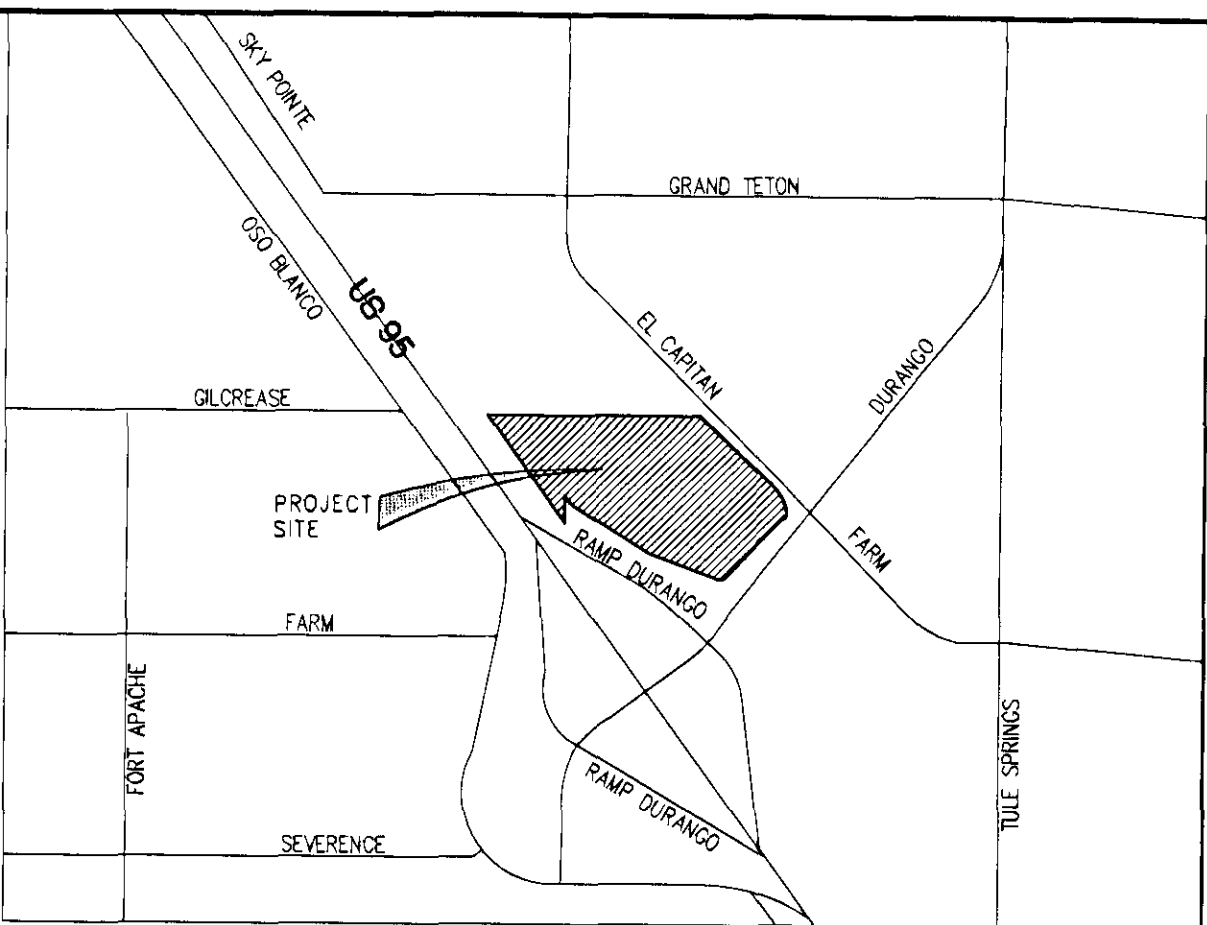
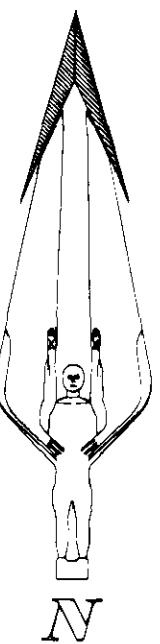
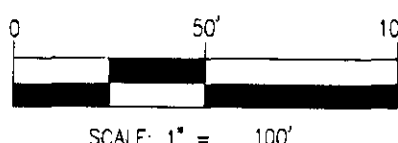


SEWER EASEMENT VACATION EXHIBIT
FOR
CAROLINE'S COURT
OR DOC# 200800814-00794

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 17, TOWNSHIP 19 SOUTH, RANGE 80 EAST, W.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA



VICINITY MAP
NOT TO SCALE

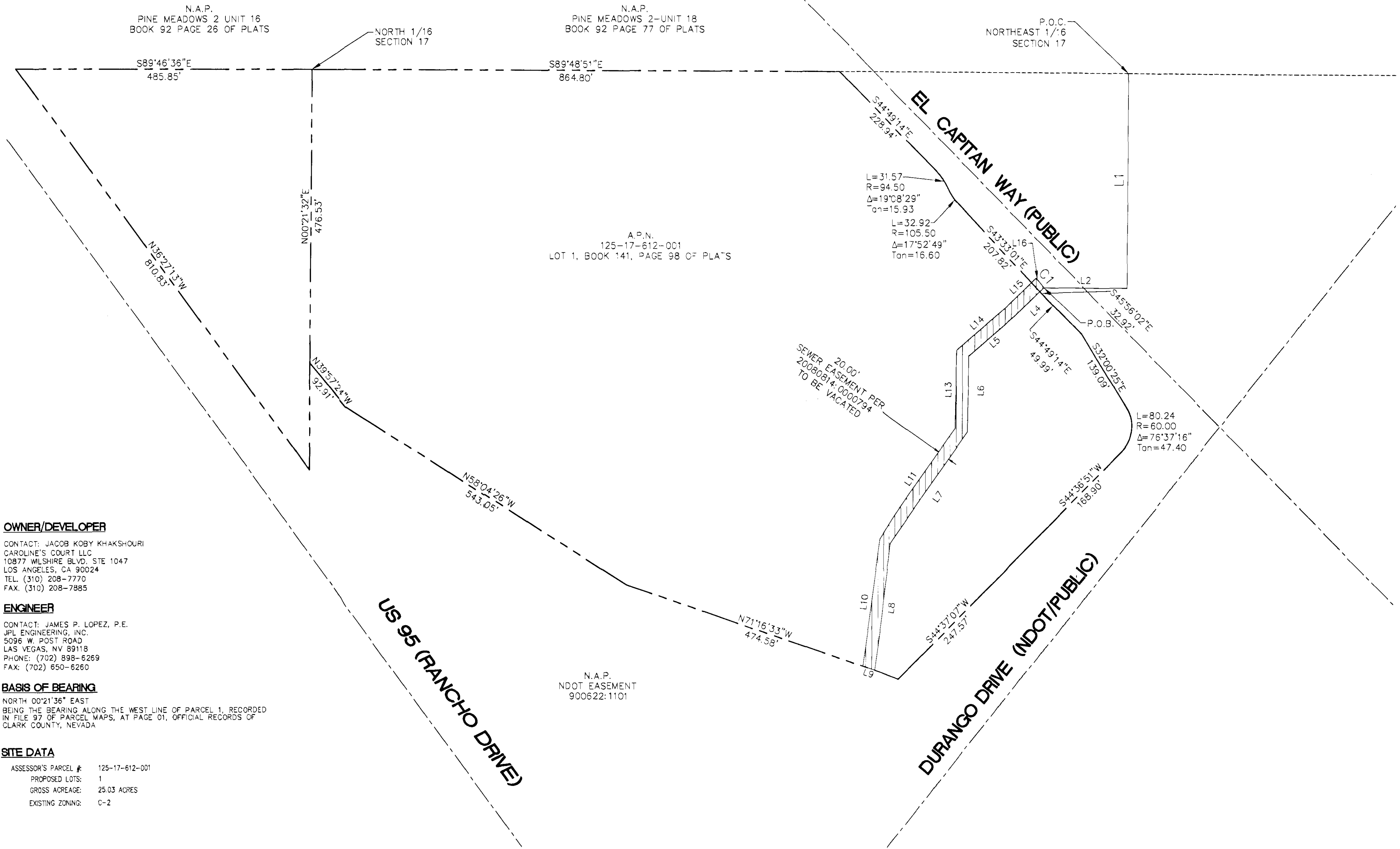


LEGEND

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	347.75	S00°10'21"W
L2	136.55	N89°49'33"W
L3	64.35	S45°27'18"W
L4	101.64	S48°54'12"W
L5	123.79	S00°55'00"W
L6	220.19	S34°55'09"W
L7	206.94	S07°31'57"W
L8	20.39	N71°16'58"W
L9	207.85	N02°31'57"E
L10	218.94	N34°55'09"E
L11	126.57	N00°55'00"E
L12	109.94	N48°54'12"E
L13	64.97	N45°27'18"E
L14	6.85	S43°33'59"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	13.21	100.00	6.61	7°34'02"



OWNER/DEVELOPER

CONTACT: JACOB KOBAY 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

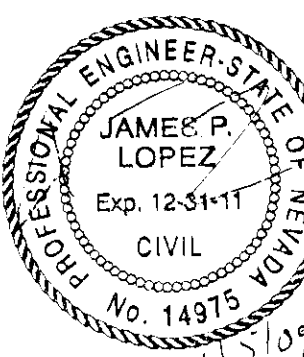
SITE DATA

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

JPL ENGINEERING INC.

CAROLINES COURT

SEWER EASEMENT
VACATION EXHIBIT



JOB# 09-007

SHEET

VAC

1 OF 1

VAC-36979
02/11/10 PC
REVISED

RECEIVED
JAN 06 2010

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

DECEMBER 2009

REVISIONS
REV. DATE DESCRIPTION SHEET # APPROVAL

(5)

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

Inst #: 201005180001781
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

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 sewer 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 sewer easement rights granted to the CITY OF LAS VEGAS, a Municipal Corporation, by that RIGHT OF WAY GRANT FOR SEWER PURPOSES, recorded May 15, 2008 in Book 20080515 as Instrument Number 00581, and subsequently re-recorded August 14, 2008 in Book 20080814 as Instrument Number 00794, both of Clark County, Nevada, Records, 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 sewer easement granted to the CITY OF LAS VEGAS, a Municipal Corporation, by that RIGHT OF WAY GRANT FOR SEWER PURPOSES, recorded August 10, 2009 in Book 20090810 as Instrument Number 00614 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 twenty-foot wide Public Sewer Easement generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080814:00794 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.

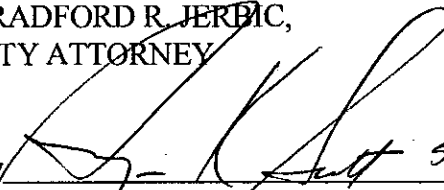
DATED this 10th day of May, 2010


OSCAR B. GOODMAN, MAYOR

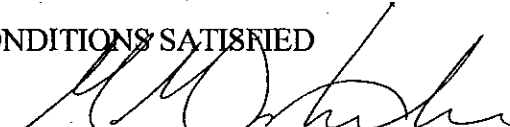
ATTEST:

BEVERLY K. BRIDGES,
MMC CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERIC, JR.
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 3:43 PM
To: Roger Bailey
Cc: Alan Riecki; Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Peace-Almanzan
Subject: FW: VAC-36979
Attachments: Id100401.doc; Id100401.pdf

Roger,

I forgot to mention in the message earlier, we're doing this vac the same way as VAC-36980. Just a general legal naming the easement we want to vacate, but with an exception statement to except out the newer easement that supersedes the one we're vacating. We're not going to do a map exhibit. Nancy & Alan Riecki are OK with this.

Thanks,
Neil

From: Neil Wacaser
Sent: Friday, April 30, 2010 3:36 PM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Peace-Almanzan
Subject: VAC-36979

Roger,

Please see the attached files for the legal description to be used to vacate a public sewer easement near the westerly quadrant of the intersection of Farm Road & Durango Drive for VAC-36979.

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.

BB 5/3/10

Key to Record
BB 5/3/10

Gave to NAWAY 4/28/10

Date: April 27, 2010

T0: Nancy Almanzan/ Bill Snyder

Re: VAC 36979

REQUEST TO CHECK LEGAL DESCRIPTION

APN: 125-17-612-005 & 006

APN MAP ATTACHED

REF: CAROLINE'S COURT

STAFF APPROVALS/COMMENTS:

SANITATION:

Jaqueline 4/27/2010

TRAFFIC:

John H. Blum 4-27-2010

FLOOD CTRL:

Paul 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 20090810:00614.

VACATION TO VACATE SEWER EASEMENT 20080814:00794

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

2) ATTACHED CITY COUNCIL CONDITIONS

3) ATTACHED COPY OF SEWER EASEMENT THAT WILL REMAIN IN PLACE. 20090810:00614

*BART wants NAWAY!
PLAN to Agree on
how this is written
In house writing
Due to complex since
Recorded new over
old.*

VACATION TRANSMITTAL RESPONSE SHEET

PC MEETING 2/11/10

CC MEETING 3/17/10

VAC – 36979

	RECEIVED		EASEMENT REQUIRED	
	YES	NO	YES	NO
NEVADA POWER	X			X
SOUTHWEST GAS	X			X
LAS VEGAS VALLEY WATER DIST	X			X
SPRINT CENTRAL TELEPHONE NEVADA	X			X
COX*	X		X	
Drainage study? Not required				
PLANNING FILE UP YES 4/5/10				

*vacation is for a clv sewer easement. Can't reserve

VACATION FOR: SEWER EASEMENT (20080814:00794)

APN:125-17-612-001

NOTES: GOES WITH VAC 36980 (DRAINAGE EASEMENT)

4/27/10 Gina is processing this vacation 702-206-4695 (Utah #) no e-mail

Came by and said she can get a clean copy of the legal description from tracy to record with. Push- developer wants asap.



January 11, 2010

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

Subject: VAC-36979 @ Durango Dr. & El Capitan Way (Caroline's Court)

We have reviewed your request to vacate the Public Sewer 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 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.

Sincerely,

Tracy Prince
Supervisor, Right-of-Way

*Esmnt - NO!
We are only
vacating Chv Esmnt.*



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

January 22, 2010

VAC-36979
No Reservations

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

SUBJECT: VAC-36979
Project Name: El Capitan Wy/Durango Dr
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: 449413
North 5 WCE: D.Jones



**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 PUBLIC SEWER
EASEMENT WITHIN VAC-36979-2010**

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Sewer Easement as described in VAC-36979-2010 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,

A handwritten signature in cursive script, reading "Joseph D. Freeman".

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

JDF:PMB

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/31/09
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	JPL ENGINEERING	
FILE NUMBER:	VAC-36979	

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A PUBLIC SEWER 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

CC 3/17/10

ATTACHMENT:

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

prop WR# 978927 Caroline Court

*x588Y564
x585Y564*

please review

*no objection
No*



January 14, 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-36979
NPC# RV 10-007

Dear Ms. Caviness,

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the public sewer easement as described in VAC-36979.

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,

A handwritten signature in cursive script that reads "Sharon McShea".

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



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-08

March 19, 2010

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

RE: VAC-36979 - 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 a 20-foot public sewer easement 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 twenty-foot wide Public sewer Easement generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080814:00794 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.

Mr. Jacob Koby Khakshouri
VAC-36979 -- Page Two
March 17, 2010

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
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



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-36979 - 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 twenty-foot wide Public sewer Easement generally located at the northwest corner of El Capitan Way and Durango Drive as granted per document #20080814:00794 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.

Mayor
Oscar B. Goodman

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



Mr. Jacob Koby Khakshouri
VAC-36979 – Page Two
February 12, 2010

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



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-36979 - 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 be 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

Mayor
Oscar B. Goodman

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



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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/31/09
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT DETENTION & ENFORCEMENT TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN GEORGE DORSEY (ADMIN OFFICER) TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS)	
SUBJECT: PETITION OF VACATION		
APPLICANT: JPL ENGINEERING		
FILE NUMBER: VAC-36979		

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A PUBLIC SEWER 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**

(Revised 3/02)

No Law Enforcement Issue

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: January 13, 2010
Re: **VAC-36979** JPL Engineering NWC El Capitan Way & Durango Dr.
Request for a Petition of Vacation of a public sewer easement

COMMENTS:

This Vacation application proposes to vacate an existing public sewer 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 twenty-foot wide Public sewer 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.

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

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-36979

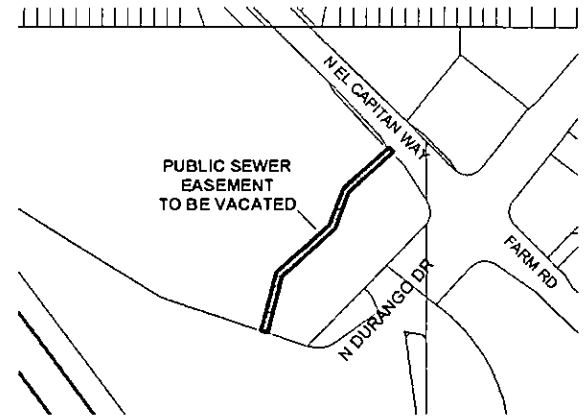
Antelope HOA	Silver Crossing HOA
Appaloosa Canyon Quarterhorse Falls HOA	Spinnaker Homes At Centennial Hills HOA
Astoria Trails South HOA	Spring Mountain Ranch Master Association
Aventine-Tramonti HOA	Tapestry at Town Center HOA
Briar Hill Park HOA	Terra Bella HOA
Carriage Park Community Association	The Enclave II HOA
Cascade HOA	The Meadows At Elkhorn Springs HOA
Cedar Springs HOA	The Terragona Estates HOA
Centennial Heights HOA	Tolberts Mill HOA
Centennial Park HOA	Tripoly At Towne Center HOA
Centennial Point Community Association	Tule Springs Community NCG
Chatham Hills HOA	Twilight North HOA
Cimarron Springs HOA	Valley Crest HOA
Day Dawn Crossing HOA	Wellington Place HOA
Elkhorn Community Association	Whisper Creek HOA
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	

38

Application Information

VAC-36979 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C. - 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)

Application Location



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

Public Hearing Information

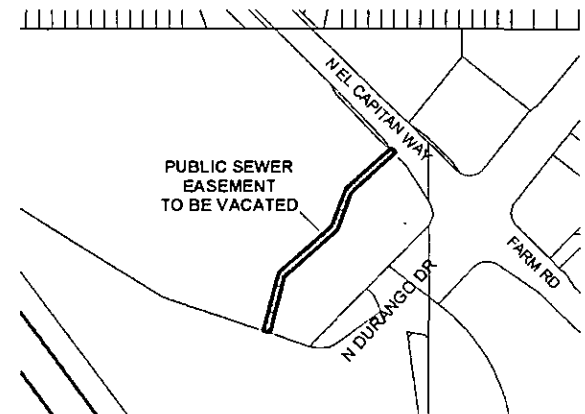
Meeting: Planning Commission
Date: February 11, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. 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-36979 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, L.L.C. - 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)

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
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. 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

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-36979 - VACATION - PUBLIC HEARING - APPLICANT: JPL ENGINEERING, INC. - OWNER: CAROLINE'S COURT, L.L.C - 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)

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:

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/31/09
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID REBECCA WHITLOCK RAUL CRUZ DAVID GUERRA CAROLYN CAVINESS JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER
SUBJECT: PETITION OF VACATION		
APPLICANT: JPL ENGINEERING		
FILE NUMBER: VAC-36979		

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A PUBLIC SEWER 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: FEBRUARY 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 CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN GEORGE DORSEY (ADMIN OFFICER) TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS)
SUBJECT: PETITION OF VACATION		
APPLICANT: JPL ENGINEERING		
FILE NUMBER: VAC-36979		

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A PUBLIC SEWER 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

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 12/31/09
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	JPL ENGINEERING	
FILE NUMBER:	VAC-36979	

A REQUEST HAS BEEN SUBMITTED BY JPL ENGINEERING INC TO VACATE A PUBLIC SEWER 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

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 12/31/2009 04:58 PM

Submitted By

Page 1

A/P # 36980 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/17/2009 11:44	984528	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAC-36980- VACATION - PUBLIC HEARING - APPLICANT/ OWNER: PARDEE HDMES OF NEVADA - Petition to Vacate a property generally in the northwest corner of EL Capitan Way and Durango Drive, Ward 6 (Ross)

Parent A/P #	25179	Project/Phase Name	CAROLINE'S COURT	Phase #	
Project #	36980	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 12517612001

Location

Owner/Tenant

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

☐ Foreign

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-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 12/31/2009 04:58 PM**Submitted By**

Page 2

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

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

Report Date 12/31/2009 04:58 PM

Submitted By

Page 3

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

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 Type	#	Status	Waived	Issued	Started	Completed	Comp By
372340	DEVCO	1	Incomplete	☐		12/31/2009 16:12		
372341	FIRE COMM	1	Incomplete	☐		12/31/2009 16:12		
372342	NEIGH P&S	1	Incomplete	☐		12/31/2009 16:12		

Report Date 12/31/2009 04:58 PM

Submitted By

Page 4

Review Activities Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
372343	SEWER	1	Incomplete	☐	12/31/2009 16:12			
372344	LAND DEV	1	Incomplete	☐	12/31/2009 16:12			
372345	FLOOD	1	Incomplete	☐	12/31/2009 16:12			
372346	ROW	1	Incomplete	☐	12/31/2009 16:12			
372347	SID	1	Incomplete	☐	12/31/2009 16:12			
372348	SURVEY	1	Incomplete	☐	12/31/2009 16:12			
372349	TEFO	1	Incomplete	☐	12/31/2009 16:12			
372350	TRAFFIC	1	Incomplete	☐	12/31/2009 16:12			
372351	FIRE ENG	1	Incomplete	☐	12/31/2009 16:12			

Activity Review Details

Detail AGENDA TECH ITEMS (VAC)
Comments

Modified By NLARES

Modified Date/Time 12/29/2009 13:29

No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

After Planning Commission Items

DRT Process Complete 01/12/2010

Action Letter Completed 02/12/2010

Plans Routed for Review 12/31/2009

Notice of Final Action Form Completed 02/12/2010

Sent to Review Journal 01/26/2010

Public Hearing Notice Sent 01/29/2010

Detail SUBMITTAL CHECKLIST (VAC)

Modified By PGRIMYSER

Modified Date/Time 12/17/2009 11:43

Comments

No Comments

Report Date 12/31/2009 04:58 PM

Submitted By

Page 5

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 16:11

Comments

No Comments

PLANNING LEGAL

Enter legal description

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

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING THE WEST LINE OF 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.

Report Date 12/31/2009 04:58 PM

Submitted By

Page 6

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

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

02/11/2010

PC

SCHEDULED

0

0

0

PGRIMYER

12/17/2009

Vacation Final Review Process

CC Expiration Date
Planning Received Legal
Recorded Doc NumberRequest for Legal
Request for Order
CommentsDevco Received Legal
Order ReceivedLegal sent back to ROW
Request for Recordation

Recorded Date

There are no items in this list

Template Type/A/P

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381
GINA REILLY; CAROLINES COURT; CK#1124; 702-898-6269

12/17/2009 11:49

0.00

Z-SUBC REASON ALL ITEMS NOT SUBMITTED 984528
Has information included as to the origins of the parcel - no patent

12/17/2009 11:43

12/17/2009 11:43

0.00

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of 20' Public Sewer Easement
 Project Address (Location) El Capitan Way & Durango Drive
 Project Name Caroline's Court Proposed Use 200 JAN 20 AM 09
 Assessor's Parcel #(s) 125-17-612-001 Ward # 6
 General Plan: existing proposed Zoning: existing T-C proposed proposed
 Commercial Square Footage 238,693 Floor Area Ratio
 Gross Acres 23.62 Lots/Units Density
 Additional Information

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

FOR DEPARTMENT USE ONLY

Property Owner Signature* Jacob Khakshouri

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

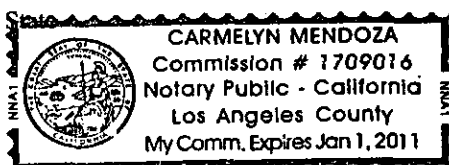
Print Name JACOB KHAKSHOURI

Subscribed and sworn before me

This 15th day of January, 20 10

Carmelyn Mendoza

Notary Public in and for said County and State



Revised 10/27/08

Case # <u>VAC-36979</u>
Meeting Date: <u>2/11/10</u>
Total Fee: <u>\$1,000</u>
Date Received:* <u>1/20/10</u>
Received By: <u>[Signature]</u>

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

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 Sewer Easement
APN 125-17-612-001
Northwest corner of El Capitan Way & Durango Drive
City of Las Vegas

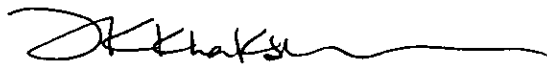
Dear Staff:

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 sewer line(s) and necessary easement. The original sewer line was located and dedicated per approved plans (CLV DWG 107Y4969, Plan 27341). Revised plans have been submitted to reflect the new position of the sewer line 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

RECEIVED
JAN 20 2010

STATEMENT OF FINANCIAL INTEREST

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 ☒ 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: _____

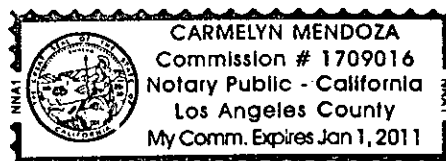
Signature of Property Owner: Atkhatsh

Print Name: JACOB KHAKSHOURI
Manager, Caroline's Court, LLC

Subscribed and sworn before me

This 15th day of January, 2010

Carmelyn Meadows
Notary Public in and for said County and State



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			

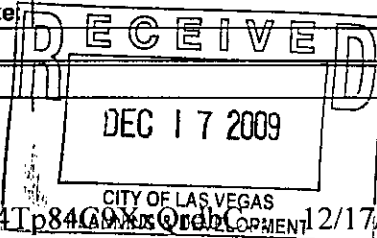
Officers☐ Include Inactive Officers**Manager - JACOB KHAKSHOURI**

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

Actions\Amendments

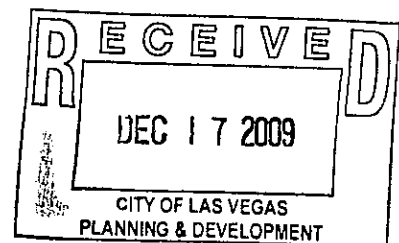
Action Type:	Articles of Organization		
Document Number:	LLC24443-2004-001	# of Pages:	1
File Date:	10/19/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050004905-45	# of Pages:	1
File Date:	2/12/2005	Effective Date:	
(No notes for this action)			
Action 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-36979
02/11/10 PC



Document Number:	20060559988-02	# of Pages:	1
File Date:	8/30/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080363482-86	# of Pages:	1
File Date:	5/27/2008	Effective Date:	
OCT 07-08 CERT			
Action Type:	Annual List		
Document Number:	20080786663-36	# of Pages:	1
File Date:	12/03/2008	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20090113048-58	# of Pages:	1
File Date:	2/06/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090771055-86	# of Pages:	1
File Date:	11/02/2009	Effective Date:	
(No notes for this action)			

VAC-36979
02/11/10 PC



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

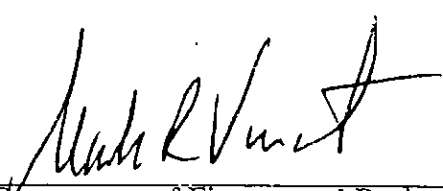
BUSINESS LOCATION: 5096 W POST RD

ISSUE TO:

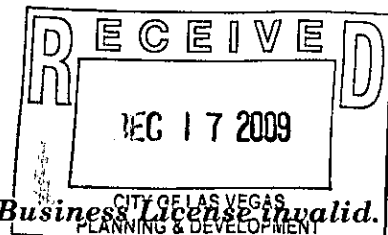
JPL ENGINEERING INC
5096 W POST RD
LAS VEGAS NV 89118

PRINCIPAL(S)

LOPEZ, JAMES P, PRES 100%


Director, Department of Finance and Business Services

VAC-36979
02/11/10 PC



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

Post in a conspicuous place.



20050527-0000693

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

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

05/27/2005 09:12:48
720050098612

Requestor:

FIDELITY NATIONAL TITLE

Frances Deane R0F
Clark County Recorder Pgs: 6

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

COPY

GRANT, BARGAIN, SALE DEED

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

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

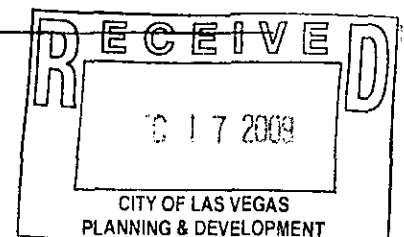
Convey to **Caroline's Court, LLC**, a Nevada limited liability company

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, Raservations, Rights, Rights of Way and Easements
now of record.

VAC-36979
02/11/10 PC



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

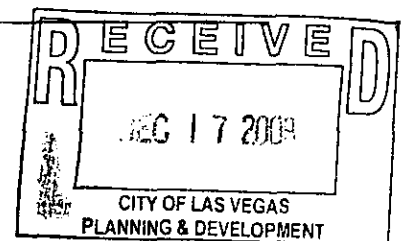
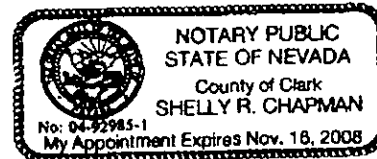
This instrument was acknowledged before me
on December 23, 2004
by Gary G. Day

Farm Interchange LLC, a Limited Liability
Company

By: [Signature]
Gary Day, Managing Member

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

By: _____
James Garr, Managing Member



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

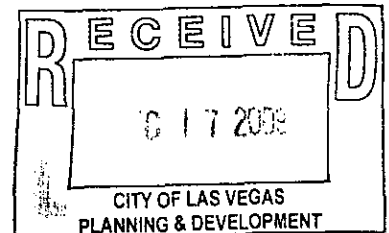
By: [Signature]
Gary Day, Managing Member

By: [Signature]
James Gair, Managing Member
GAIR

QNP
[Signature]

[Signature]

RECORDED
2005



COPY

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:

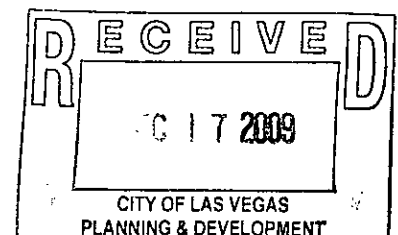
BEGINNING at the Northwest corner of Parcel 1 as recorded in File 97 of Parcel Maps, at Page 1, Official Records of Clark County, Nevada, also being a point on the West line of the Northeast Quarter (NE 1/4) of said Section 17;

Thence along the West line thereof, South $00^{\circ}21'36''$ West, 650.30 feet to the Northerly right-of-way of US-95;

Thence along said Northerly right-of-way, North $36^{\circ}27'13''$ West, 810.83 feet;

Thence departing said Northerly right-of-way, South $89^{\circ}46'39''$ East, 485.85 feet to the POINT OF BEGINNING.

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



COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 175-17-202-001
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) _____ Single Fam. Res.
c) _____ Condo/Twnhse d) _____ 2-4 Plex
e) _____ Apt. Bldg f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
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 CAROLINE COURT LLC Capacity MANAGING MEMBER

Signature _____ Capacity _____

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

Print Name: MARY PAUL
Address: _____
City: SAME
State: _____ Zip: _____

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

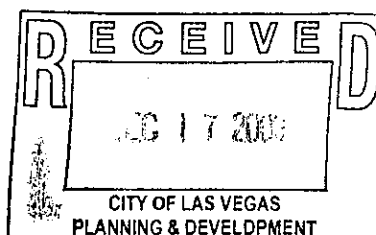
Print Name: JACOB K. KHAKSHOURI
Address: 3041 N. BEVERLY GLEN CIRCLE
City: LOS ANGELES
State: CA Zip: 90077

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

Print Name: Fidelity National Title
Address: 3711 E. Sunset Rd #10, Las Vegas, NV 89120

Escrow No.: 07-325064-05

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



1093

COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 125-17-202001
b) _____
c) _____
d) _____
2. Type of Property:
a) ☒ Vacant Land b) _____ Single Fam. Res.
c) _____ Condo/Twnhse d) _____ 2-4 Plex
e) _____ Apt. Bldg f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
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: _____

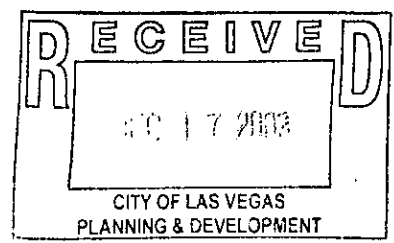
5. Partial Interest: Percentage being transferred: 100 %
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and MRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called 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: <u>GARY C. DAY</u>	Print Name: <u>JACOB KHAESHOUR</u>
Address: <u>4480 NEVADA DR</u>	Address: _____
City: <u>LV</u>	City: <u>SAME</u>
State: <u>NV</u> Zip: <u>89103</u>	State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fidelity National Title Escrow No.: 04-325064-05
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



693

Exhibit A
CAROLINE'S COURT
20' SEWER EASEMENT VACATION

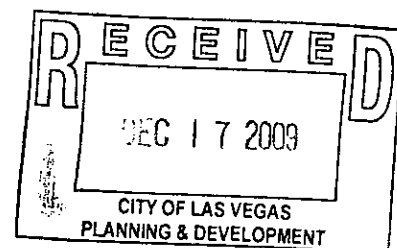
BEING A PORTION OF GOVERNMENT LOTS 6 & 7 AND ALSO BEING A PORTION OF PARCEL 1 AS SHOWN ON FILE IN FILE 97, PAGE 01 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AND PARCELS "A" AND "F" AS SHOWN ON FILE IN FILE 117, PAGE 39 OF SURVEYS IN THE CLARK COUNTY RECORDERS OFFICE, 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 20080814, AS DOCUMENT NUMBER 00794, 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 347.75 FEET; THENCE NORTH 89°49'33" WEST A DISTANCE OF 136.55 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 45°27'18" WEST A DISTANCE OF 64.35 FEET; THENCE SOUTH 48°54'12" WEST A DISTANCE OF 101.64 FEET; THENCE SOUTH 00°55'00" WEST A DISTANCE OF 123.79 FEET; THENCE SOUTH 34°55'09" WEST A DISTANCE OF 220.19 FEET; THENCE SOUTH 07°31'57" WEST A DISTANCE OF 206.94 FEET; THENCE NORTH 71°16'58" WEST A DISTANCE OF 20.39 FEET; THENCE NORTH 07°31'57" EAST A DISTANCE OF 207.85 FEET; THENCE NORTH 34°55'09" EAST A DISTANCE OF 218.94 FEET; THENCE NORTH 00°55'00" EAST A DISTANCE OF 126.57 FEET; THENCE NORTH 48°54'12" EAST A DISTANCE OF 109.94 FEET; THENCE NORTH 45°27'18" EAST A DISTANCE OF 64.97 FEET; THENCE SOUTH 43°33'59" EAST A DISTANCE OF 6.85 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION AN ARC LENGTH OF 6.85 FEET, THROUGH A CENTRAL ANGLE OF 07°34'02" TO THE **TRUE POINT OF BEGINNING**.

CONTAINING AN AREA OF 14,456 sq.ft.

Sheet 1 of 4

VAC-36979
02/11/10 PC



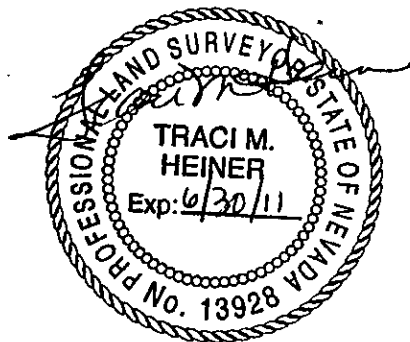
COPY

BASIS OF BEARING

NORTH 00°21'32" EAST

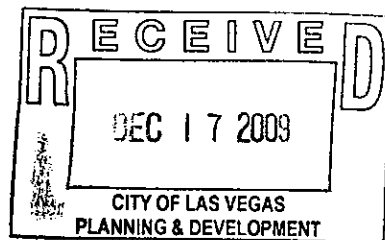
BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 97, PAGE 01 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER.

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



Sheet 2 of 4

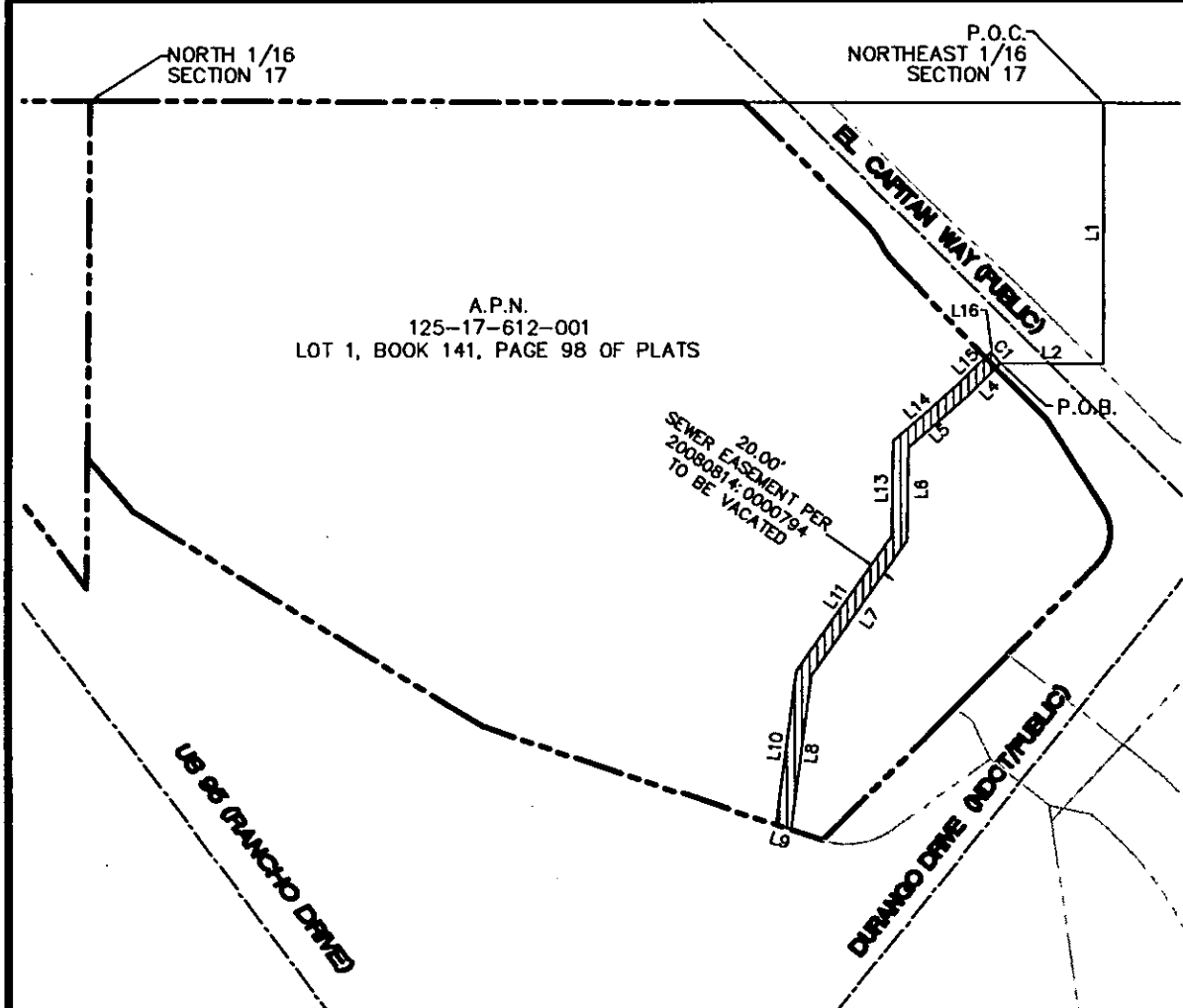
VAC-36979
02/11/10 PC



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
20' SEWER 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 (14,456 sq.ft.)

VAC-36979
02/11/10 PC

RECEIVED

FEB 17 2009

CITY OF LAS VEGAS
 PLANNING & DEVELOPMENT

COPY

JPL ENGINEERING INC.
 5095 W. POST ROAD
 LAS VEGAS, NV 89118
 Phone (702) 898-6269 • Fax (702) 650-6260

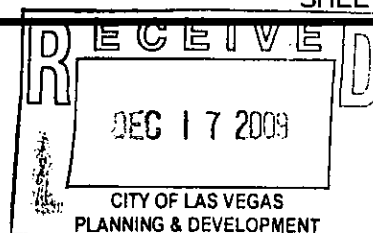
APN: 125-17-612-001
CAROLINEB COURT
20' SEWER EASEMENT VACATION
EXHIBIT A

LINE TABLE		
LINE	LENGTH	BEARING
L1	347.75	S00°10'21"W
L2	136.55	N89°49'33"W
L4	64.35	S45°27'18"W
L5	101.64	S48°54'12"W
L6	123.79	S00°55'00"W
L7	220.19	S34°55'09"W
L8	206.94	S07°31'57"W
L9	20.39	N71°16'58"W
L10	207.85	N07°31'57"E
L11	218.94	N34°55'09"E
L13	126.57	N00°55'00"E
L14	109.94	N48°54'12"E
L15	64.97	N45°27'18"E
L16	6.85	S43°33'59"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	13.21	100.00	6.61	7°34'02"

SHEET 4 of 4

VAC-36979
02/11/10 PC



20080814-0000794

Fee: \$0.00
N/C Fee: \$0.00

08/14/2008 09:57:46

T20080176784

Requestor:
LAS VEGAS CITY

Debbie Conway JLB
Clark County Recorder Pgs: 9

WHEN RECORDED PLEASE MAIL TO:

CITY CLERK - CITY HALL
400 E. STEWART AVENUE
LAS VEGAS, NEVADA 89101

RE-RECORDED

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

ORIGINAL

TITLE ON DOCUMENT:

**RIGHT OF WAY GRANT
FOR SEWER PURPOSES**

PREVIOUSLY RECORDED AS: 20090515:0000581

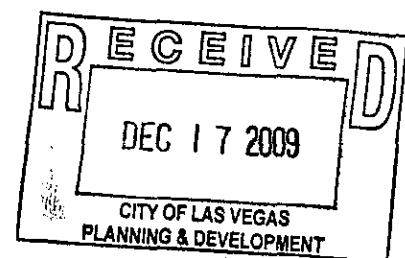
This document (Certified Copy) is being re-recorded to correct a statement on the sketch (see page 7) of the recorded document - which is to void the portion of the statement that reads: "to be maintained by the City of Las Vegas". The City of Las Vegas does not maintain above ground sewer easement areas.

Certified Stamp (raised seal) is on original page 8 of 8 of this document.

This page has been added to comply with NRS 247.110,
Section 4.

Page 1 of 8

**VAC-36979
02/11/10 PC**



20080515-0000581

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

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

Fee: \$0.00
N/C Fee: \$0.00

05/15/2008
T20080089039

09:15:35

Requestor:
LAS VEGAS CITY

Debbie Conway STN
Clark County Recorder Pgs: 7

RIGHT OF WAY GRANT FOR SEWER 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, maintenance, repair and renewal of subsurface sanitary sewer pipes, conduits and attached appurtenances, and the perpetual right to construct, operate, add to, maintain, renew and remove sewer lines and appurtenances thereto, upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel; together with permission to cut and trim brush and trees as deemed reasonably necessary to insure the safe and proper maintenance and operation of said sewer lines and appurtenances. Said parcel(s) of land being described as follows:

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

For: Sewer easement located northwesterly of Durango Drive, west of
El Capitan **Way**

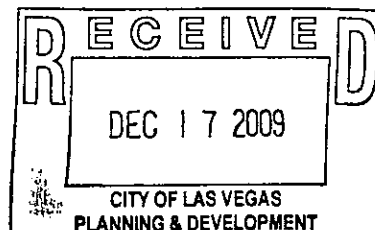
The grantor(s) retain(s) the right to fence, to plant, to maintain and to use said parcel for its own purpose so long as such use is consistent with standard safety factors and does not interfere with the rights herein granted.

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

CMC/ sewer-2008
EKN ENGINEERING - 07-555
PAGE 1 OF 2

ORIGINAL

Page 2 of 8



CONTINUED:

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

OWNER: CAROLINE'S COURT, LLC

TYPE DOC: Sewer Easement

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

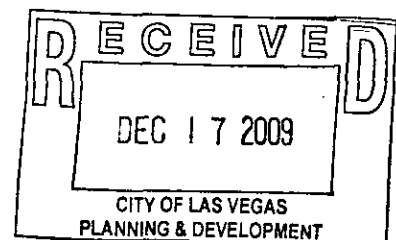
ORIGINAL
ORIGINAL

CMC

EKN ENGINEERING - 07-555

PAGE 2 OF 2

Page 3 of 8



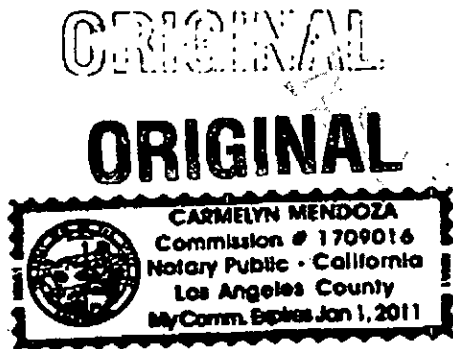
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On May 12, 2008 before me, Carmelyn Mendoza Notary
Date Here Insert Name and Title of the Officer

personally appeared Jacobs Khakshouri
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature Carmelyn Mendoza
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Right of Way Grant for Sewer 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: _____

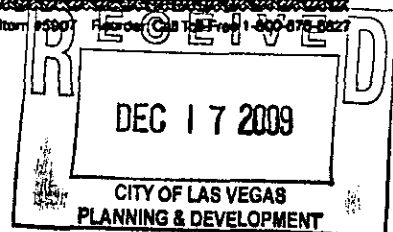
RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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



JOB #: 07-555
APRIL 29, 2008

ORIGINAL

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

ORIGINAL

EXPLANATION:

THIS LEGAL DESCRIBES A 20 FOOT SEWER
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°10'21" WEST, 347.75 FEET; THENCE
DEPARTING SAID EAST LINE NORTH 89°49'33" WEST, 136.55 FEET TO A POINT ON THE
SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CAPITAN WAY (WIDTH VARIES), SAID POINT
ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 45°27'18" WEST, 64.35 FEET;
THENCE SOUTH 48°54'12" WEST, 101.64 FEET; THENCE SOUTH 00°55'00" WEST, 123.79
FEET; THENCE SOUTH 34°55'09" WEST, 220.19 FEET; THENCE SOUTH 07°31'57" WEST,
206.94 FEET TO THE SOUTHWEST LINE OF AFOREMENTIONED PARCEL "A"; THENCE
ALONG SAID SOUTHWEST LINE NORTH 71°16'58" WEST, 20.39 FEET; THENCE DEPARTING
SAID SOUTHWEST LINE NORTH 07°31'57" EAST, 207.85 FEET; THENCE NORTH 34°55'09"
EAST, 218.94 FEET; THENCE NORTH 00°55'00" EAST, 126.57 FEET; THENCE NORTH
48°54'12" EAST, 109.94 FEET; THENCE NORTH 45°27'18" EAST, 64.97 FEET TO A POINT ON
THE THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CAPITAN WAY;
THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 43°33'59" EAST, 6.85 FEET TO A POINT
ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE
SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°34'02" ALONG
AN ARC LENGTH OF 13.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING 14,457 SQ.FT. OR 0.33 ACRES MORE OR LESS AS DETERMINED BY
COMPUTER METHODS.

Page 5 of 8



Engineers / Planners / Surveyors

245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119
TEL (702) 866-6604 FAX (702) 866-6605

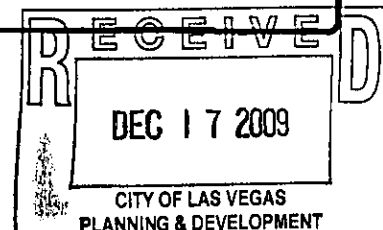
JOB #: 07-555

DATE: 04-29-08

SHEET: 1 OF 4

CAROLINES COURT - 20' SEWER EASEMENT

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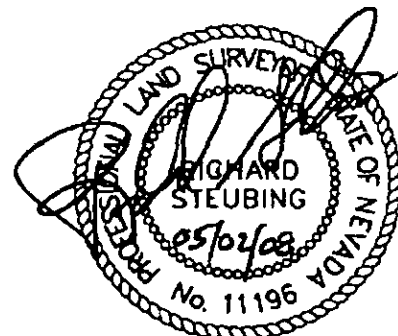


~~CERTIFICATE~~
ORIGINAL

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 E. WARM SPRINGS ROAD,
SUITE 100
LAS VEGAS, NV 89119



EXPIRES 06/30/08

Page 6 of 8

EKN
ENGINEERING

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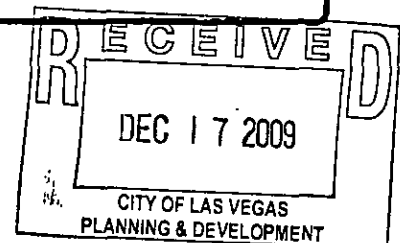
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DATE: 04-29-08

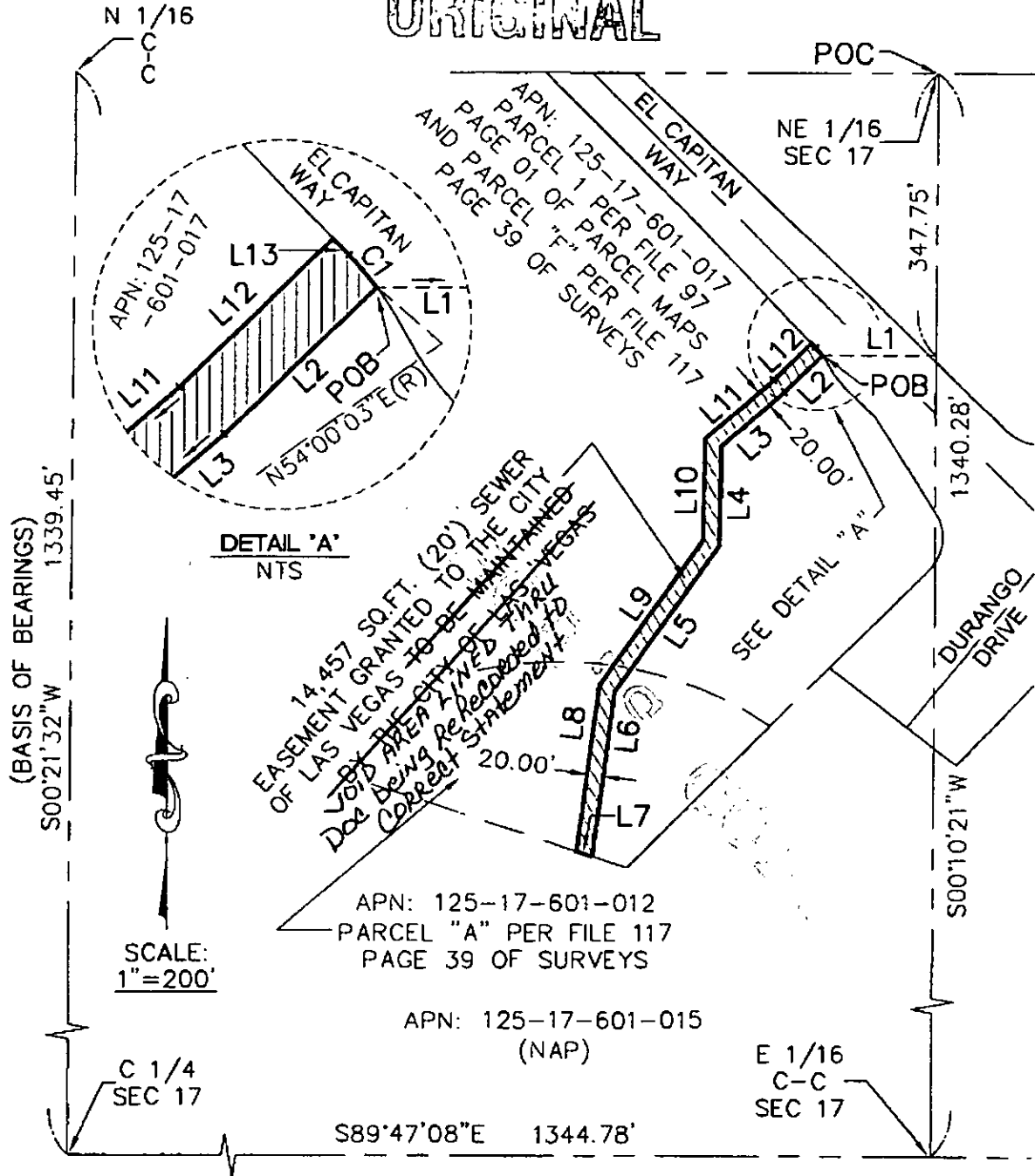
SHEET: 2 OF 4

CAROLINES COURT - 20' SEWER EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\SWR-20FT-ESMT-R1.DWG



ORIGINAL



Page 7 of 8

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ENGINEERING

Engineers / Planners / Surveyors

245 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89119
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JOB # 07-555

DATE: 04-29-08

SHEET: 3 OF 4

CAROLINES COURT - 20' SEWER EASEMENT

P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\SWR-20FT-ESMT-R1.DWG

RECEIVED
DEC 17 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ORIGINAL

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
NTS	NOT TO SCALE
(NAP)	NOT A PART OF THIS MAP

ORIGINAL

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	7°34'02"	100.00'	13.21'	6.61'

LINE TABLE		
LINE	LENGTH	BEARING
L1	136.55'	N89°49'33"W
L2	64.35'	S45°27'18"W
L3	101.64'	S48°54'12"W
L4	123.79'	S00°55'00"W
L5	220.19'	S34°55'09"W
L6	206.94'	S07°31'57"W
L7	20.39'	N71°16'58"W

LINE TABLE		
LINE	LENGTH	BEARING
L8	207.85'	N07°31'57"E
L9	218.94'	N34°55'09"E
L10	126.57'	N00°55'00"E
L11	109.94'	N48°54'12"E
L12	64.97'	N45°27'18"E
L13	6.85'	S43°33'59"E

Page 8 of 8

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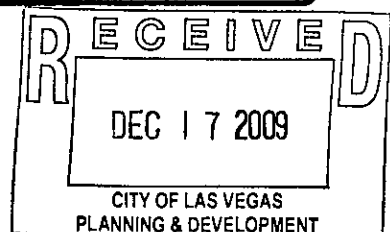
JOB # 07-555

DATE: 04-29-08

SHEET: 4 OF 4

CAROLINES COURT - 20' SEWER EASEMENT

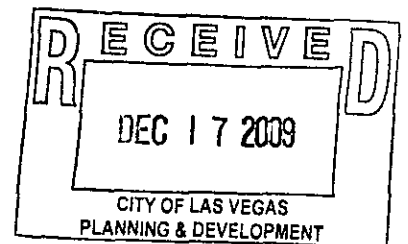
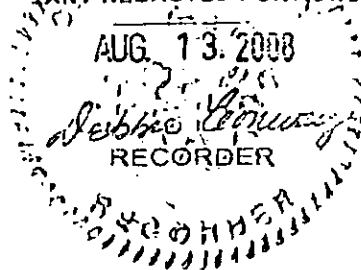
P:\07-555 CAROLINES COURT\SURVEY\EXHIBITS\SWR-20FT-ESMT-R1.DWG



CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT, IN
ANY REDACTED PORTION.

AUG 13 2008

Debbie Conway
RECORDER



NOTES

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

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

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11017 ORIGINAL

MAP LEGEND

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

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

AVERAGE RA VALUE 35	PARCEL NUMBER 001	ACREAGE 1.08
	PARCEL SUB/SEQ NUMBER 202	PLAT RECORDING NUMBER PB 23-15
	BLOCK NUMBER 5	LOT NUMBER 5
	GOV. LOT NUMBER G15	

T19S R60E

99	100	101
126	125	124
137	138	139

17

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

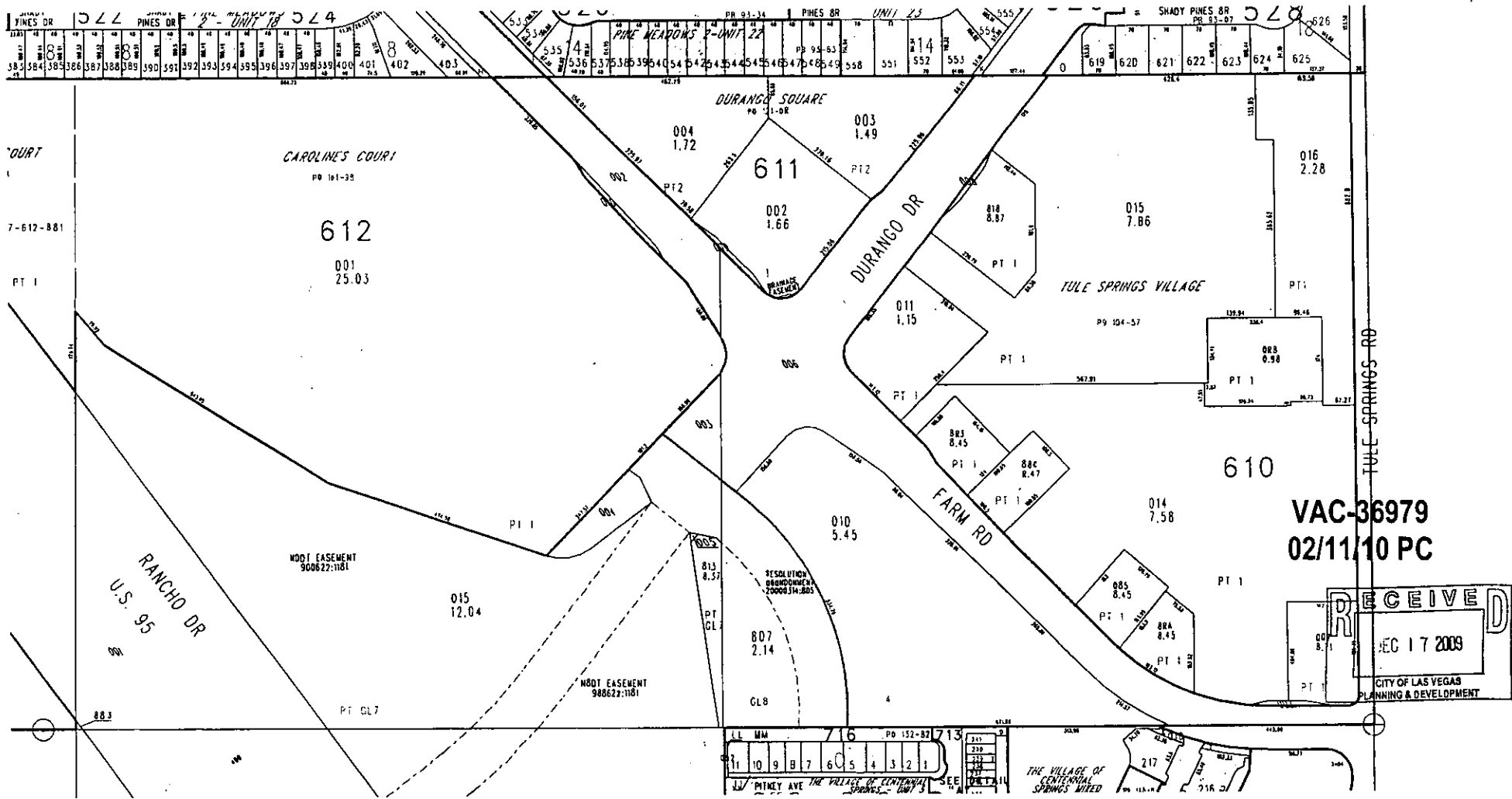
S 2 NE 4

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



TAX DIST 200

13/9

PARCELS 29
LABELS 28**Report of All Selected Parcels**Case Number: VAC-36979Printed On: Thu: January 7, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
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 DEPT 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 SHADY PINES DR 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 EMERALD HILLS WY LAS VEGAS NV	12517601010
POJANASOMBOON PICHAT & SAMAN	9000 EMERALD 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 DENNIS & DENNIS JOHN	8749 SHADY PINES DR LAS VEGAS NV	12517522005
SWANN MICHAEL WAYNE	8721 SHADY PINES DR LAS VEGAS NV	12517524007
TIVORSAK ALAN L TRUST ETAL	1716 COUNTRY LN ATCHISON KS	12517601013
VOUNAS GERALD & ANITA	8717 SHADY PINES DR LAS VEGAS NV	12517524008
ZAMORA MELVIN & LATISHA	8817 SHADY PINES LAS VEGAS NV	12517117001