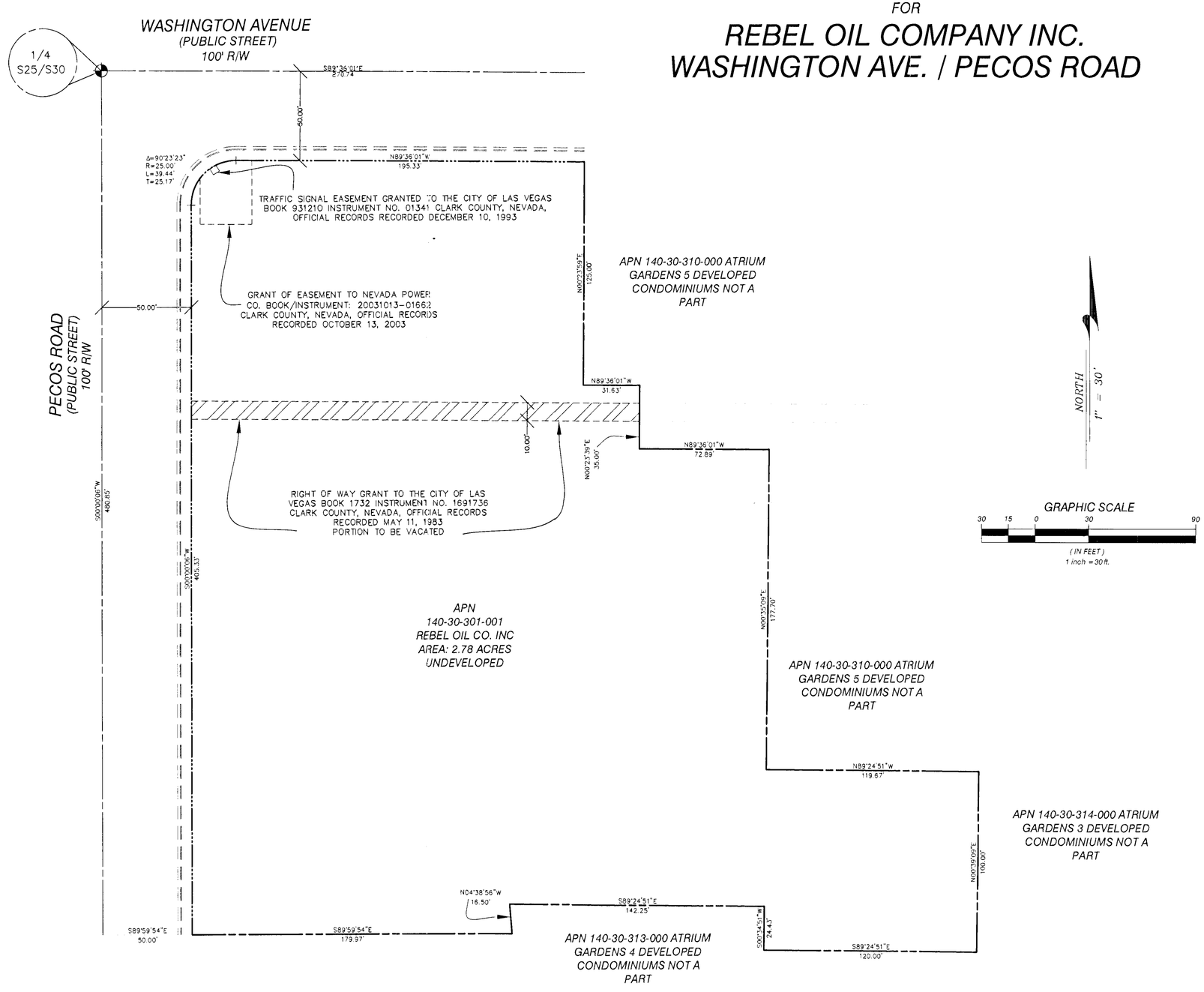
VACATION MAP

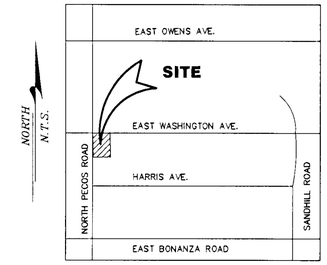
FOR

REBEL OIL COMPANY INC.
WASHINGTON AVE. / PECOS ROAD



NORTH
1" = 30'

GRAPHIC SCALE
30 15 0 30 90
(IN FEET)
1 inch = 30 ft.



AREA MAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- RIGHT OF WAY
- CENTERLINE
- EASEMENT
- PORTION OF RIGHT-OF-WAY GRANT FOR SEWER PURPOSES TO BE VACATED

BASIS OF BEARING

SOUTH 00°00'06" WEST BEING THE CENTERLINE OF PECOS ROAD AS SHOWN ON BOOK 24, PAGE 72 OF FLATS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30; THENCE SOUTH 00°00'06" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 480.85 FEET; THENCE SOUTH 89°59'54" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°59'54" EAST A DISTANCE OF 179.97 FEET ALONG THE NORTH LINE OF ATRIUM GARDENS #4; THENCE NORTH 04°38'55" WEST A DISTANCE OF 16.50 FEET; THENCE SOUTH 89°24'51" EAST ALONG THE NORTH LINE OF ATRIUM GARDENS #4 A DISTANCE OF 142.25 FEET; THENCE SOUTH 00°34'51" WEST A DISTANCE OF 24.43 FEET; THENCE SOUTH 89°24'51" EAST A DISTANCE OF 120.00 FEET ALONG THE NORTH LINE OF ATRIUM GARDENS #3; THENCE NORTH 00°39'09" EAST A DISTANCE OF 100.00 FEET ALONG THE WEST SIDE OF ATRIUM GARDENS #5; THENCE NORTH 89°24'51" WEST A DISTANCE OF 119.67 FEET; THENCE NORTH 00°35'09" EAST ALONG THE WEST LINE OF ATRIUM GARDENS #5 A DISTANCE OF 177.70 FEET; THENCE NORTH 89°36'01" WEST A DISTANCE OF 72.89 FEET; THENCE NORTH 00°23'39" EAST A DISTANCE OF 35.00 FEET; THENCE NORTH 89°36'01" WEST A DISTANCE OF 31.63 FEET; THENCE NORTH 00°23'59" EAST A DISTANCE OF 125.00 FEET TO A POINT IN THE SOUTH R/W OF WASHINGTON AVENUE; THENCE NORTH 89°36'01" WEST ALONG THE SOUTH R/W OF WASHINGTON AVENUE A DISTANCE OF 195.33 FEET; THENCE CURVING TO THE LEFT ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°23'23", AN ARC LENGTH OF 39.44 FEET TO A POINT ON THE EAST R/W OF PECOS ROAD; THENCE SOUTH 00°00'06" WEST ALONG THE EAST R/W LINE OF PECOS ROAD A DISTANCE OF 405.33 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 4, 2000 IN BOOK 20000804, AS INSTRUMENT NO. 00327 OF OFFICIAL RECORDS.

RECEIVED
JUN 2 9 2009

VAC-35041
08/13/09 PC

REESE P. JARRELL
Exp. 6-30-09
CIVIL
No. 7867
PROFESSIONAL ENGINEER STATE OF NEVADA

REESE P. JARRELL
Exp: 06/30/2009
CIVIL
No. 7867
REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
811
Call before you DIG.
1-800-227-2600
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT
Call before you OVERHEAD
1-702-227-2929
48 HRS ADVANCE

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY
Call before you UNDERGROUND
CALL BEFORE YOU DIG UNDERGROUND
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

REV	DATE	BY	DESCRIPTION

CLIENT

PREPARED

BRESLIN BUILDERS
5525 POLARIS AVE. LAS VEGAS, NEVADA
PH (702) 798-3977 FAX (702) 798-3968

GTR Associates Ltd.
CIVIL ENGINEERS & LAND SURVEYORS
4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2341
LAS VEGAS, NEVADA 89103 FAX (702) 876-6395

SHEET

VACATION MAP

PROJECT

REBEL OIL COMPANY INC.
WASHINGTON AVE./PECOS ROAD
CITY OF LAS VEGAS, NEVADA

DRAWN BY: DF
DATE: 6-05-2009
DESIGNED BY:
CHECKED BY:
PROJECT NO. 234-09-011
SCALE HORIZ: 1"=30' VERT: N/A
SEAL

SHEET
VM-1
SHEET 1 OF 1 SHEETS

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

November 4, 2009

VAC- 35041
No Reservations

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

Attn: Carolyn Caviness

RE: VAC-35041 Request from Rebel Oil Company to vacate a 10-foot wide right-of-way grant located at the East side of Pecos Road approximately 140 feet South of Washington Avenue lying in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 62 East, MDM, City of Las Vegas, Clark County, Nevada.

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the vacation of the above referenced rights-of-way or easement, and finds that we have no facilities within the area proposed for vacation and require no reservations.

Sincerely,

Ricky Naugle
Manager Engineering
CENTURYLINK

PRN 447083
East 2 WCE D.Scherer

November 3, 2009

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

Subject: VAC-35041 @ Pecos Rd. & Washington Ave.

We have reviewed your request to vacate the 10 Foot wide Right-of-Way Grant at the East side of Pecos Road approximately 140 Feet South of Washington Avenue as shown on the attached exhibit and legally described as:

A portion of the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 30, Township 20 South, Range 62 East, M.D.M.

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

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

Sincerely,

Tracy Prince
Supervisor, Right-of-Way

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

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 Riekki, Survey (FM, PM, & A's only)
Date: July 14, 2009
Re: **VAC-35041** JHR Associates E. Side Pecos Rd., S. of Washington Ave.
Request for a Petition of Vacation of a Public Sewer Easement

COMMENTS:

This Vacation application proposes to vacate existing public sewer easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation 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 public sewer easement located within Assessor Parcel Number #140-30-301-001, generally located at the southeast corner of Pecos Road and Washington Avenue granted by document #1732:1691736.

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

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

4. 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. 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.

LAS VEGAS VALLEY
WATER DISTRICT

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

August 18, 2009

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-35041-2009

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Sewer Easement as described in VAC-35041-2009 received by the District on July 09, 2009. 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

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

NVEnergy

July 10, 2009

Ms. Carolyn Caviness
CITY OF LAS VEGAS
Public Works/Engineering Planning
731 S. Fourth Street
Las Vegas, Nevada 89101

Reference: CLV VAC 35041
NPC# RV 09-102

Dear Ms. Caviness,

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the sewer right-of-way grant as described in VAC 35041.

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

RECEIVED
JUL 08 2009
DW. ENG.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	DATE: 07/01/09
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: REBEL OIL COMPANY INCORPORATED

FILE NUMBER: VAC-35041

A REQUEST HAS BEEN SUBMITTED BY REBEL OIL COMPANY INCORPORATED TO VACATE A 10-FOOT WIDE RIGHT-OF-WAY GRANT LOCATED AT THE EAST SIDE OF PECOS ROAD APPROXIMATELY 140 FEET SOUTH OF WASHINGTON AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N- 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M

COMMENTS DUE BY: JULY 16, 2009

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

7-9-2009
SOUTHWEST GAS ENGINEERIN
NO OBJECTION
Vickie L. Denny
EMRS

PLANNING COMMISSION MEETING: AUGUST 13, 2009

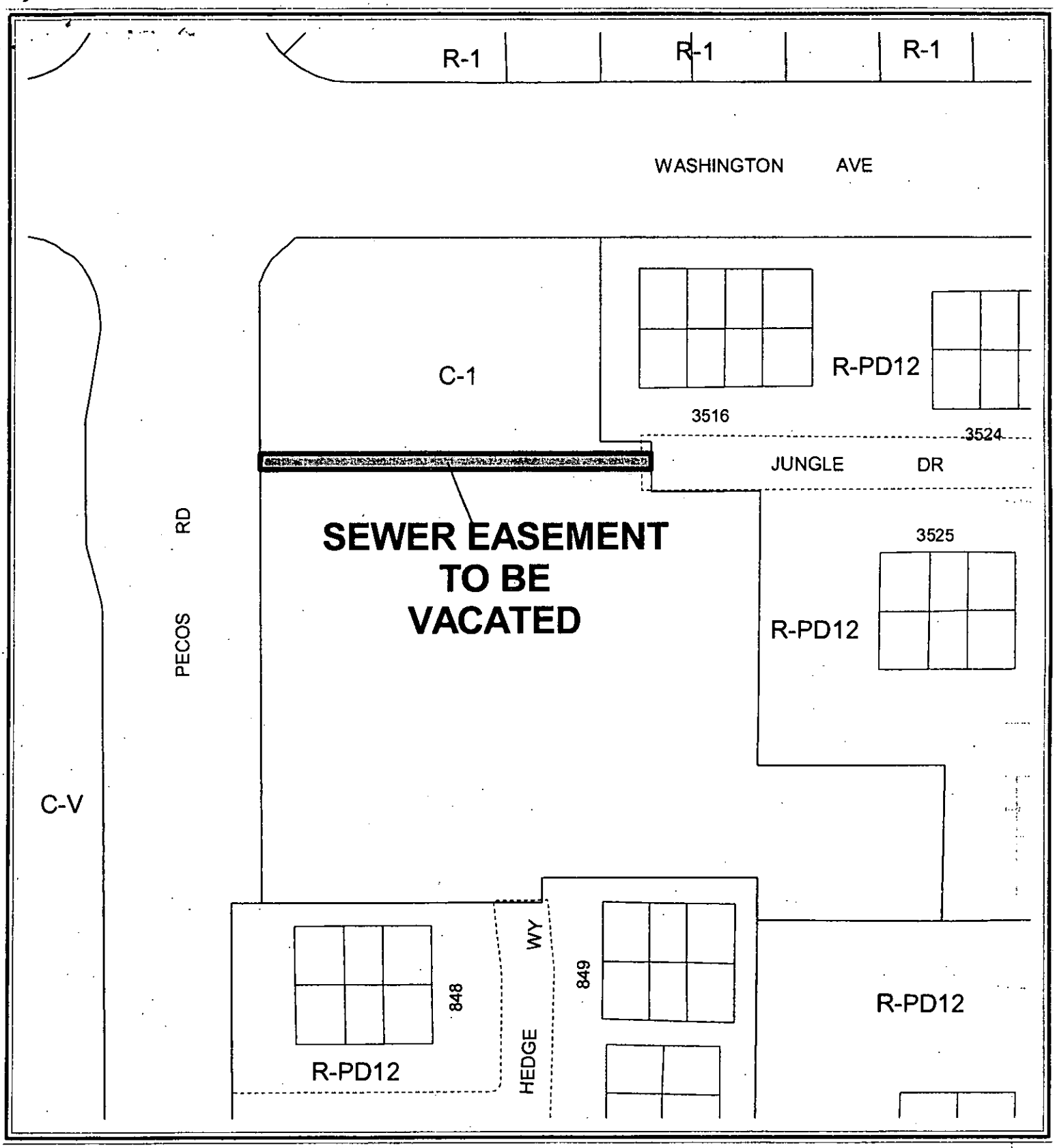
ATTACHMENT:
Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

APN# 1403030 1001

no objection

X642 Y520

No OBJ.



0 80 160 Feet

CASE: **VAC-35041**

N

Ref 129925

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	**DATE: 07/01/09**

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

SUBJECT:	**PETITION OF VACATION**
APPLICANT:	**REBEL OIL COMPANY INCORPORATED**
FILE NUMBER:	**VAC-35041**

A REQUEST HAS BEEN SUBMITTED BY REBEL OIL COMPANY INCORPORATED TO VACATE A 10-FOOT WIDE RIGHT-OF-WAY GRANT LOCATED AT THE EAST SIDE OF PECOS ROAD APPROXIMATELY 140 FEET SOUTH OF WASHINGTON AVENUE.

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COMMENTS DUE BY: JULY 16, 2009

PLANNING COMMISSION MEETING: AUGUST 13, 2009

ATTACHMENT:
All others: location map

no comment
A Zuna

(Revised 3/02)

9

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 07/01/09
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: REBEL OIL COMPANY INCORPORATED

FILE NUMBER: VAC-35041

A REQUEST HAS BEEN SUBMITTED BY REBEL OIL COMPANY INCORPORATED TO VACATE A 10-FOOT WIDE RIGHT-OF-WAY GRANT LOCATED AT THE EAST SIDE OF PECOS ROAD APPROXIMATELY 140 FEET SOUTH OF WASHINGTON AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N- 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M

COMMENTS DUE TO BART ANDERSON BY: JULY 16, 2009

PLANNING COMMISSION MEETING: AUGUST 13, 2009

ATTACHMENT:

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

(Revised 1/02)

BOOK 1582

RIGHT OF WAY GRANT

1691736

I (WE) Bivins Construction Co., Inc., a Nevada Corporation

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, the perpetual right to erect, operate, add to, maintain, renew and remove sewer lines and appurtenances thereto, upon, over, under and across the parcel(s) of land hereinafter described, and the right of ingress and egress to and over said parcel(s), 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:

1.) This legal describes a 10 foot wide strip of land in the Southeast quadrant of the intersection of Pecos Road and Washington Avenue.

2) Said strip of land runs generally East from Pecos Road to the North line of Atrium Gardens 3.

A 10 foot wide strip of land lying wholly within the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 30, Township 20 South, Range 62 East, M.D.M., Las Vegas, Clark County, Nevada, being 5.00 feet each side of the following described centerline:

COMMENCING at the Northwest corner of the Southwest Quarter (SW¼) of said Section 30, thence South 00°00'48" East, along the West line of said Southwest Quarter (SW¼) and the centerline of Pecos Road, 190.00 feet; thence departing said centerline, South 89°36'56" East, along a line being parallel with and 190.00 feet South (measured at right angles) from the North line of the Southwest Quarter (SW¼) of said Section 10, a distance of 50.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 89° 36'56" East, 635.45 feet; thence South 00°14'04" East, 134.42 feet to a point on the North line of Atrium Gardens III as shown by a plat thereof on file in the Clark County Official Records as page 55 of Book 28 of Plats; POINT OF TERMINATION, said point bears North 89°25'45" West a distance of 1.66 feet, along said NorthLine from the centerline of Mantis Way as shown on said plat of ATRIUM GARDENS III.

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

WITNESS my (our) hand(s) this 21st day of March, 19~~74~~ 75.

Bivins Construction Co., Inc.

By Donald C. Bivins, President

STATE OF)
) ss.
COUNTY OF)

On this 21st day of March, 19~~74~~ 75, personally appeared before me, a Notary Public in and for said County and State,

Donald C. Bivins

known to me to be the person ____ described in and who executed the foregoing instrument who acknowledged to me that ___ he ___ executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Lula M. Berg
Notary Public in and for said County and State

LULA M. BERG
Notary Public
State of Nevada
COUNTY OF CLARK

My Commission Expires

BOOK 1782 1691736

RESOLUTION OF ACCEPTANCE OF Right of Way Grant

On motion of Commissioner Lurie, and carried unanimously, the following Resolution is adopted, and order made:

BE IT RESOLVED, this 20th day of April, 19 83, by the Board of Commissioners of the City of Las Vegas, County of Clark, State of Nevada, that the Right of Way Grant, dated the 21st day of March, 19 83, executed by Bivins Construction Co., Inc., a Nevada Corporation

to the City of Las Vegas, County of Clark, State of Nevada, and that the real property described therein be, and is hereby accepted, for the purposes of real property acquisition; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be attached to said Right of Way Grant, and that the same be recorded in the Office of the County Recorder of the County of Clark, State of Nevada, and this resolution be filed in the records of this Board.

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

WHEN RECORDED MAIL TO:
CITY CLERK — CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101

I, Carol Ann Hawley, City Clerk, of the City of Las Vegas, County of Clark, State of Nevada, hereby certifying the foregoing to be a full, true and correct copy of the Resolution accepting the Right of Way Grant attached hereto duly adopted at a regular meeting of the Board of Commissioners held on the 20th day of April, 19 83.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal this _____ day of _____, 19____

Carol A. Hawley
Clerk of the City of Las Vegas
CAROL ANN HAWLEY

By _____ Deputy

FOR: REAL PROPERTY ACQUISITION

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
CITY OF LAS VEGAS
MAY 11 3 05 PM '83
FEE ____ DEPUTY ____
OFFICIAL RECORDS
BOOK INSTRUMENT
1782 1691736

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT	**DATE: 07/01/09**
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: **REBEL OIL COMPANY INCORPORATED**

FILE NUMBER: **VAC-35041**

A REQUEST HAS BEEN SUBMITTED BY REBEL OIL COMPANY INCORPORATED TO VACATE A 10-FOOT WIDE RIGHT-OF-WAY GRANT LOCATED AT THE EAST SIDE OF PECOS ROAD APPROXIMATELY 140 FEET SOUTH OF WASHINGTON AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N- 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M

COMMENTS DUE BY: JULY 16, 2009

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: AUGUST 13, 2009

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

Roger Bailey

From: Brian Yu
Sent: Tuesday, February 09, 2010 10:59 AM
To: Roger Bailey
Cc: Bart Anderson; Nancy Peace-Almanzan; Bill L. Snyder; Nancy Peace-Almanzan; Mary A. Wulff
Subject: VAC-35041

Roger,

Please see the attached files for VAC-35041 vacate portion of the 10 foot sewer easement. This vacation don't need reservation and drainage study. If you have any questions please let me know.

Thanks,
Brian

Id100201.docx vac-35041.pdf

Spoke w/ Brian - He said he spoke w/ Tim & Condition #2 is satisfied for both the easement & the relocation/abandonment

Legal looks OK.

RB 2/9/10

Okay to Record
2/9/10

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

11/2/09
Temp Sewer
Datum 5
Rebel

176163

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

September 17, 2009

Rebel Oil Company
2200 South Highland Drive
Las Vegas, Nevada 89102

RE: VAC-35041 - VACATION
CITY COUNCIL MEETING OF SEPTEMBER 16, 2009

Dear Applicant:

The City Council at a regular meeting held September 16, 2009, APPROVED the Petition to Vacate a 10-foot wide public sewer easement located on the east side of Pecos Road approximately 140 feet south of Washington Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on September 17, 2009. This approval is subject to:

1. The limits of this Petition of Vacation shall be the public sewer easement located within Assessor Parcel Number #140-30-301-001, generally located at the southeast corner of Pecos Road and Washington Avenue granted by document #1732:1691736.

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

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

4. 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. 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.

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

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

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Derrick Fenner PLS
JHR Associates
4880 West University Avenue, Ste B-2
Las Vegas, Nevada 89103

Action Letter

ACTION LETTER

Separator Sheet

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

August 14, 2009

Rebel Oil Company
2200 South Highland Drive
Las Vegas, Nevada 89102

RE: VAC-35041 - VACATION

Dear Applicant:

Your petition to Vacate a 10-foot wide public sewer easement located on the east side of Pecos Road approximately 140 feet south of Washington Avenue, Ward 3 (Reese), was considered by the Planning Commission on August 13, 2009.

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

1. The limits of this Petition of Vacation shall be the public sewer easement located within Assessor Parcel Number #140-30-301-001, generally located at the southeast corner of Pecos Road and Washington Avenue granted by document #1732:1691736.

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

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

4. 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. 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. Barlaw
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

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

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

This item will be considered by the City Council on ***September 16, 2009***, 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. Derrick Fenner PLS
JHR Associates
4880 West University Avenue, Ste B-2
Las Vegas, Nevada 89103

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

RECEIVED
AUG 12 2009

SUBJECT: VAC-35041 - APPLICANT: JHR ASSOCIATES - OWNER: REBEL OIL COMPANY INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***August 13, 2009*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Nora Lares at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

Derrick R Fenner — 8-12-09

Signature — Date

Derrick R Fenner

Please print name

JHR Associates

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

Post-it® Fax Note 7671	Date 8-12-09	# of pages ▶ 1
To NORA LARES	From DERRICK FENNER	
Co./Dept.	Co. JHR ASSOC.	
Phone #	Phone # 876-2341	
Fax # 385-7268	Fax # 876-8395	

TRANSMISSION VERIFICATION REPORT

TIME : 08/12/2009 14:08
NAME :
FAX :
TEL :
SER.# : BROB7J613436

DATE,TIME	08/12 14:06
FAX NO./NAME	8768395
DURATION	00:02:07
PAGE(S)	08
RESULT	OK
MODE	STANDARD ECM

CITY OF LAS VEGAS PLANNING & DEVELOPMENT

2ND **FAX**

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301 FAX: 702-385-7268

DATE: ~~08/07/09~~ 08/12/09

NO. OF PAGES: 8
(Including this sheet)

TO: DERRICK FENNER
876-8395

FROM: Nora Lares

SUBJECT: VAC-35041 **One Motion/One Vote**

TRANSMISSION VERIFICATION REPORT

TIME : 08/07/2009 08:12
NAME :
FAX :
TEL :
SER.# : BROB7J613436

DATE,TIME	08/07 08:10
FAX NO./NAME	8768395
DURATION	00:02:08
PAGE(S)	08
RESULT	OK
MODE	STANDARD ECM

CITY OF LAS VEGAS PLANNING & DEVELOPMENT

FAX

DATE: 08/07/09

NO. OF PAGES: 8
(Including this sheet)

TO: DERRICK FENNER
876-8395

FROM: Nora Lares

SUBJECT: VAC-35041 **One Motion/One Vote**

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301 FAX: 702-385-7268

CITY OF LAS VEGAS PLANNING & DEVELOPMENT

2ND **FAX**

DATE: ~~08/07/09~~ 08/12/09

NO. OF PAGES: 8
(Including this sheet)

TO: DERRICK FENNER
876-8395

FROM: Nora Lares

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301 FAX: 702-385-7268

SUBJECT: VAC-35041 One Motion/One Vote

MESSAGE:

If you agree to the conditions listed on the Staff Report please sign the attached One Motion One Vote form and fax it back to Nora Lares at 385-7268 no later than noon on Thurs., Aug. 13, 2009.

If any portion of this transmission is illegible, unreadable or missing, please contact our office at 702-229-6301. Thank you.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: **VAC-35041 - APPLICANT: JHR ASSOCIATES - OWNER: REBEL OIL COMPANY INC.**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***August 13, 2009*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Nora Lares at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

_____ _____

Signature Date

_____

Please print name

_____

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-35041 - APPLICANT: JHR ASSOCIATES - OWNER: REBEL OIL COMPANY INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

1. The limits of this Petition of Vacation shall be the public sewer easement located within Assessor Parcel Number #140-30-301-001, generally located at the southeast corner of Pecos Road and Washington Avenue granted by document #1732:1691736.

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

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

4. 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. 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.

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

JB

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

JB

VAC-35041 - Staff Report Page One
August 13, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject property is currently an undeveloped lot surrounded by a City park as well as single and multi-family residential dwellings. This request proposes to Vacate a 10-foot wide public sewer easement which is necessary to facilitate construction of a phased commercial development beginning with a convenience store on the northwest corner of the subject property. If denied, the applicant must redesign the proposed site plan so the proposed structures do not encroach into the existing public sewer easement.

ISSUES:

- The applicant has indicated that this request is being submitted to fulfill Condition of Approval number 17 of a previously approved Site Development Plan Review (SDR-28320), which required Vacation of the subject easement.
- Since the proposed Vacation is consistent with Condition of Approval number 17 of the approved Site Development Plan Review (SDR-28320), staff recommends approval of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/11/80	The Board of City Commissioners approved a Reclassification of Property (Z-0056-80) from R-1 (Single-Family Residential) to R-PD12 (Residential Planned Development -12 Units per Acre) generally located on the southeast corner of Washington Avenue and Pecos Drive. The Planning Commission recommended approval of this request.
11/15/00	The City Council approved a request to amend a portion of the Southeast Sector of the General Plan (GPA-0025-00) from M (Medium Density Residential) to SC (Service Commercial), a request for a Rezoning (Z-0079-00) from R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) and a Site Development Plan Review [Z-0079-00(1)] with a Waiver of the required landscaping for a proposed 21,425 square-foot commercial center on 3.05 acres on the southeast corner of Washington Avenue and Pecos Road. The Planning Commission recommended approval of these requests.
02/05/03	The City Council approved a request for an Extension of Time (EOT-1287) on an approved Rezoning (Z-0079-00) from R-1 (Single Family Residential) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) on 3.05 acres adjacent to the southeast corner of Washington Avenue and Pecos Road. The Planning Commission recommended approval of this request.

JB

09/17/08	The City Council approved a request for a Rezoning (ZON-28325) from R-1 (Single Family Residential) to C-1 (Limited Commercial) zone designation; a request for a Variance (VAR-28326) to allow a 11.33-foot setback where residential adjacency standards require 60 feet for a proposed retail development; a request for a Special Use Permit (SUP-28323) for a proposed Beer/Wine/Cooler Off-Sale Establishment within a proposed convenience store with a Waiver to allow a 100-foot distance separation where 400 feet is required from a City Park; and a request for a Site Development Plan Review (SDR-28320) for a 4,618 square-foot convenience store with fuel pumps, a 748 square-foot restaurant with drive-thru, a 2,608 square-foot restaurant with drive-thru and a 9,449 square-foot retail building with a Waiver to allow a six-foot three-inch landscape buffer where eight feet is required at the southeast corner of Washington Avenue and Pecos Road. The Planning Commission recommended approval of this request.
05/15/09	A deed was recorded for a change of ownership.
Related Building Permits/Business Licenses	
No relevant building permit or licensing history exists pertaining to this request.	
Pre-Application Meeting	
A pre-application meeting was neither required nor held for this Vacation request.	
Neighborhood Meeting	
A neighborhood meeting was neither required nor held for this Vacation request.	
Field Check	
07/08/09	During a routine site inspection, staff observed a relatively flat and undeveloped site with numerous political advertising signs on the property.

Details of Application Request	
Site Area	
Gross Acres	2.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped [Proposed Retail Development – per SDR-28320]	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single-Family Residential)
South	Multi-Family Residences	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
East	Multi-Family Residences	ML (Medium Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)

West	City of Las Vegas Public Park	PR-OS (Parks/ Recreation/Open Space)	C-V (Civic)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

LEGAL DESCRIPTION

A request has been submitted by Rebel Oil Company Incorporated to Vacate a public sewer easement generally located on the eastside of Pecos Road, approximately 150 feet south of Washington Avenue.

The above property is legally described as follows:

A portion of the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 30, Township 20 South, Range 62 East, M.D.M.,

ANALYSIS

A) Planning discussion

This is a request to Vacate a 10-foot wide public sewer easement generally located on the eastside of Pecos Road, approximately 150 feet south of Washington Avenue. The applicant has indicated that this request is being submitted to fulfill Condition of Approval number 17 of a previously approved Site Development Plan Review (SDR-28320), which is required prior to the issuance of any permits or recordation of a map for this site. Since the proposed Vacation is consistent with the Conditions of Approval number 17 of the approved Site Development Plan Review (SDR-28320), staff recommends approval of the request.

B) Public Works discussion

This Vacation application proposes to vacate existing public sewer easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	11
ASSEMBLY DISTRICT	28
SENATE DISTRICT	10
NOTICES MAILED	110
APPROVALS	1
PROTESTS	0

JB

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

July 31, 2009

Rebel Oil Company
2200 South Highland Drive
Las Vegas, Nevada 89102

RE: VAC-35041 - VACATION

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on ***August 13, 2009*** 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, August 7, 2009*** 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. Derrick Fenner PLS
JHR Associates
4880 West University Avenue, Ste B-2
Las Vegas, Nevada 89103

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

CITY OF LAS VEGAS NEVADA

07101-001-06-09

(6)

Inst #: 201003170002667
Fees: $19.00
N/C Fee: $0.00
03/17/2010 01:22:06 PM
Receipt #: 273971
Requestor:
LAS VEGAS CITY
Recorded By: RNS Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

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

APN: 140-30-301-001

ORDER OF VACATION

WHEREAS, a petition dated the 29th day of June 2009, 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 the 13th day of August 2009, 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 31st day of July 2009, and

WHEREAS, The City Council having held a hearing on the 16th day of September 2009, 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 10 foot wide strip of land in the southeast quadrant of the intersection of Pecos Road and Washington Avenue for vacation purposes.

LEGAL DESCRIPTION:

A 10 foot wide strip of land in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 20 South, Range 62 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being 5.00 feet on each side of the following described centerline.

COMMENCING at the northwest corner of Southwest Quarter (SW 1/4) of said Section 30 thence along the west line thereof, and along the centerline of PECOS ROAD,

South 00°00'06" West 190.00 feet; thence departing said centerline along a line parallel with and 190.00 feet south from the north line of the Southwest Quarter (SW 1/4) of said Section 30,

South 89°36'01" East 50.00 feet to the POINT OF BEGINNING; thence continuing

South 89°36'01" East 251.04 feet to the POINT OF TERMINATION.

The above described parcel of land contains an area of 2,510 square feet or 0.058 acres, more or less.

BASIS OF BEARINGS: South 00°00'06" West being the west line of the Southwest Quarter (SW 1/4) of Section 30 Township 20 South, Range 62 East, M.D.M., as shown on Book 30 of Plats, Page 55 of Clark County, Nevada Records.

The EXHIBIT MAP accompanying this legal description is attached hereto and made a part thereof.

Prepared by:
Brian Yu, PLS
Public Works, City of Las Vegas,
731 S. Fourth Street,
Las Vegas, NV 89101
byu@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 sewer easement located within Assessor Parcel Number #140-30-301-001, generally located at the southeast corner of Pecos Road and Washington Avenue granted by document #1732:1691736;

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

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

4. 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. 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;

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

6. 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 5TH day of MARCH, 2010.

OSCAR B. GOODMAN, MAYOR

ATTEST:
BEVERLY K. BRIDGES,
MMC CITY CLERK

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

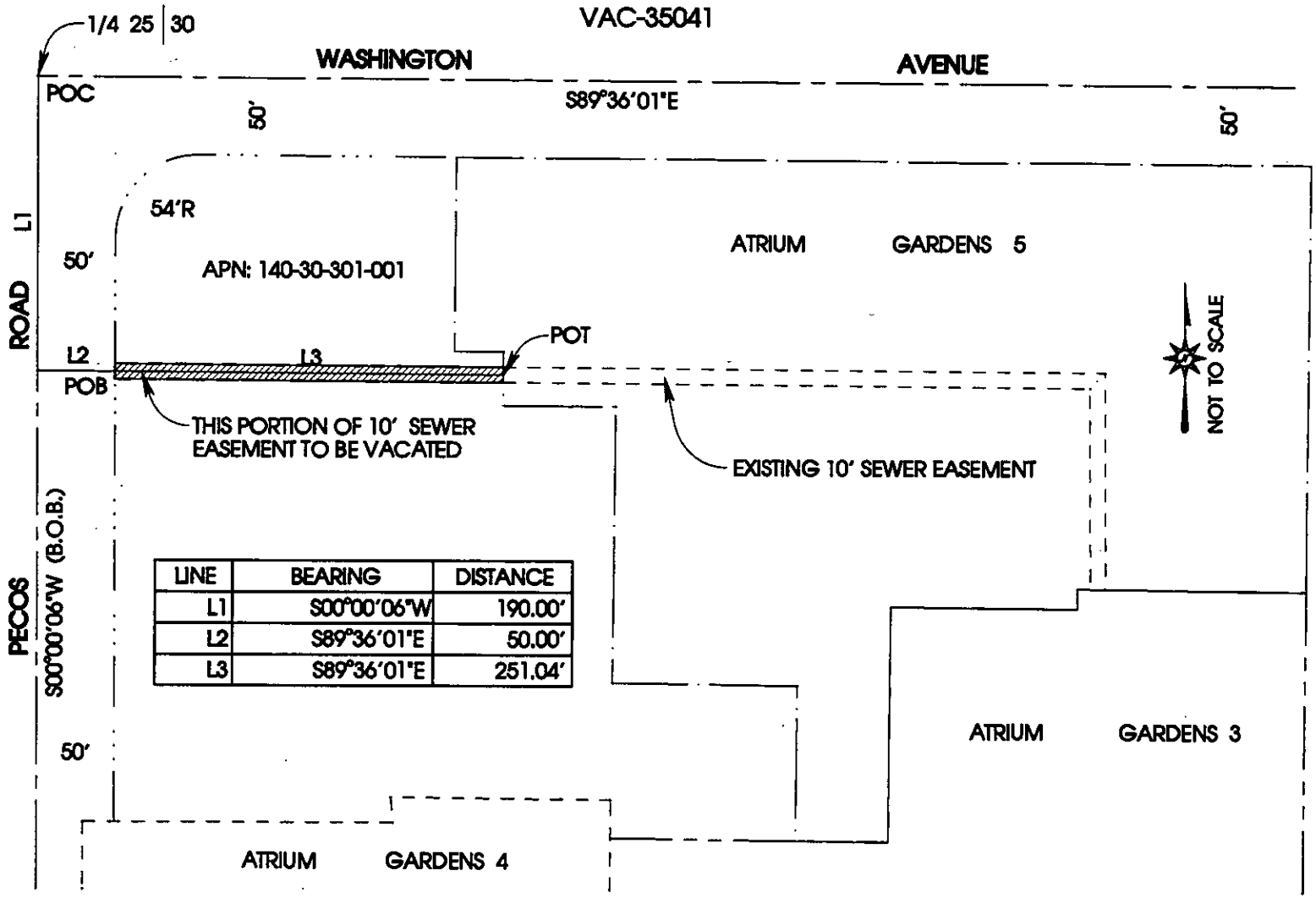
By 3/3/10
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

By FOR
PLANNING AND DEVELOPMENT DEPARTMENT
~~M. MARGO WHEELER, DIRECTOR~~
FLINN FAGG, AICP, Acting Deputy Director

PORTION OF THE NW 1/4 SW 1/4 SEC 30, T20S, R62E, M.D.M.

VAC-35041



LINE	BEARING	DISTANCE
L1	S00°00'06"W	190.00'
L2	S89°36'01"E	50.00'
L3	S89°36'01"E	251.04'

Application

APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT

COPY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Sewer Easement Vacation

Project Address (Location) South East Corner of Washington Ave. and Pecos Rd.

Project Name Rebel @ Washington/Pecos **Proposed Use** Commercial

Assessor's Parcel #(s) 140-30-301-001 **Ward #** 3

General Plan: existing _____ proposed x **Zoning:** existing C-1 proposed N/A

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

Gross Acres 2.78 **Lots/Units** 1 **Density** N/A

Additional Information _____

2009 JUN 1 A 11:33 RECEIVED CITY CLERK

PROPERTY OWNER Rebel Oil Company Inc. **Contact** _____

Address 2200 South Highland Dr **Phone:** (702) 382-5866 **Fax:** _____

City Las Vegas **State** NV **Zip** 89102

E-mail Address _____

APPLICANT JHR Associates **Contact** Derrick Fenner PLS

Address 4880 W. University Ave. Ste. B-2 **Phone:** (702) 876-2341 **Fax:** (702) 876-8395

City Las Vegas **State** NV **Zip** 89103

E-mail Address jhr@jhrassociates.com

REPRESENTATIVE Same as Applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

Property Owner Signature* Jack Carson

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

Print Name Jack Carson

Subscribed and sworn before me

This 23rd day of June, 20 09.

P. Gregory Shupe

Notary Public in and for said County and State

CLARK COUNTY, NEVADA

P. GREGORY SHUPE
Notary Public State of Nevada
No. 96-1968-1
My appt. exp. Apr. 3, 2012

FOR DEPARTMENT USE ONLY

Case #	VAC-35041
Meeting Date:	08/13/09
Total Fee:	$1000.00
Date Received:*	06/29/09
Received By:	CDVan

*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 Pocket\Application Form.pdf

Y900

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-35041** APN: 140-30-301-001

Name of Property Owner: REBEL OIL COMPANY INC.

Name of Applicant: JHR ASSOCIATES LTD.

Name of Representative: DERRICK FENNER PLS

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: Jan Cason

Print Name: _____

Subscribed and sworn before me

This 23rd day of June, 2009

P. Gregory Shupe

Notary Public in and for said County and State

CLARK COUNTY, NEVADA

P. GREGORY SHUPE
Notary Public State of Nevada
No. 96-1968-1
My appt. exp. Apr. 3, 2012

JHR Associates, Ltd.
Civil Engineers & Land Surveyors
Internet: WWW.JHRASSOCIATES.COM
4880 W. University, Suite B-2 Las Vegas, Nevada 89103 Ph: (702) 876-2341
Fax: (702) 876-8395

June 29, 2009

RECEIVED
JUN 29 2009

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

Attn: Planner

Subject: Justification for Vacation of Right of Way Grant for Sewer Purposes:
Vacation of portions of Right of Way Grant as shown in Book 1732, instrument No. 1691736. recorded May 11,1983.

To whom it concerns,

It is necessary to vacate a portion of the above mentioned Right of Way Grant to allow for the construction of a phased commercial development starting with a convenience store on the northwest corner of the subject property.

APN 140-30-301-001
Located on the southeast corner of Pecos Road and Washington Avenue.

If you have questions or concems that we need to address please don't hesitate to contact our office.

Respectfully submitted,

Derrick R. Fenner P.L.S.
JHR Associates Ltd.

VAC-35041
08/13/09 PC

Deed

DEED

Separator Sheet

RECEIVED
JUN 29 2009

COPY

20090515-0003659
Fee: $16.00 RPTT: $7,395.00
N/C Fee: $0.00
05/15/2009 14:46:39
T20090172015
Requestor:
FIRST AMERICAN TITLE HOWARD
Debbie Conway SOL
Clark County Recorder Pgs: 5

A.P.N.: 140-30-301-001

File No: NCS-393426-HHLV (mf)

R.P.T.T.: $7,395.00 C

When Recorded Mail To: Mail Tax Statements To:
Rebel Oil Company, Inc.
2300 S. Highland Drive
Las Vegas, NV 89102

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bivins Brothers, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Rebel Oil Company, Inc., a Nevada corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWN5HIP 20 SOUTH, RANGE 62 EAST, M.D.M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30; THENCE SOUTH 00°00'06" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 480.85 FEET; THENCE SOUTH 89°59'54" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 89°59'54" EAST A DISTANCE OF 179.97 FEET ALONG THE NORTH LINE OF ATRIUM GARDEN5 #4; THENCE NORTH 04°38'56" WEST A DISTANCE OF 16.50 FEET; THENCE SOUTH 89°24'51" EAST ALONG THE NORTH LINE OF ATRUIM GARDENS #4 A DISTANCE OF 142.25 FEET; THENCE SOUTH 00°34'51" WEST A DISTANCE OF 24.43 FEET; THENCE SOUTH 89°24'51" EAST A DISTANCE OF 120.00 FEET ALONG THE NORTH LINE OF ATRUIM GARDENS #3; THENCE NORTH 00°39'09" EAST A DISTANCE OF 100.00 FEET ALONG THE WEST SIDE OF ATRIUM GARDEN5 #5; THENCE NORTH 89°24'51" WEST A DISTANCE OF 119.67 FEET; THENCE NORTH 00°35'09" EAST ALONG THE WEST LINE OF ATRIUM GARDENS #5 A DISTANCE OF 177.70 FEET; THENCE NORTH 89°36'01" WEST A DISTANCE OF 72.89 FEET; THENCE NORTH 00°23'39" EAST A DISTANCE OF 35.00 FEET; THENCE NORTH 89°36'01" WEST A DISTANCE OF 31.63 FEET; THENCE NORTH 00°23'59" EAST A DISTANCE OF 125.00 FEET TO A POINT IN THE SOUTH R/W OF WASHINGTON AVENUE; THENCE NORTH 89°36'01" WEST ALONG THE SOUTH R/W OF WASHINGTON AVENUE A DISTANCE OF 195.33 FEET; THENCE CURVING TO THE LEFT ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25 FEET, THROUGH A CENTRAL ANGLE OF 90°23'53", AN ARC LENGTH OF 39.44 FEET TO A POINT ON THE EAST R/W OF PECO5 ROAD; THENCE SOUTH 00°00'06" WEST ALONG THE EAST R/W LINE OF PECOS ROAD A DISTANCE OF 405.33 FEET TO THE POINT OF BEGINNING.

VAC-35041
08/13/09 PC

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 4, 2000 IN BOOK 20000804, AS INSTRUMENT NO. 00327 OF OFFICIAL RECORDS.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/13/2009

ASSESSOR'S COPY

COPY

Bivins Brothers, LLC, a Nevada limited liability company

By: Donald Mark Bivins, Manager

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

This instrument was acknowledged before me on May 14, 2009 by **Donald Mark Bivins, Manager of Bivins Brothers, LLC, a Nevada limited liability company**.

Michele D. Seibold
Notary Public
(My commission expires: May 19, 2009

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHELE D. SEIBOLD
Appt. No. 05-97188-1
My Appt. Expires May 19, 2009

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 13, 2009** under Escrow No. **NCS-393426-HHLV**.

Michele D. Seibold
05-97188-1
exp May 19, 2009

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 140-30-301-001
   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
   i) [ ] Other

FOR RECORDERS OPTIONAL USE	
Book	Page:
Date of Recording:	
Notes:	

3. a) Total Value/Sales Price of Property: $1,450,000.00
   b) Deed in Lieu of Foreclosure Only (value of ($)
   c) Transfer Tax Value: $1,450,000.00
   d) Real Property Transfer Tax Due $7,395.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section:
   b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 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: Grantor
Signature: Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Bivins Brothers, LLC	Print Name: Rebel Oil Company, Inc.
Address: 2942 Brighton Creek Court	Address: 2300 S. Highland Drive
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89102

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

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-393426-HHLV mf/mf
Address 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 140-30-301-001
   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
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   i) [ ] Other

FOR RECORDERS OPTIONAL USE
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Signature: Capacity: President
Signature: Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Bivins Brothers, LLC	Print Name: Rebel Oil Company, Inc.
Address: 2942 Brighton Creek Court	Address: 2300 S. Highland Drive
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89102

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

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-393426-HHLV mf/mf
Address 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

REBEL OIL COMPANY, INCORPORATED

Business Entity Information

Status:	Active	File Date:	10/22/1954
Type:	Domestic Corporation	Corp Number:	C1000-1954
Qualifying State:	NV	List of Officers Due:	10/31/2009
Managed By:		Expiration Date:	

Registered Agent Information

Name:	JACK CASON	Address 1:	2200 S HIGHLAND DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89102
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 15,000.00
Par Share Count:	150.00	Par Share Value:	$ 100.00

Officers

☐ Include Inactive Officers

President - JACK E CASON			
Address 1:	3208 ASHBY AVENUE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	
Status:	Active	Email:	
Director - PATRICK CASON			
Address 1:	700 SHETLAND ROAD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89107	Country:	
Status:	Active	Email:	
Secretary - DANA CASON TEEPE			
Address 1:	2285 VILLEFORT COURT	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Treasurer - DANA CASON TEEPE			
Address 1:	2285 VILLEFORT COURT	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C1000-1954-001	# of Pages:	0
File Date:	10/22/1954	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		

VAC-35041
08/13/09 PC

Document Number:	C1000-1954-003	# of Pages:	1
File Date:	06/14/1965	Effective Date:	
CARL L BAILEY RM #1 SAVEWAY BLDG			
735 N 5TH ST CLARK CO LAS VEGAS NV			
Action Type:	Amendment		
Document Number:	C1000-1954-004	# of Pages:	1
File Date:	09/22/1975	Effective Date:	
CAPITAL STOCK $2,765,000.00			
Action Type:	Registered Agent Change		
Document Number:	C1000-1954-005	# of Pages:	1
File Date:	05/12/1977	Effective Date:	
CARL L BAILEY			
2424 SOUTH HIGHLAND DRIVE LAS VEGAS NV			
Action Type:	Miscellaneous		
Document Number:	C1000-1954-006	# of Pages:	1
File Date:	01/18/1985	Effective Date:	
ADD GAMING			
Action Type:	Amendment		
Document Number:	C1000-1954-007	# of Pages:	1
File Date:	07/13/1989	Effective Date:	
SAVE WAY SUPER SERVICE STATIONS, INC. B Q 001			
Action Type:	Registered Agent Address Change		
Document Number:	C1000-1954-008	# of Pages:	1
File Date:	05/23/1991	Effective Date:	
JACK E. CASON			
2424 SOUTH HIGHLAND DRIVE LAS VEGAS NV F B			
Action Type:	Annual List		
Document Number:	C1000-1954-013	# of Pages:	1
File Date:	09/04/1998	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C1000-1954-009	# of Pages:	1
File Date:	08/31/1999	Effective Date:	
JACK E. CASON RAJ			
1900 W. SAHARA AVENUE LAS VEGAS NV 89102 RAJ			
Action Type:	Annual List		
Document Number:	C1000-1954-012	# of Pages:	1
File Date:	10/06/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1000-1954-014	# of Pages:	1
File Date:	09/14/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1000-1954-011	# of Pages:	1
File Date:	08/31/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1000-1954-015	# of Pages:	1
File Date:	12/03/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1000-1954-010	# of Pages:	1

File Date:	09/09/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C1000-1954-002	# of Pages:	2
File Date:	09/17/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050389649-76	# of Pages:	1
File Date:	08/29/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060516442-10	# of Pages:	1
File Date:	08/11/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070567398-57	# of Pages:	1
File Date:	08/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080579823-84	# of Pages:	1
File Date:	08/28/2008	Effective Date:	
08/09			
Action Type:	Amended List		
Document Number:	20090152332-27	# of Pages:	1
File Date:	02/17/2009	Effective Date:	
OCT 08-09 AMEND			

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

JULY 28, 2009

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-35041 (VACATION REQUEST)

DATE TO BE PUBLISHED: FRIDAY, JULY 31, 2009

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

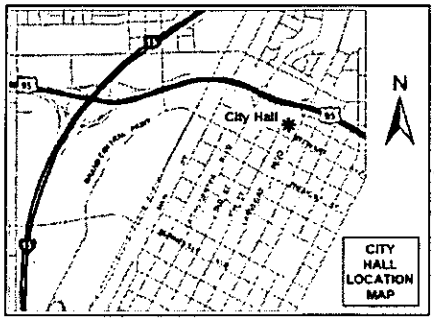
ATTACHMENT

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 31 2009
MAILED FROM ZIP CODE 89101

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.

RECEIVED
AUG 07 2009

08-03-09 P02:1

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAC-35041

Planning Commission Meeting of 8/13/2009

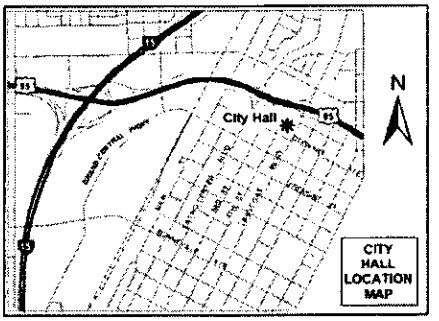
Case: VAC-35041
14030314015
WOMENS DEVELOPMENT CENTER INC
4020 PECOS MCLEOD
LAS VEGAS NV 89121-4350

Submitted after final agenda

Date 8/7/09 Item 9A

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-35041
Planning Commission Meeting of 8/13/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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0004279218 JUL 31 2009
MAILED FROM ZIP CODE 89101

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AUG 07 2009

08-03-09 P02:19

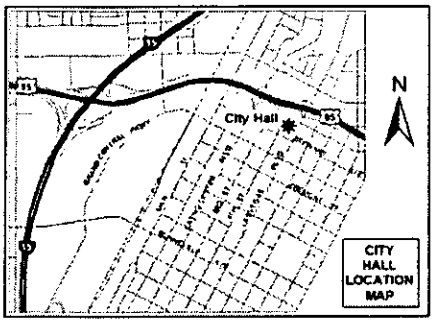
Case: VAC-35041
14030310036
WOMENS DEVELOPMENT CENTER
4020 PECOS MCLEOD
LAS VEGAS NV 89121-4350

Submitted after final agenda

Date 8/7/09 Item 9A

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-35041

Planning Commission Meeting of 8/13/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 31 2009
MAILED FROM ZIP CODE 89101

03-03-09 P02
RECEIVED
AUG 07 2009

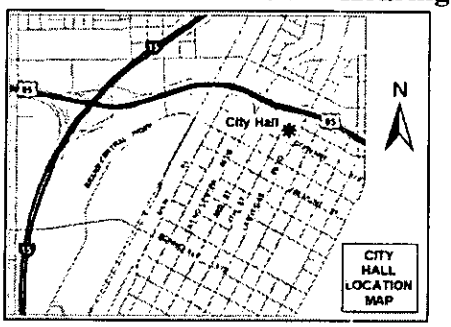
Case: VAC-35041
14030313034
WOMEN'S DEVELOPMENT CENTER
4020 PECOS MCLEOD
LAS VEGAS NV 89121-4350

Submitted after final agenda

Date 8/7/09 Item 9A

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-35041

Planning Commission Meeting of 8/13/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 31 2009
MAILED FROM ZIP CODE 89101

RECEIVED
AUG 10 2009

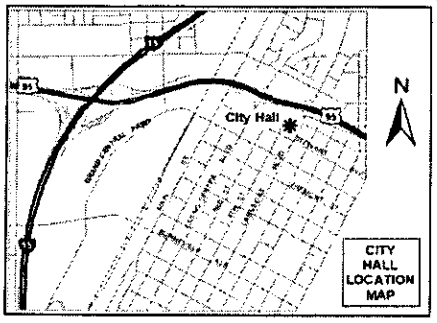
Case: VAC-35041
14030310018
WALKER MAGGIE
880 MANTIS WY #3
LAS VEGAS NV 89110-6455

EA4DS11 89110

Submitted after final agenda
Date 8/10/09 Item 9A

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-35041

Planning Commission Meeting of 8/13/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 JUL 31 2009
MAILED FROM ZIP CODE 89101

RECEIVED
AUG 10 2009

Case: VAC-35041
14030313023
ENAMORADO MARCO T
821 HEDGE WY #5
LAS VEGAS NV 89110-2169

Submitted after final agenda

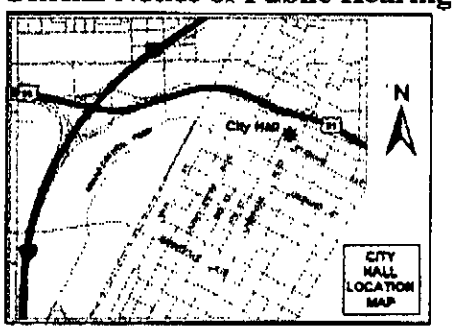
Date 8/10/09 Item 9A

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

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41[4]
0004279218 JUL 31 2009
MAILED FROM ZIP CODE 89101

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-35041

Planning Commission Meeting of 8/13/2009

RECEIVED
AUG 03 2009

Case: VAC-35041
14030313025
WILLIAMS ALLAN R & LILY H
4900 QUASAR CT
LAS VEGAS NV 89130-1821

EN0051 8910

9A

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 13, 2009

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-35041 11

Arthur McCants Resident Council

Bracken NA

College Park NA

Emerald Gardens HOA

Encantada Resident Council

Mi Casa En El Sol NA

Rulon Earl Resident Council

Team Millenium Neighborhood Watch

Three Crowns Mobile Home Park Neighborhood Watch

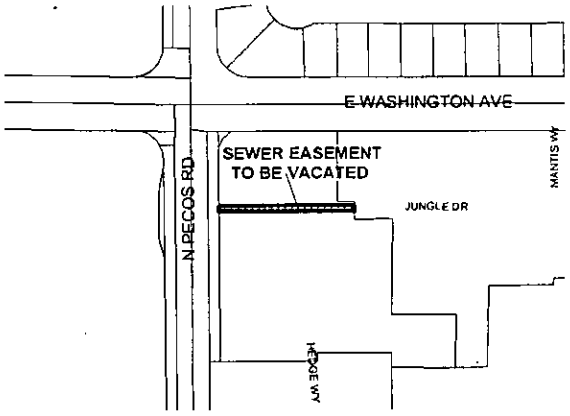
Vera Johnson Manor B Resident Council

Washington Square NA

Application Information

VAC-35041 - VACATION - PUBLIC HEARING - APPLICANT: JHR ASSOCIATES - OWNER: REBEL OIL COMPANY INC. - Petition to Vacate a 10-foot wide public sewer easement located on the east side of Pecos Road approximately 140 feet south of Washington Avenue, Ward 3 (Reese)

Application Location



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

Public Hearing Information

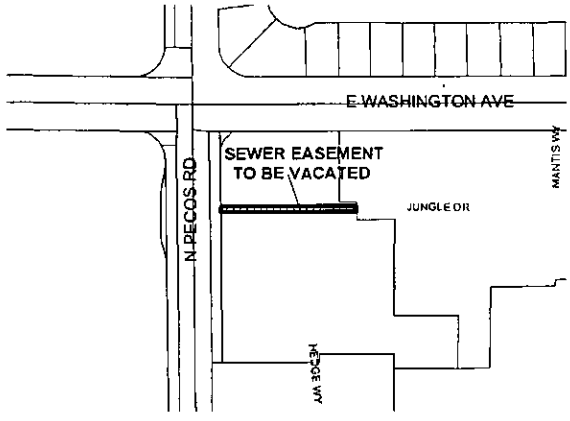
Meeting: Planning Commission
Date: ***August 13, 2009***
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-35041 - VACATION - PUBLIC HEARING - APPLICANT: JHR ASSOCIATES - OWNER: REBEL OIL COMPANY INC. - Petition to Vacate a 10-foot wide public sewer easement located on the east side of Pecos Road approximately 140 feet south of Washington Avenue, Ward 3 (Reese)

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: ***August 13, 2009***
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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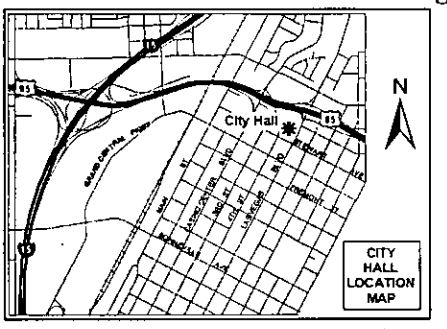
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

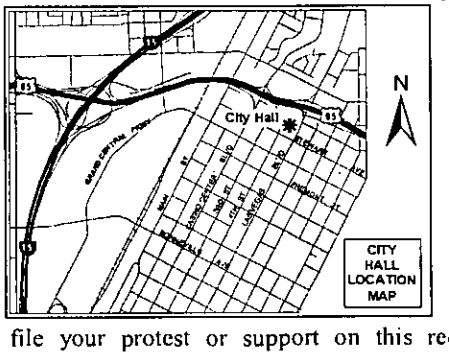
Please use available blank space on card for your comments.

VAC-35041

Planning Commission Meeting of 8/13/2009

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-35041

Planning Commission Meeting of 8/13/2009

28/10

PARCELS 132
LABELS 110

Report of All Selected Parcels

Case Number: VAC-35041

Printed On: Thu: July 2, 2009

Owner	Address	Parcel Numbe
		14030310000
		14030314000
		14030313000
ABRAMS LEWIS SCOTT	816 MANTIS WY #5 LAS VEGAS NV	14030314036
ACOSTA JAVIER	816 HEDGE WY #4 LAS VEGAS NV	14030313016
ALVAREZ JOSE LUIS & ADELA R	3604 ZOLA ST SAN DIEGO CA	14030314033
AMADOR ANN S & DAVID	856 MANTIS WY #2 LAS VEGAS NV	14030314032
ANDRADE ALMA DELIA	832 MANTIS WY #4 LAS VEGAS NV	14030314039
ANDRADE ELEONORA BARRAGAN	7916 TULUM CT LAS VEGAS NV	14030313028
ARAIZA MARISELA	38638 LEMFORD AVE PALMDALE CA	14030310030
ARNOLD VIVIAN B	3525 JUNGLE DR #6 LAS VEGAS NV	14030310041
ARRINGTON JUANE P LIVING TRUST	3524 JUNGLE DR #1 LAS VEGAS NV	14030310012
BANK DEUTSCHE NATIONAL TR CO TRS	4708 MERCANTILE DR N FORT WORTH TX	14030314014
BISSAR SALEH J & FATIMA A	P O BOX 8326 NEWPORT BEACH CA	14030314025
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310006
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310005
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310028
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310008
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310020
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310007
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310010
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310003
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310031
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310002
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310001
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310042
BIVINS CONST CO INC	620 S 11TH ST LAS VEGAS NV	14030310004
BIVINS CONSTRUCTION CO INC	620 S 11TH ST LAS VEGAS NV	14030313040
BIVINS CONSTRUCTION CO INC	620 S 11TH ST LAS VEGAS NV	14030313043
BRAY TOM JR & PEGGY LEE	873 MANTIS WY #3 LAS VEGAS NV	14030310023
BYHAM CLINTON J	1738 N CHRISTY LN LAS VEGAS NV	14030310044
CAMORLINGA ADAN	3525 JUNGLE DR #2 LAS VEGAS NV	14030310039

Report of All Selected Parcels

Case Number: VAC-35041

Printed On: Thu: July 2, 2009

Owner	Address	Parcel Numbe
CASTRO ROSARIO	3524 JUNGLE DR #2 LAS VEGAS NV	14030310011
CAVADA CONCEPCION	833 HEDGE WY #7 LAS VEGAS NV	14030313035
CEJA J FILOGONIO SIXTOS	857 MANTIS WY #5 LAS VEGAS NV	14030314006
CIRIA OBISPO	6228 BRISTOL WY LAS VEGAS NV	14030314004
COCKRILL JACQUELINE C LIVING TR	5186 SOMERSET OR LAS VEGAS NV	14030314031
COMAN SILVIA VIERIU	821 MANTIS WY #4 LAS VEGAS NV	14030314017
CONDE JORGE	2912 GRAYBURST ST PAMONA CA	14030313027
DENNIS-FULLER CHANEA L	13930 CHAORON AVE #219 HAWTHORNE CA	14030314012
OIAZ OANIEL & KARLA VIVIANA M	881 MANTIS WY #1 LAS VEGAS NV	14030310022
OUFF PATRICIA	3541 JUNGLE DR LAS VEGAS NV	14030310033
DUMO OAISY M	849 HEOGE WY #1 LAS VEGAS NV	14030313039
EDITOR L L C	%E YUG 930 S FOURTH ST #204 LAS VEGAS NV	14030313031
ENAMORADO MARCO T	821 HEDGE WY #5 LAS VEGAS NV	14030313023
ESTRADA EAMMANUEL MACIAS	880 MANTIS WAY #1 LAS VEGAS NV	14030310017
FLOOD THOMAS A	824 HEOGE WY #5 LAS VEGAS NV	14030313008
FRANCO ELIZABETH	816 HEOGE WY #2 LAS VEGAS NV	14030313017
FREEMAN WARDELL LEE JR	821 HEDGE WY #6 LAS VEGAS NV	14030313024
FRIAS SALVADOR	3541 JUNGLE DR #2 LAS VEGAS NV	14030310038
FUENTES MARIELLA	821 MANTIS WY #2 LAS VEGAS NV	14030314018
GARLAND E MARIA	849 HEDGE WAY #5 LAS VEGAS NV	14030313038
GARLAND MARIA E	849 HEOGE WY #5 LAS VEGAS NV	14030310035
GARLAND MARIA E	849 HEDGE WY #5 LAS VEGAS NV	14030313041
GILBERT DARLYN P	849 MANTIS WY #6 LAS VEGAS NV	14030314007
GIRON ALAN	825 MANTIS WY #4 LAS VEGAS NV	14030314013
GONZALEZ BENJAMIN	3541 JUNGLE DR #3 LAS VEGAS NV	14030310034
GOUND EDGAR R & EMMA LOU	2318 PARIVA ST LAS VEGAS NV	14030314008
GRAHAM WILLIE E	244 MOLLY CT LAS VEGAS NV	14030313030
GROVER SHARON A & HERBERT J IV	1750 E KAREN AVE #100 LAS VEGAS NV	14030314023
HAATAJA NILDA CABARLES	848 MANTIS WY #4 LAS VEGAS NV	14030314029
HAHLE HOPE E	725 ROCK SPRINGS OR #202 LAS VEGAS NV	14030310043
HAMMERLING ALICE L	857 MANTIS WY #6 LAS VEGAS NV	14030314001
HERNANDEZ FELIPE D & CLAUOIA	3524 JUNGLE DR #5 LAS VEGAS NV	14030310014

Report of All Selected Parcels

Case Number: VAC-35041

Printed On: Thu: July 2, 2009

Owner	Address	Parcel Numbe
HIDALGO FRANCISCO A	849 MANTIS WY #2 LAS VEGAS NV	14030314009
HINOJOSA ARTURO J	865 MANTIS WY #2 LAS VEGAS NV	14030310029
HOUSE CHELOYN & GREGORY D	848 MANTIS WY #2 LAS VEGAS NV	14030314028
J P B TRUST	2061 HERITAGE OAKS ST LAS VEGAS NV	14030314022
J P B TRUST	2061 HERITAGE OAKS ST LAS VEGAS NV	14030310037
JOHNSON ROBERT D & GAYELLYN	5525 POLARIS AVE #C LAS VEGAS NV	14030313012
KAWADA ROY OSAMU	P O BOX 1487 LANCASTER CA	14030313037
KOMENDA SUE ANN	848 MANTIS WY #3 LAS VEGAS NV	14030314030
KOSIA JERZY	1467 ANDRE ST CARPINTERIA CA	14030314034
KUHN GARY P & GINA M	3261 CRESTVIEW DR NORCO CA	14030313033
LAMAS SAMUEL	265 MANTIS WY #6 LAS VEGAS NV	14030310027
LAUER LYNETTE	3024 BAYSIDE DR MANDAN ND	14030313011
LAUER LYNETTE	1381 9TH ST E DICKINSON ND	14030314026
LAUER LYNETTE L	3024 BAYSIDE DR MANDAN SD	14030313022
LOPEZ-LOPEZ JOSE DOLORES	816 HEDGE WY #3 LAS VEGAS NV	14030313019
MACIAS SANDRA L	880 MANTIS WY #2 LAS VEGAS NV	14030310016
MACK TROY	873 MANTIS WY #4 LAS VEGAS NV	14030310024
MARRERO GUILLERMO	3107 ZOLA ST SAN DIEGO CA	14030310009
MARTINEZ FRANCISCO Q & ELVA G	914 PUEBLO HILLS AVE NO LAS VEGAS NV	14030314010
MARTINEZ RICARDO	2830 E OWENS LAS VEGAS NV	14030313006
MILLER FAMILY TRUST	1304 S 7TH ST LAS VEGAS NV	14030313021
MILLER FAMILY TRUST	1304 S 7TH ST LAS VEGAS NV	14030314037
MOJICA JULIO	824 HEDGE WY #8 LAS VEGAS NV	14030313014
NELSON LAURA M	821 MANTIS WY LAS VEGAS NV	14030314019
OLVERA EFREN	840 MANTIS WY #1 LAS VEGAS NV	14030314021
ORELLANA GIL ANTONIO & ANDREA M	824 HEDGE WY #6 LAS VEGAS NV	14030313013
PACHECO FORTUNATO R	816 HEDGE WY #1 LAS VEGAS NV	14030313018
PALMERIN SALVADOR G & MARIA	824 HEDGE WY #7 LAS VEGAS NV	14030313007
PARCO REVOCABLE ESTATE TRUST	%MC/MGT 5525 POLARIS AVE #C LAS VEGAS NV	14030313015
PARCO REVOCABLE ESTATE TRUST	5525 POLARIS AVE #C LAS VEGAS NV	14030313009
PARCO REVOCABLE ESTATE TRUST	5525 POLARIS AVE #C LAS VEGAS NV	14030310032
POSEY GLENN	6940 ADOBE VILLA LAS VEGAS NV	14030314005

Report of All Selected Parcels

Case Number: VAC-35041

Printed On: Thu: July 2, 2009

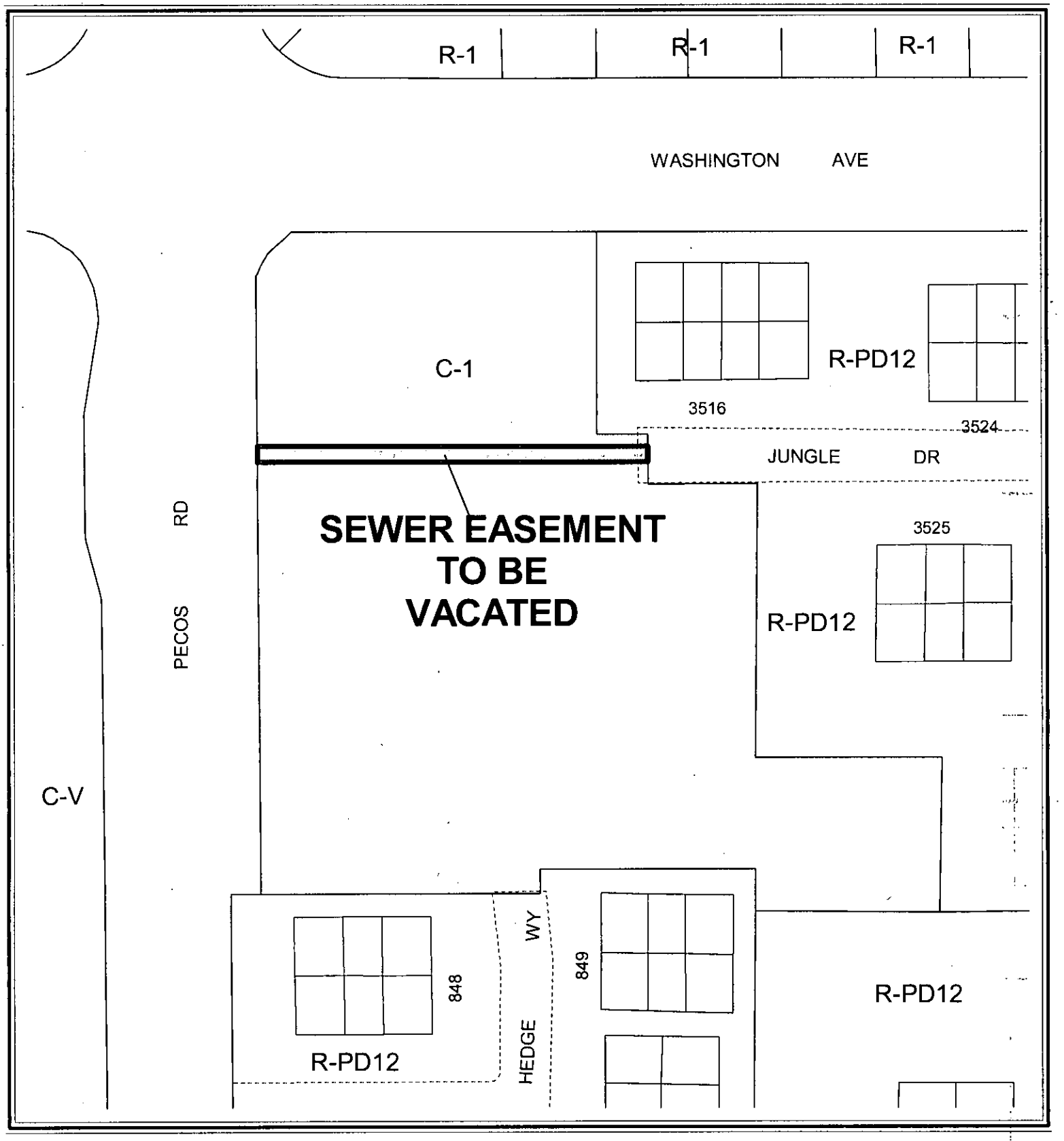
Owner	Address	Parcel Numbe
PRINGLE RYAN	5270 WELLER DR WOODLAND HILLS CA	14030313005
R F K HOLDING 8 L L C	3746 TERRACE DR LAS VEGAS NV	14030314011
RATIGAN KENNETH J & LISA J	3905 W ARBY AVE LAS VEGAS NV	14030313003
RATIGAN KENNETH J & PATRICK A	3905 W ARBY LAS VEGAS NV	14030313001
REBEL OIL COMPANY INC	2300 S HIGHLAND DR LAS VEGAS NV	14030301001
RICHARDSON HOWARD LEE	4941 CHANTILLY AVE LAS VEGAS NV	14030313029
RIVAS ERLIS	848 MANTIS WY #1 LAS VEGAS NV	14030314027
ROBERTSON RICHARD	85 FLINTROCK LN BELL CANYON CA	14030314020
RODRIGUEZ HERBERT	824 HEDGE WY #1 LAS VEGAS NV	14030313010
SAHAGUN FRANK SR	816 HEDGE WY #5 LAS VEGAS NV	14030313020
SAMMY SHARON R	848 HEDGE WY #2 LAS VEGAS NV	14030313004
SANCHEZ NATALIA	880 MANTIS WY #4 LAS VEGAS NV	14030310015
SANCHEZ-ESCOBEDO ZOILA	422 STONELAIR CT HENDERSON NV	14030314003
SICKLES ANGELA R	2082 BRASSY DR LAS VEGAS NV	14030313002
SLAUGHTER BARBARA J	833 HEDGE WY #5 LAS VEGAS NV	14030313036
STEWART ANGELA M	6695 CHAPEL BELLS CT LAS VEGAS NV	14030313044
STEWART ANGELA M	P O BOX 11335 LAS VEGAS NV	14030310040
SURGUINE OLA M & RICHARD T	873 MANTIS WY #1 LAS VEGAS NV	14030310026
THOMAS CLARENCE M & JACQUELYN	832 MANTIS WY #6 LAS VEGAS NV	14030314040
THOMAS IRMA & STEVEN	881 MANTIS WY #3 LAS VEGAS NV	14030310019
URQUIZA MANUEL & LETICIA	849 HEDGE WY #6 LAS VEGAS NV	14030313042
VALENZUELA MOISES	873 MANTIS WY #2 LAS VEGAS NV	14030310025
VANSCHOONHOVEN MICHAEL	10315 MCVINE AVE SUNLAND CA	14030314035
VELAZQUEZ VICTORIA GONZALEZ	3524-JUNGLE DR #3 LAS VEGAS NV	14030310013
VILLASENOR FRANCISCO & MARIA	832 MANTIS WY #2 LAS VEGAS NV	14030314038
WALKER MAGGIE	880 MANTIS WY #3 LAS VEGAS NV	14030310018
WILLIAMS ALLAN R & LILY H	4900 QUASAR CT LAS VEGAS NV	14030313025
WILLIAMS BESSIE E	821 HEDGE WY #2 LAS VEGAS NV	14030313026
WOMENS DEVELOPMENT CENTER	4020 PECOS MCLEOD LAS VEGAS NV	14030310036
WOMEN'S DEVELOPMENT CENTER	4020 PECOS MCLEOD LAS VEGAS NV	14030313034
WOMEN'S DEVELOPMENT CENTER	4020 PECOS MCLEOD LAS VEGAS NV	14030314024
WOMENS DEVELOPMENT CENTER INC	4020 PECOS MCLEOD LAS VEGAS NV	14030314015

Report of All Selected Parcels

Case Number: VAC-35041

Printed On: Thu: July 2, 2009

Owner	Address	Parcel Numbe
WOMENS DEVELOPMENT CENTER INC	4020 PECOS MCLEOD LAS VEGAS NV	14030314016
YAN MAY TERE	857 MANTIS WY #4 LAS VEGAS NV	14030314002
YORE PETER	1647 GRAND AVE #1 SAN DIEGO CA	14030313032
ZIEMNICK THOMAS R & NANCY W K	P O BOX 540 PURCELLVILLE VA	14030310021



0 80 160 Feet

CASE: **VAC-35041**

N

RECEIVED
JUN 29 2009

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.

MAP LEGEND

AVERAGE DA VALUE 35

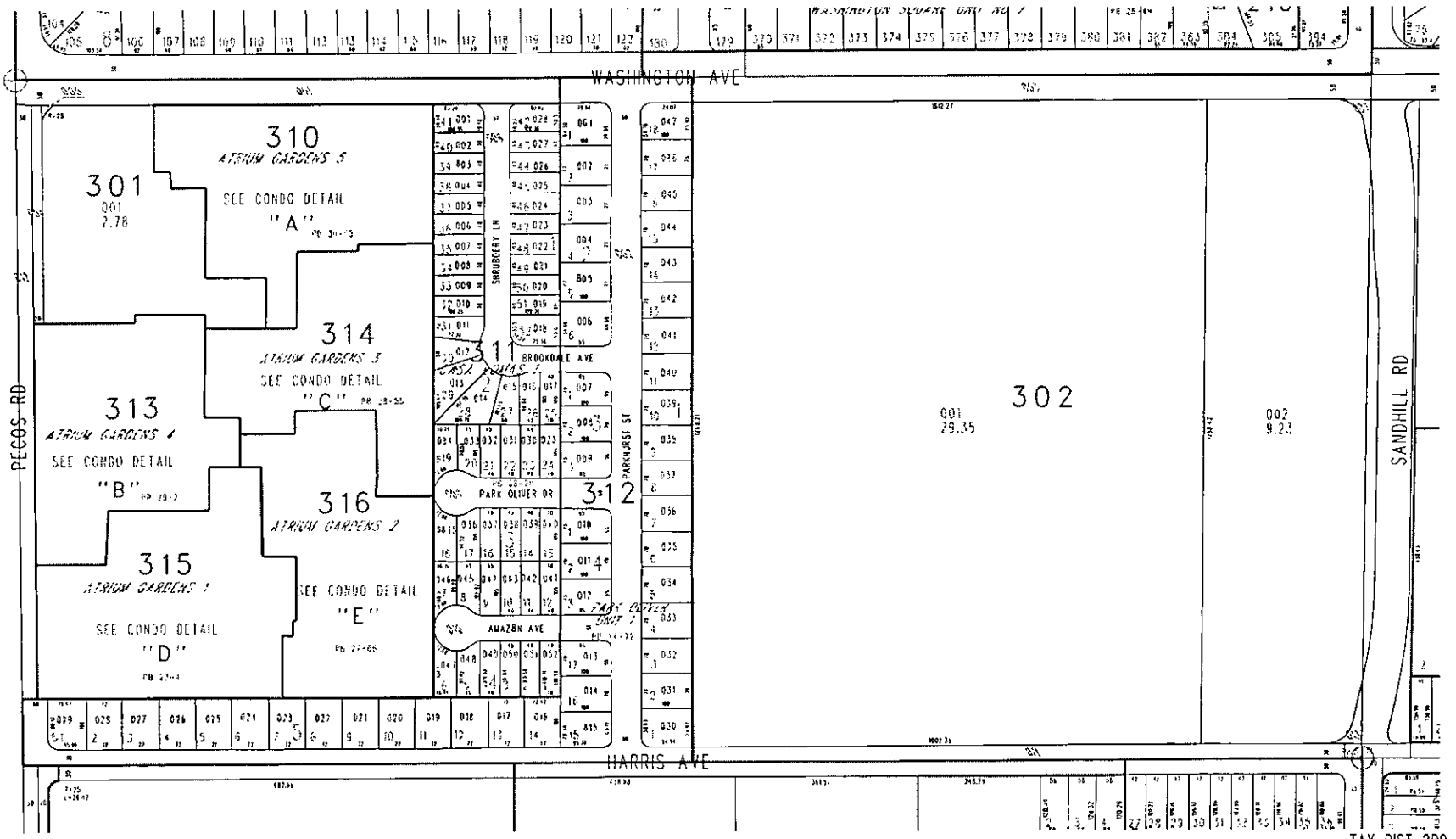
PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
SUBD BOUNDARY	202	PARCEL SUB/SEQ NUMBER
ROAD EASEMENT	PB 26-45	PLAT RECORDING NUMBER
PM/LD BOUNDARY	5	BLOCK NUMBER
NON-PARCEL LOT LINE	5	LOT NUMBER
MATCH LINE	CLS	GOV. LOT NUMBER
ROAD ID NUMBER		

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

BOOK T20S R62E | SEC 30 | REV N 2 SW 4 | 140-30-3

	R61E	R62E	R63E
T19S	124	123	122
T20S	139	140	141
T21S	162	161	160

Scale:1"=200' Rev:12/01/99



TAX DIST 200

VAC-35041
08/13/09 PC