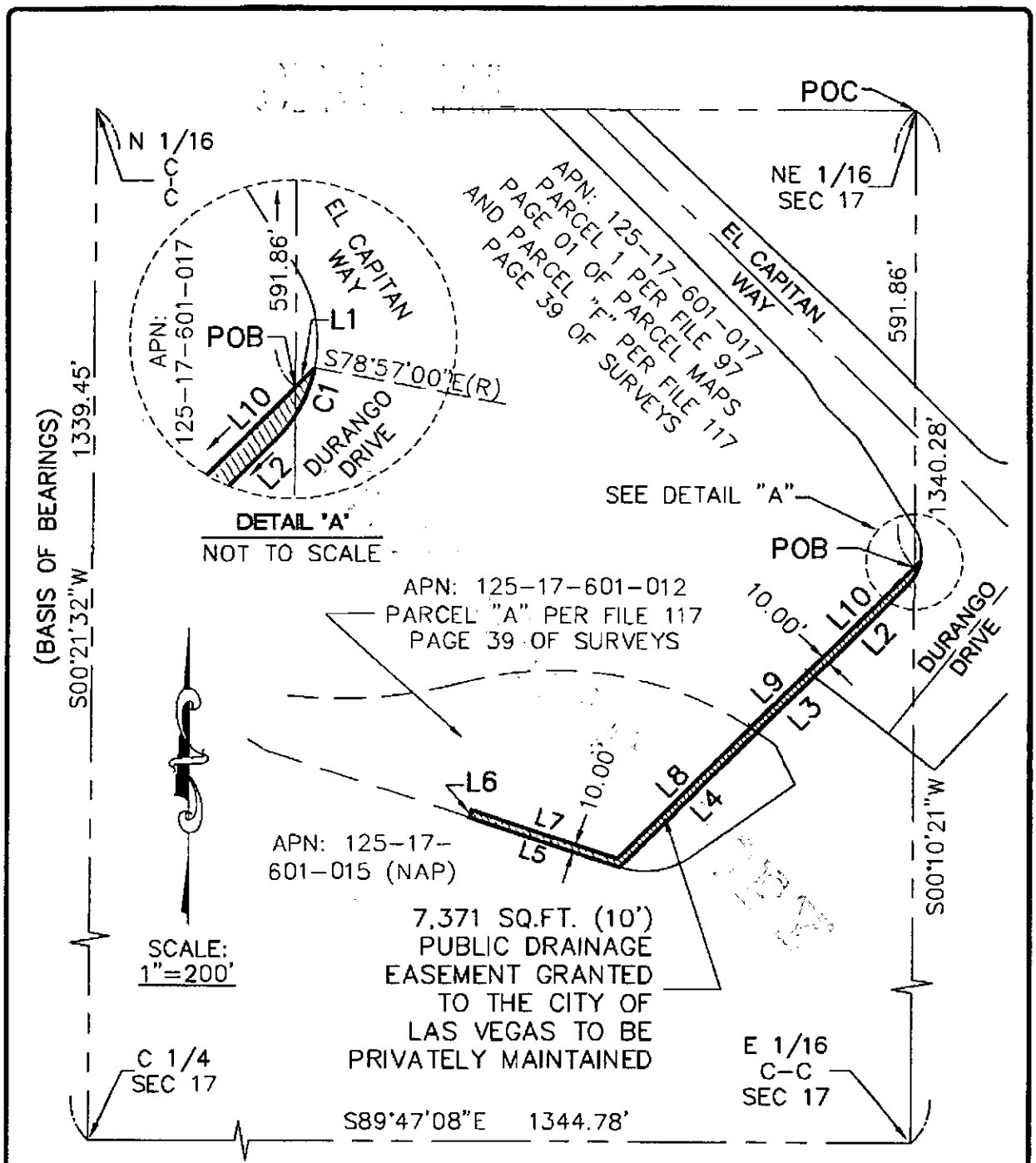
245 WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119


PROFESSIONAL LAND SURVEYOR
RICHARD STEUBING
04/28/08
No. 11196
STATE OF NEVADA

EXPIRES 06/30/08

ORIGINAL

| | | |
|---|---|---|
| EKN ENGINEERING | Engineers / Planners / Surveyors<br>245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119<br>TEL (702) 866-6604 FAX (702) 866-6605 | JOB # 07-555<br>DATE: 04-28-08<br>SHEET: 2 OF 4 |
| CAROLINES COURT - 10' DRAINAGE EASEMENT | | |
| P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\10FT-DRN-ESMT-R1.DWG | | |




| | | |
|---|---|---|
| EKN ENGINEERING | Engineers / Planners / Surveyors<br>245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119<br>TEL (702) 866-6604 FAX (702) 866-6605 | JOB # 07-555<br>DATE: 04-28-08<br>SHEET: 3 OF 4 |

CAROLINES COURT - 10' DRAINAGE EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\10FT-DRN-ESMT-R1.DWG

**LEGEND**

| | |
|---|---|
| —— – – —— | SECTIONAL LINE |
| ———————— | EASEMENT BOUNDARY |
| – — — — – | PARCEL LINE |
| ———————— | RIGHT-OF-WAY LINE |
| —— – —— | CENTERLINE |
| – – – – – – | RADIAL LINE |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |
| APN: | ASSESSOR'S PARCEL NUMBER |
| (NAP) | NOT A PART OF THIS MAP |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 11.64' | N44°36'26"E |
| L2 | 168.90' | S44°36'26"W |
| L3 | 101.20' | S44°33'02"W |
| L4 | 247.57' | S44°36'42"W |
| L5 | 203.27' | N71°16'58"W |
| L6 | 10.00' | N18°43'02"E |
| L7 | 197.00' | S71°16'58"E |
| L8 | 241.30' | N44°36'42"E |
| L9 | 101.20' | N44°33'02"E |
| L10 | 190.43' | N44°36'26"E |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 33°33'26" | 60.00' | 35.14' | 18.09' |

EKN ENGINEERING
Engineers / Planners / Surveyors
245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119
TEL (702) 866-6604 FAX (702) 866-6605

JOB # 07-555
DATE: 04-28-08
SHEET: 4 OF 4

CAROLINES COURT – 10' DRAINAGE EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\10FT-DRN-ESMT-R1.DWG

EXHIBIT "B"

**JOB #: 07-555**
APRIL 28, 2008

**GRANTOR:** CAROLINE'S COURT LLC.
**GRANTEE:** CITY OF LAS VEGAS

**EXPLANATION:**
THIS LEGAL DESCRIBES A 30 FOOT PUBLIC DRAINAGE EASEMENT BEING GRANTED TO THE CITY OF LAS VEGAS, PER THIS DOCUMENT, BEING PORTIONS OF **APN: 125-17-202-001, 125-17-601-012** AND **125-17-601-017**.

**LEGAL DESCRIPTION:**
BEING A PORTION OF GOVERNMENT LOTS 6 & 7 AND ALSO BEING A PORTIDN OF PARCEL 1 AS SHOWN ON FILE IN FILE 97, PAGE 01 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AND PARCELS "A" AND "F" AS SHOWN ON FILE IN FILE 117 , PAGE 39 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID PARCELS ARE LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4), SOUTH 00°21'32" WEST, 430.09 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 39°57'49" EAST, 33.97 FEET; THENCE SOUTH 55°05'00" EAST, 560.02 FEET; THENCE NORTH 64°01'07" EAST, 93.65 FEET; THENCE NORTH 34°55'00" EAST, 317.41 FEET; THENCE SOUTH 80°38'18" EAST, 393.97 FEET; THENCE NORTH 89°27'39" EAST, 201.43 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CAPITAN WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 32°00'50" EAST, 8.31 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°24'36" ALONG AN ARC LENGTH OF 24.51 FEET TO WHICH A RADIAL LINE BEARS NORTH 81°23'46" EAST; THENCE DEPARTING AFOREMENTIONED RIGHT-OF-WAY LINE SOUTH 89°27'39" WEST, 216.61 FEET; THENCE NORTH 80°38'18" WEST, 377.66 FEET; THENCE SOUTH 34°55'00" WEST, 306.29 FEET; THENCE SOUTH 64°01'07" WEST, 78.81 FEET; THENCE SOUTH 58°22'03" EAST, 55.55 FEET; THENCE SOUTH 18°33'14" WEST, 24.68 FEET; THENCE NORTH 71°16'58" WEST, 35.50 FEET; THENCE NORTH 58°04'51" WEST, 102.03 FEET; THENCE NORTH 31°55'09" EAST, 0.56 FEET; THENCE NORTH 55°05'00" WEST, 527.62 FEET; THENCE NORTH 39°57'49" WEST, 58.61 FEET; THENCE NORTH 50°02'11" EAST, 30.00 FEET; THENCE SOUTH 39°57'49" EAST, 20.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 51,277 SQ.FT. OR 1.18 ACRES MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

EKN ENGINEERING
Engineers / Planners / Surveyors
245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119
TEL (702) 866-6604 FAX (702) 866-6605

| | |
|---|---|
| | **JOB # 07-555** |
| | DATE: 04-28-08 |
| | **SHEET: 1 OF 4** |

CAROLINES COURT - 30' DRAINAGE EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\30FT-DRN-ESMT-R1.DWG

**BASIS OF BEARINGS:**
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., WHICH BEARS NORTH 00°21'32" EAST AS SHOWN IN THE OFFICE OF CLARK COUNTY, NEVADA RECORDER IN FILE 97 OF PARCEL MAPS ON PAGE 01.


RICHARD STEUBING, PLS
NEVADA LICENSE NO. 11196
EXPIRES 06/30/08
PER NRS 111.312 #5

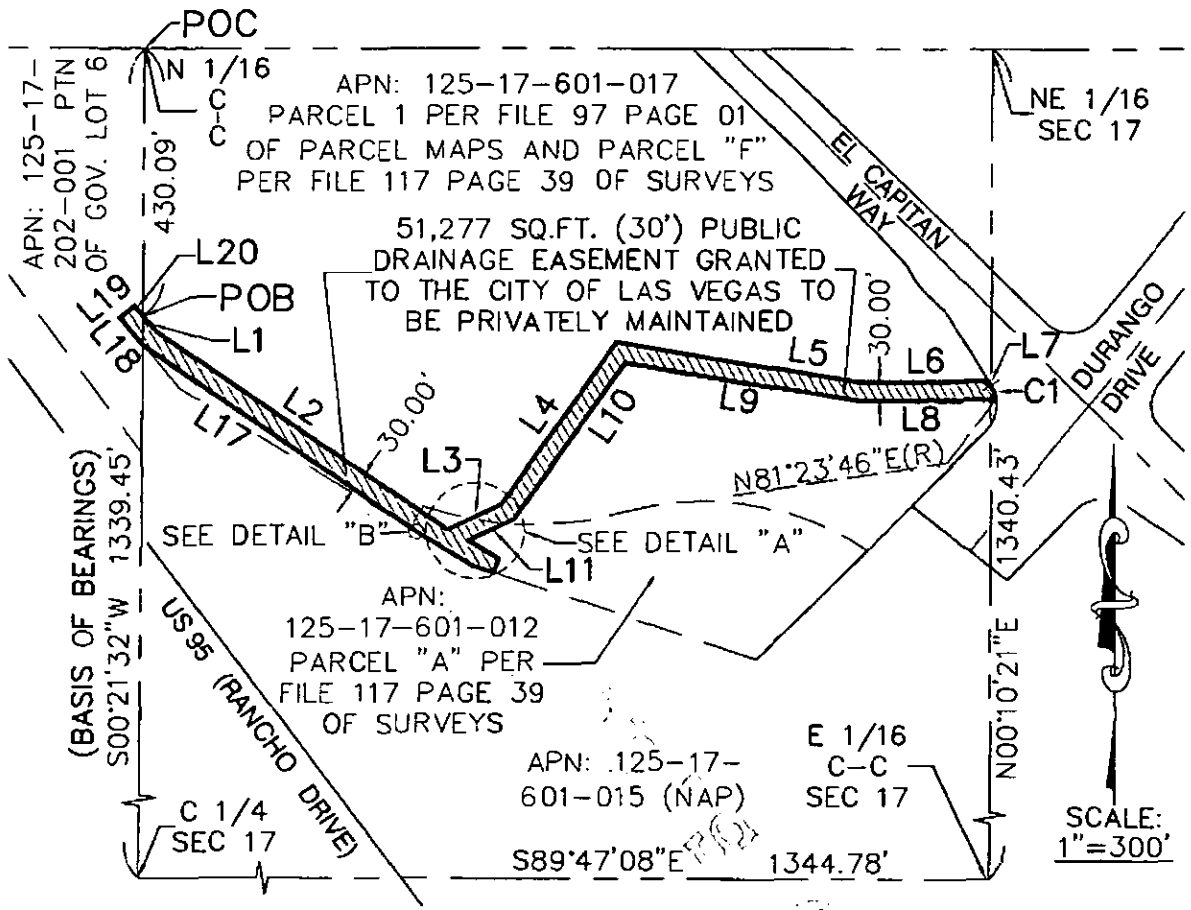
245 WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119

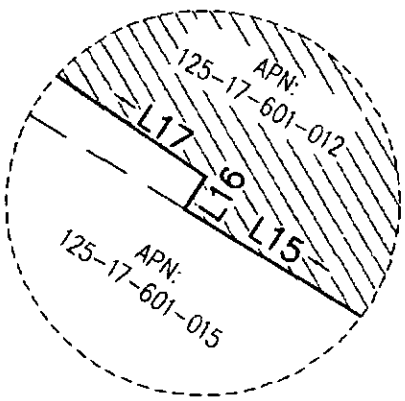

PROFESSIONAL LAND SURVEYOR
RICHARD STEUBING
04/30/08
No. 11196
STATE OF NEVADA

EXPIRES 06/30/08

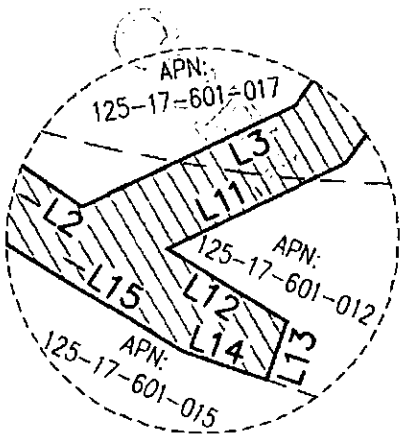


| | | |
|---|---|---|
| EKN ENGINEERING | Engineers / Planners / Surveyors<br>245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119<br>TEL (702) 866-6604 FAX (702) 866-6605 | JOB # 07-555<br>DATE: 04-28-08<br>SHEET: 2 OF 4 |
| CAROLINES COURT - 30' DRAINAGE EASEMENT | | |
| P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\30FT-DRN-ESMT-R1.DWG | | |




**DETAIL 'B'**
NOT TO SCALE




**DETAIL 'A'**
NOT TO SCALE

| | | |
|---|---|---|
| EKN ENGINEERING | Engineers / Planners / Surveyors<br>245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119<br>TEL (702) 866-6604 FAX (702) 866-6605 | JOB #: 07-555<br>DATE: 04-28-08<br>SHEET: 3 OF 4 |

CAROLINES COURT – 30' DRAINAGE EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\30FT-DRN-ESMT-R1.DWG

**LEGEND**

| | |
|---|---|
| —— – – —— | SECTIONAL LINE |
| ———————— | EASEMENT BOUNDARY |
| – —— —— —— – | PARCEL LINE |
| ———————— | RIGHT-OF-WAY LINE |
| —— – —— | CENTERLINE |
| — — — — — — | RADIAL LINE |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |
| APN: | ASSESSOR'S PARCEL NUMBER |
| (NAP) | NOT A PART OF THIS MAP |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
| C1 | 23°24'36" | 60.00' | 24.51' | 12.43' |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 33.97' | S39°57'49"E |
| L2 | 560.02' | S55°05'00"E |
| L3 | 93.65' | N64°01'07"E |
| L4 | 317.41' | N34°55'00"E |
| L5 | 393.97' | S80°38'18"E |
| L6 | 201.43' | N89°27'39"E |
| L7 | 8.31' | S32°00'50"E |
| L8 | 216.61' | S89°27'39"W |
| L9 | 377.66' | N80°38'18"W |
| L10 | 306.29' | S34°55'00"W |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L11 | 78.81' | S64°01'07"W |
| L12 | 55.55' | S58°22'03"E |
| L13 | 24.68' | S18°33'14"W |
| L14 | 35.50' | N71°16'58"W |
| L15 | 102.03' | N58°04'51"W |
| L16 | 0.56' | N31°55'09"E |
| L17 | 527.62' | N55°05'00"W |
| L18 | 58.61' | N39°57'49"W |
| L19 | 30.00' | N50°02'11"E |
| L20 | 20.66' | S39°57'49"E |

EKN ENGINEERING
Engineers / Planners / Surveyors
245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119
TEL (702) 866-6604 FAX (702) 866-6605

JOB # 07-555
DATE: 04-28-08
SHEET: 4 OF 4

CAROLINES COURT – 30' DRAINAGE EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\30FT-DRN-ESMT-R1.DWG

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 MAY REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

AVERAGE QA VALUE 35

# ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

| | |
|---|---|
| PARCEL BOUNDARY | 001 1.80 PARCEL NUMBER ACREAGE |
| SUBD BOUNDARY | 202 PARCEL SUB/SEQ NUMBER |
| ROAD EASEMENT | PB 75-45 PLAT RECORDING NUMBER |
| PM/LD BOUNDARY | 5 BLOCK NUMBER |
| NON-PARCEL LOT LINE | 5 LOT NUMBER |
| MATCH LINE / LEADER LINE | GL5 GOV. LOT NUMBER |
| 001 ROAD-ID NUMBER | |

BOOK T19S R60E

| | R59E | R60E | R61E |
|---|---|---|---|
| T18S | 99 | 100 | 101 |
| T19S | 126 | 125 | 124 |
| T20S | 132 | 138 | 139 |

SEC 17

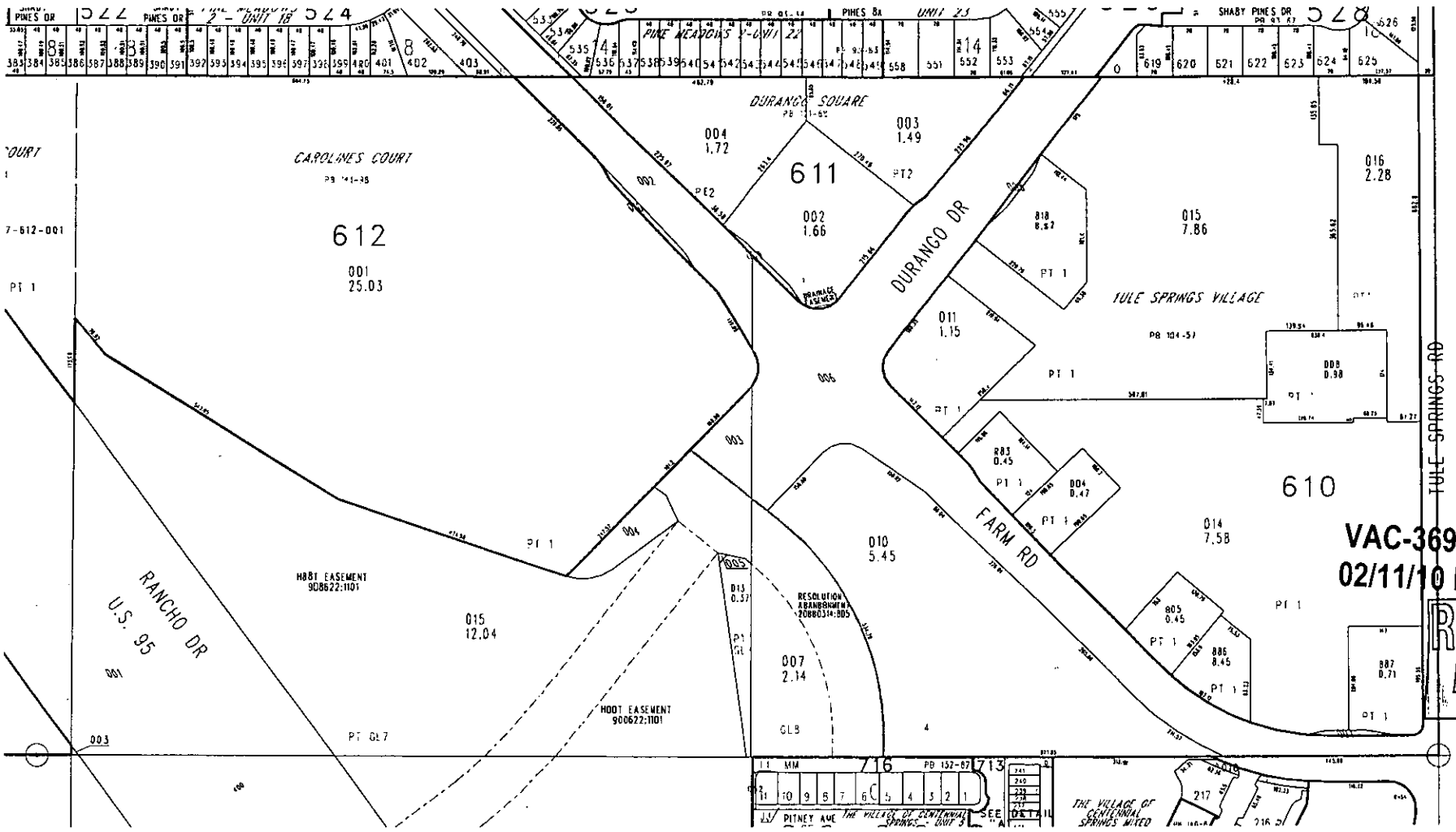
| | | | | | |
|---|---|---|---|---|---|
| 6 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 18 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

TWP S 2 NE 4

| | | | |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |

125-17-6

Scale:1"=200' Rev:06/23/09




VAC-36980
02/11/10 PC

RECEIVED
DEC 17 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

TAX DIST 200

13/9

PARCELS 29
LABELS 28

## Report of All Selected Parcels

**Case Number:** VAC-36980

**Printed On:** Thu: January 7, 2010

| Owner | Address | Parcel Numbe |
|---|---|---|
| AMPER SERGIO F & JESUS A | 8733 SHADY PINES DR LAS VEGAS NV | 12517524004 |
| BOOKER JENNIFER | 8729 SHADY PINES DR LAS VEGAS NV | 12517524005 |
| CAPAWANA JEFREY M | 8805 SHADY PINES DR LAS VEGAS NV | 12517117004 |
| CAROLINE'S COURT L L C | 3041 N BEVERLY GLEN CIR LOS ANGELES CA | 12517612001 |
| CORVALAN JUAN C & HECTOR | 8705 SHADY PINES DR LAS VEGAS NV | 12517524011 |
| CRAFT CHARLES D & LINDA L | 8813 SHADY PINES DR LAS VEGAS NV | 12517117002 |
| DIPPNER ROBERT F & MARY E | 6340 W FARM RD LAS VEGAS NV | 12517116014 |
| FERNANDEZ MARIO | 8801 SHADY PINES DR LAS VEGAS NV | 12517522001 |
| FOWLER JAMES S | 4212 BUTEO LN NO LAS VEGAS NV | 12517524012 |
| FRESH & EASY NEIGHBORHOOD MARKET | ATTN: TAX OEPT 2120 PARK PLACE #200 EL SEGUNDO CA | 12517611004 |
| GARCIA CASSIUS E | 8761 SHADY PINES LAS VEGAS NV | 12517522002 |
| GOLLIHAR ACQUA | 4840 W MONTANA CIR LAS VEGAS NV | 12517524002 |
| GONZALEZ ANA | 8757 SHADY PINES DR LAS VEGAS NV | 12517522003 |
| KELLEY STEVEN P & HOLLY L | 8753 SHADY PINES DR LAS VEGAS NV | 12517522004 |
| KONG MICHAEL H | 8713 SHADY PINES DR LAS VEGAS NV | 12517524009 |
| O'HARA PATRICK J & SUSAN J | 8709 SHADY PINES DR LAS VEGAS NV | 12517524010 |
| OROZCO RIGOBERTO JR & DEANNA | 8745 SHAOY PINES OR LAS VEGAS NV | 12517524001 |
| P P LAND L P | %WALGREEN CO %TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL | 12517611002 |
| PACK WILLARD | 8737 SHADY PINES DR LAS VEGAS NV | 12517524003 |
| POJANASOMBOON PICHAT & SAMAN | 9000 EMERALO HILLS WY LAS VEGAS NV | 12517601010 |
| POJANASOMBOON PICHAT & SAMAN | 9000 EMERALO HILLS WY LAS VEGAS NV | 12517601007 |
| PURCIFUL ALEXIA | 8809 SHADY PINES DR LAS VEGAS NV | 12517117003 |
| SEARS VIOLET K & VIOLET KAY | P O BOX 533 SPRING VALLEY CA | 12517116013 |
| SHADY PINES DRIVE TRUST | 7709 TURTLE HAVEN CT LAS VEGAS NV | 12517524006 |
| SLADE OENNIS & DENNIS JOHN | 8749 SHADY PINES DR LAS VEGAS NV | 12517522005 |
| SWANN MICHAEL WAYNE | 8721 SHAOY PINES DR LAS VEGAS NV | 12517524007 |
| TIVORSAK ALAN L TRUST ETAL | 1716 COUNTRY LN ATCHISON KS | 12517601013 |
| VOUNAS GERALD & ANITA | 8717 SHADY PINES OR LAS VEGAS NV | 12517524008 |
| ZAMORA MELVIN & LATISHA | 8817 SHAOY PINES LAS VEGAS NV | 12517117001 |