

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

APN: 125-20-899-001 & 125-20-899-003

Inst #: 201011290004190
Fees: \$23.00
N/C Fee: \$25.00
11/29/2010 04:05:08 PM
Receipt #: 593304
Requestor:
LAS VEGAS CITY
Recorded By: MSH Pgs: 10
DEBBIE CONWAY
CLARK COUNTY RECORDER

ORDER OF VACATION OF DEDICATED RIGHT-OF-WAY

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of a dedicated right-of-way ("Vacation Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated January 5, 2010, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its recommendation; and

WHEREAS, the Planning Commission public hearing to consider the Petition was held on January 28, 2010, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 400 Stewart Avenue, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission made a finding regarding the Petition by way of a recommendation to the City Council to order the vacation of the dedicated right-of-way; and

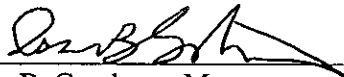
WHEREAS, not less than ten business days before consideration by the City Council, notice of the City Council public hearing, setting forth the extent of the proposed vacation and setting the date for the public hearing was sent by mail on February 17, 2010, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed vacation. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on January 15, 2010 and

WHEREAS, the City Council made a finding at the March 3, 2010 public hearing that the public will not be materially injured by the proposed vacation and thereby ordered the vacation of the Vacation Area, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

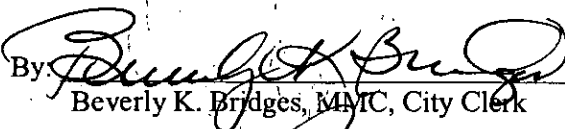
This Order vacates only the City's fee interest in the Vacation Area. Any other property interest, including any City utility, traffic or other City easements, over the dedicated right-of-way shall remain in place and this Order shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 17th day of November, 20 10.

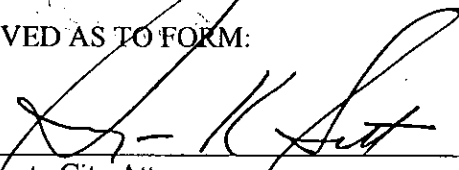
CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:

By:  11/19/10
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By:  11/9/10
Deputy City Attorney Date

CONDITIONS SATISFIED:

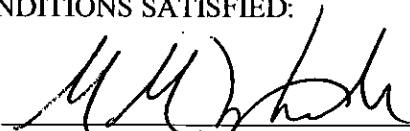
By: 
M. Margo Wheeler, Director Date
Planning and Development Department

EXHIBIT A

VACATION AREA DESCRIPTION

APN: 125-20-899-003

**EXHIBIT A
JULIANO ROAD RIGHT-OF-WAY VACATION**

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW ¼); THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°43'19" EAST A DISTANCE OF 665.94 FEET; THENCE LEAVING SAID LINE SOUTH 00°00'00" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WEST JULIANO ROAD. ALSO THE **POINT OF BEGINNING**; THENCE, NORTH 89°43'19" EAST A DISTANCE OF 11.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 45.50 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 48°28'38" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 29°17'38", AN ARC LENGTH OF 23.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 15.00 FEET ON THE EAST RIGHT-OF-WAY OF JULIANO ROAD, FROM WHICH A RADIAL LINE BEARS SOUTH 82°14'34" EAST; THENCE ALONG SAID EAST RIGHT-OF-WAY SOUTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°45'25", AN ARC LENGTH OF 2.03 FEET; THENCE SOUTH 00°00'04" EAST 157.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 48°30'00" WEST 40.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF JULIANO ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY NORTH 00°00'00" EAST 145.37 FEET TO THE **POINT OF BEGINNING**.

AREA OF RIGHT-OF-WAY: 4617.45 square feet, more or less.

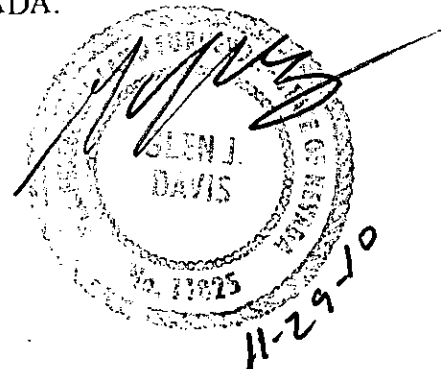
BASIS OF BEARING:

NORTH 00°05'59" WEST BEING THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 118 OF SURVEYS, PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PREPARED BY:
LOCHSA ENGINEERING
6345 SOUTH JONES BOULEVARD SUITE 100
LAS VEGAS, NV 89118

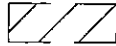
GLEN J. DAVIS, PLS 11825
MY COMMISSION EXPIRES 12-31-10

Page 1 of 2



APN: 125-20-899-003

EXHIBIT 'B'



AREA TO BE VACATED



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	23.26'	45.50'	29°17'38"	11.89'
C2	2.03'	15.00'	07°45'25"	1.02'

A.P.N. 125-20-710-009

P.O.C.
FOUND 2" ALCAP
STAMPED
"S16, S20, 2003,
PLS 8421"

N89°43'19"E 665.94'

WEST
ROME BLVD.

EX. 60.00'
R.O.W.
30.00'
30.00'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	11.02'	N89°43'19"E
L4	157.13'	S00°00'04"E
L5	40.06'	N48°30'00"W
L6	145.37'	N00°00'00"E

P.O.B.

WEST
RIGHT-OF-WAY

JULIANO ROAD

EAST
RIGHT-OF-WAY

A.P.N. 125-20-801-005

A.P.N. 125-20-802-003

LEGEND FOUND MONUMENTATION



FILE NAME:

C-101039-Juliano Vacation.dwg

CENTER LINE

SECTION LINE

ROW LINE

PROPERTY LINE

EASEMENT LINE

ADJACENT PROPERTY LINE

DRAWN BY: JPS

SCALE: 1"=100'

CHECKED BY: MDS

DATE: 9/21/2010

JULIANO ROAD
RIGHT-OF-WAY
VACATION

PROJECT No.:

101039

SHEET No.

C1

SUN AUTO

SHEET 2 OF 2

Lochsa
engineering

6345 South Jones Blvd. Suite 100

Las Vegas, NV 89118

Phone (702) 365-9312 - Fax (702) 365-9317

A.P.N.: 125-20-899-001

EXHIBIT 'A'
ROME BOULEVARD RIGHT-OF-WAY VACATION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 20, BEING THE CENTERLINE INTERSECTION OF ROME BOULEVARD AND EL CAPITAN WAY; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°43'19" EAST, A DISTANCE OF 377.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, NORTH 89° 43' 19" EAST, A DISTANCE OF 288.60 FEET; THENCE DEPARTING SAID LINE, SOUTH 00° 00' 00" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89° 43' 19" WEST, A DISTANCE OF 224.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 1,241.12 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 26° 32' 05" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03° 15' 18", AN ARC LENGTH OF 70.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,675 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NORTH 00°05'59" WEST BEING THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 118 OF SURVEYS, PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

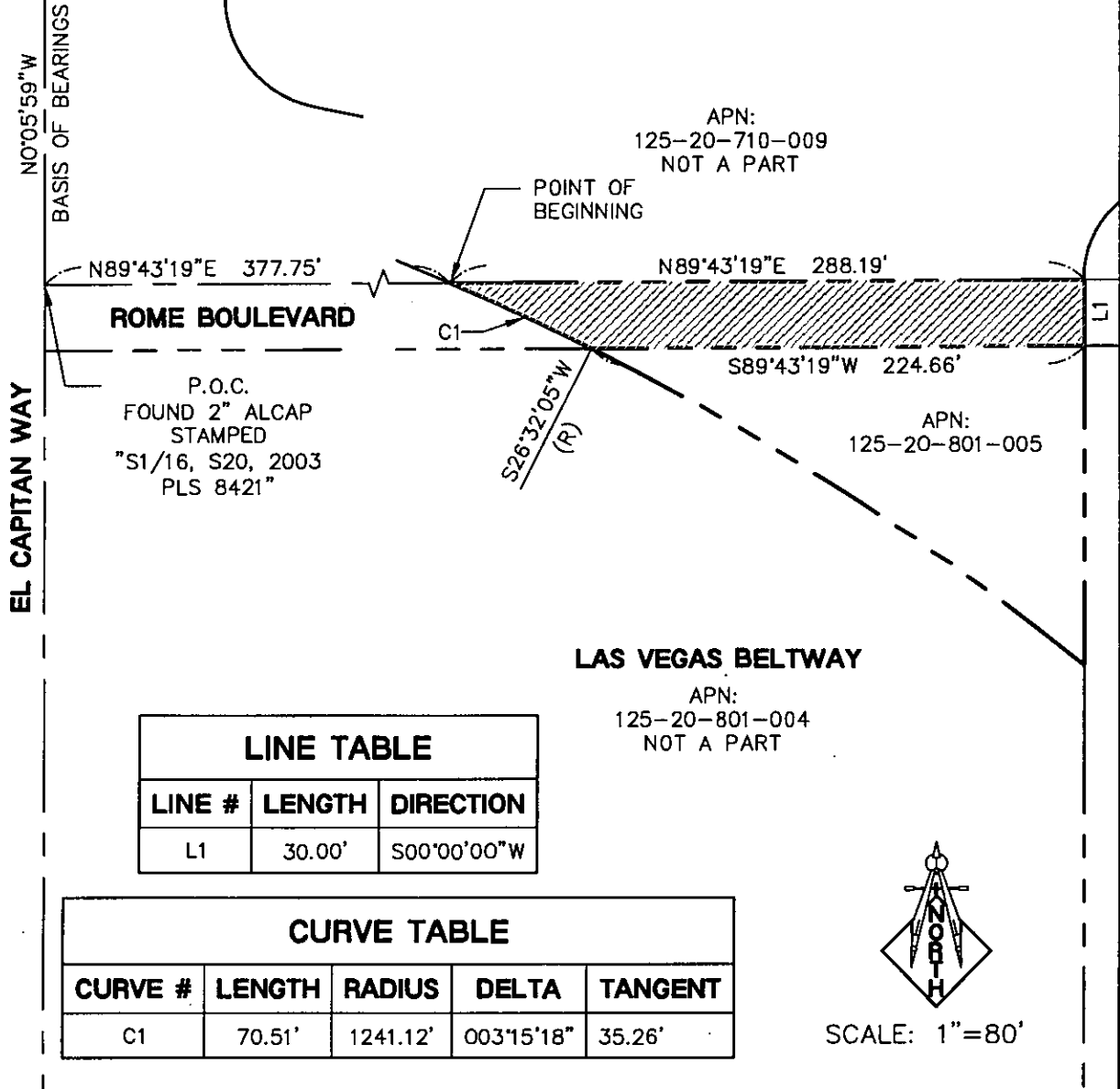
RESERVING THEREFROM AN EASEMENT TO NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A/ NV ENERGY COMPANY, OVER, ACROSS AND UNDER THE ABOVE DESCRIBED PARCEL OF LAND, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

PREPARED BY: JULIA L. IZZOLO, P.E.
CHECKED BY: TED T. EGERTON, P.E.
LOCHSA ENGINEERING
6345 SOUTH JONES BLVD.
SUITE 100
LAS VEGAS, NV 89118
TED T. EGERTON
P.E. #11286



APN: 125-20-899-001

EXHIBIT 'B'



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	30.00'	S00°00'00"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	70.51'	1241.12'	003°15'18"	35.26'

LEGEND FOUND MONUMENTATION

CENTER LINE
ROW LINE
EASEMENT LINE

FILE NAME: Rome ROW Vacation.dwg

SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE

DRAWN BY: JLI SCALE: 1"=80'
CHECKED BY: TTE DATE: 01/02/10

**ROME BOULEVARD
RIGHT-OF-WAY
VACATION**

PROJECT No.:
100001

**LOCHSA
ENGINEERING**
6345 SOUTH JONES BLVD. SUITE 100
LAS VEGAS, NV 89118
P: 702 365-9312, F: 702 365-9317

**SUN DEVIL
AUTOMOTIVE**

SHEET No.

C1

SHEET 2 OF 2

EXHIBIT B

CONDITIONS OF APPROVAL LETTER



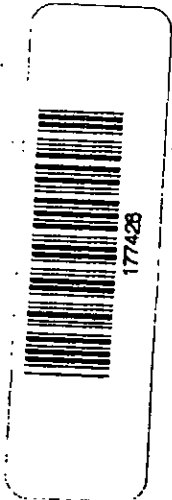
LAS VEGAS CITY COUNCIL

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-0044-08-09

March 5, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAC-37100- VACATION
CITY COUNCIL MEETING OF MARCH 3, 2010
RELATED TO: MOD-36955, VAR-36954, SDR-36953,
ZON-36949, SUP-36950, VAR-37101

Dear Ms. Lawson:

The City Council at a regular meeting held March 3, 2010 APPROVED the Petition to Vacate a portion of the south side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the east side of Juliano Road between Rome Boulevard and Darling Road. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

1. This Petition of Vacation shall be defined as the south side of Rome Boulevard from the centerline of Juliano Road extending westward to the 215 Beltway boundary; and the east side of Juliano Road from the south boundary of Rome Boulevard to the northern boundary of the 215 Beltway boundary; excluding those portions of right-of-way necessary to complete the proposed cul-de-sac bulb.
2. Dedicate or obtain dedication prior to or concurrent with the Order of Vacation for the remainder of the proposed cul-de-sac bulb adjacent to the current Assessor Parcel Number 125-20-802-003.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-36953 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

Ms. Barbara Lawson
VAC-37100- Page Two
March 5, 2010

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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.
8. 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,



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

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Roger Bailey

From: Nancy Almanzan
Sent: Wednesday, October 27, 2010 8:50 AM
To: Roger Bailey
Subject: FW: vacation 37100
Attachments: Rome Boulevard ROW Vacation.pdf

Here's the corrected legal description with the reservation for NV Energy.

From: Mark Swink [mailto:marks@lochsa.com]
Sent: Wednesday, October 27, 2010 7:51 AM
To: Nancy Almanzan
Subject: RE: vacation 37100

Here you go.

*Letter from
NV Energy only
reg'd easement on
Rome*

*Legal looks good!!
Mary has legal for w/de-sac
RB 10/27/10*

*okay to Record
BA 10/27/10*

1. The first part of the document
describes the general situation
of the country and the
state of the economy.

2. The second part of the document
describes the state of the
economy and the state of the
country.



April 21, 2010

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

Reference: CLV VAC-37100
NPC# RV 10-009

Dear Mary,

Nevada Power Company d/b/a NV Energy has or plans to have facilities in a portion of this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company d/b/a NV Energy over, under, and across that portion of Rome Boulevard being vacated, within the limits of this vacation.

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

Nevada Power Company d/b/a NV Energy hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

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

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

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/5/10
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:	J & N DEVELOPMENT	
FILE NUMBER:	VAC-37100	

RECEIVED
JAN 07 2010
DIV. ENG.

A REQUEST HAS BEEN RECEIVED FROM J & N DEVELOPMENT TO VACATE A PORTION OF THE SOUTH SIDE OF ROME BOULEVARD BETWEEN JULIANO ROAD AND DURANGO DRIVE AND A PORTION OF THE EAST SIDE OF JULIANO ROAD BETWEEN ROME BOULEVARD AND DARLING ROAD, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH HALF (S½) OF ROME BOULEVARD, THIRTY FEET (30') WIDE, COMMENCING AT THE CENTERLINE OF JULIANO ROAD, EXTENDING WESTERLY APPROXIMATELY TWO HUNDRED TWENTY-FIVE FEET (225') TO THE RIGHT-OF-WAY LINE OF CLARK COUNTY ROUTE 215; AND THE EAST HALF (E½) OF JULIANO ROAD, THIRTY FEET (30') WIDE, COMMENCING AT THE CENTERLINE OF ROME BOULEVARD, EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED SIXTY-NINE FEET (169') TO THE RIGHT-OF-WAY LINE OF CLARK COUNTY ROUTE 215, EXCEPTING AREA TO BE DEDICATED FOR A CUL-DE-SAC BULB AT ROME BOULEVARD; SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: ASAP

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: JANUARY 28, 2010

ATTACHMENT:

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

x585Y556

SOUTHWEST GAS ENG. DIV.

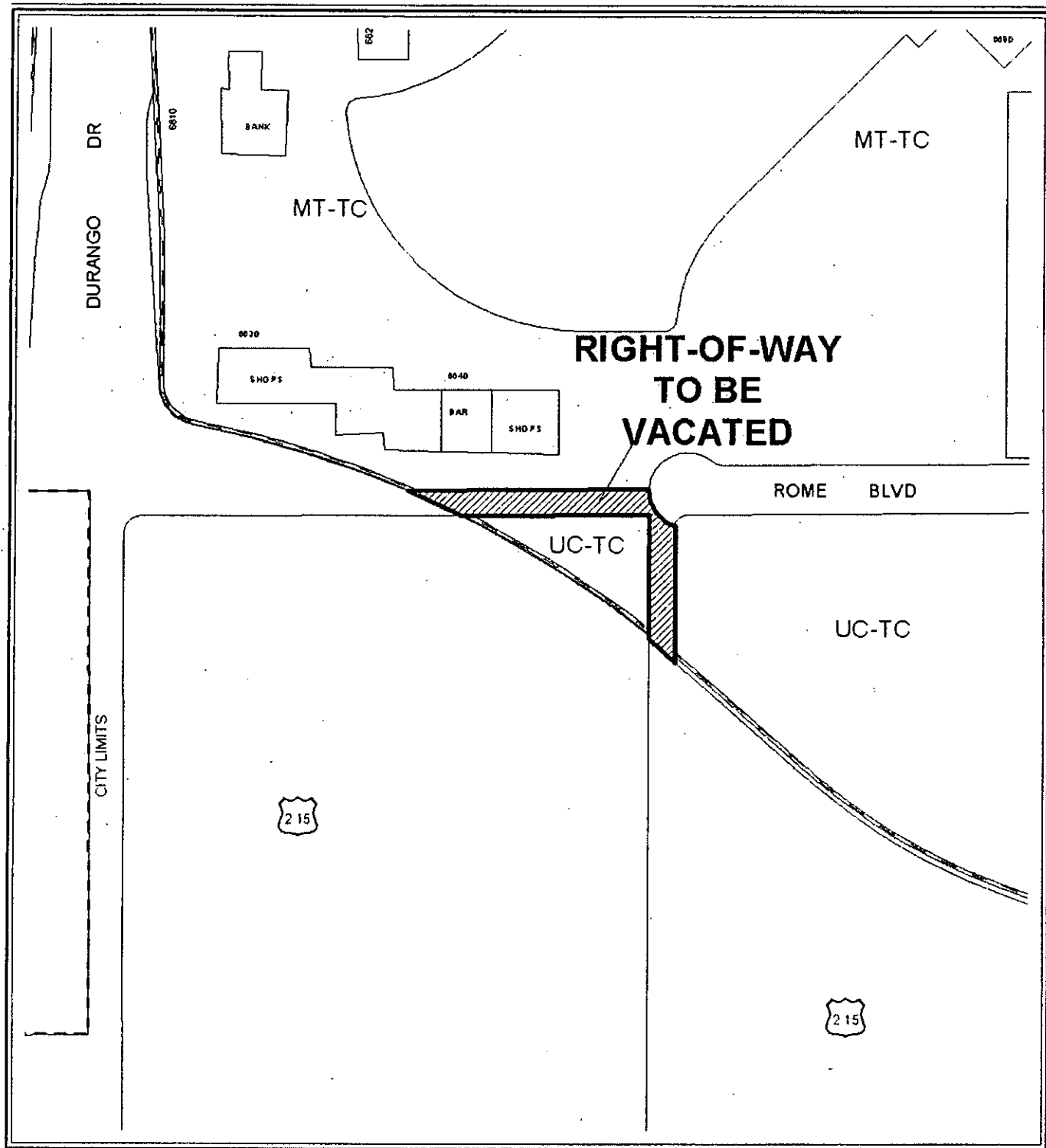
NO OBJECTION

Vickie L. Denny

EMRS

1-13-2010

No objection
[Signature]



CASE: VAC-37100

0 200 400 Feet





1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lwwd.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 DEDICATED
RIGHT-OF-WAY WITHIN VAC-37100-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-37100-2010 received by the District on January 12, 2010. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

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

Sincerely,

Joseph A. Freeman

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

JDF:PMB

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



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

January 21, 2010

VAC-37100
No Reservations

City of Las Vegas
Ms. Carolyn Caviness
Department of Public Works
Right-of-Way Division
731 south Fourth Street
Las Vegas, NV 89101

SUBJECT: VAC-37100
Project Name: Rome Blvd/Jullano Rd
APN: 125-20-801-005; 125-20-802-003

Re: Request from J & N Development to vacate a portion of the south side of Rome Boulevard between Jullano Road and Durango Drive and a portion of the east side of Jullano Road between Rome Boulevard and Darling Road lying in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 20, 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: 449133
North 5 WCE: D.Jones



January 11, 2010

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

Subject: VAC-37100 - Vacation of portions of Rome Boulevard and Juliano Road

We have reviewed your request to vacate a portion of the South Side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the East Side of Juliano Road between Rome Boulevard and Darling Road, Ward 6 (Ross) as shown on the attached exhibit and legally described as:

The South Half (S ½) of Rome Boulevard, Thirty Feet (30') wide, commencing at the centerline of Juliano Road, Extending westerly approximately Two Hundred Twenty-Five Feet (225') to the Right-of-Way Line of Clark County Route 215; and the East half (E ½) of Juliano Road, Thirty Feet (30') wide, commencing at the centerline of Rome Boulevard, extending Southerly approximately One Hundred Sixty-Nine feet (169') to the Right-of-Way line of Clark County Route 215, excepting area to be dedicated for a Cul-de-sac bulb at Rome Boulevard; said property being a portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 19 South, Range 60 East, M.D.M.

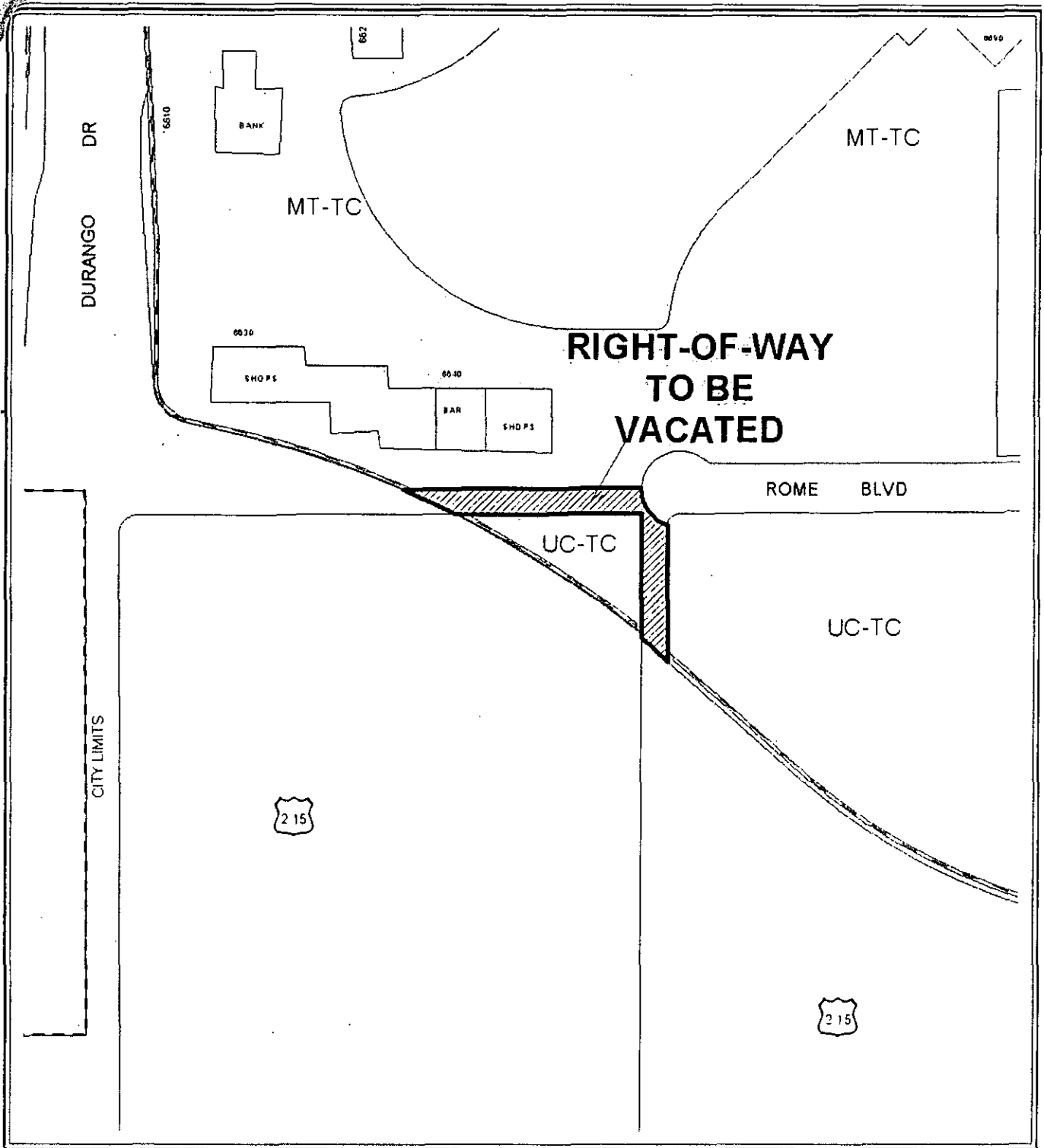
We currently have **no overhead and/or underground CATV facilities** installed in this location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along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

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

Sincerely,

Tracy Prince
Supervisor, Right-of-Way

NO FACILITIES



CASE: VAC-37100

0 200 400 Feet



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

JANUARY 12, 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-36929, VAC-36934 AND VAC-37100 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, JANUARY 15, 2010

PLEASE SEND THIS OFFICE TWO (2) COPIES OF THE AFFIDAVIT OF PUBLICATION AT YOUR EARLIEST CONVENIENCE.

PLANNING AND DEVELOPMENT DEPARTMENT

CARMAN L BURNEY, AGENDA TECHNICIAN
CASE PLANNING DIVISION

/CLB

ATTACHMENT





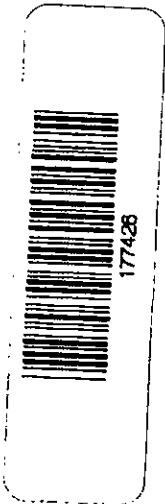
LAS VEGAS CITY COUNCIL

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-0044-08-09

March 5, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAC-37100- VACATION
CITY COUNCIL MEETING OF MARCH 3, 2010
RELATED TO: MOD-36955, VAR-36954, SDR-36953,
ZON-36949, SUP-36950, VAR-37101

Dear Ms. Lawson:

The City Council at a regular meeting held March 3, 2010 APPROVED the Petition to Vacate a portion of the south side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the east side of Juliano Road between Rome Boulevard and Darling Road. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

1. This Petition of Vacation shall be defined as the south side of Rome Boulevard from the centerline of Juliano Road extending westward to the 215 Beltway boundary; and the east side of Juliano Road from the south boundary of Rome Boulevard to the northern boundary of the 215 Beltway boundary, excluding those portions of right-of-way necessary to complete the proposed cul-de-sac bulb.
2. Dedicate or obtain dedication prior to or concurrent with the Order of Vacation for the remainder of the proposed cul-de-sac bulb adjacent to the current Assessor Parcel Number 125-20-802-003.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-36953 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

Ms. Barbara Lawson
VAC-37100- Page Two
March 5, 2010

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. 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.
8. 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,


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

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAC-37100 - VACATION

Dear Ms. Lawson:

Your Petition to Vacate a portion of the south side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the east side of Juliano Road between Rome Boulevard and Darling Road, Ward 6 (Ross), was considered by the Planning Commission on January 28, 2010.

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

1. This Petition of Vacation shall be defined as the south side of Rome Boulevard from the centerline of Juliano Road extending westward to the 215 Beltway boundary; and the east side of Juliano Road from the south boundary of Rome Boulevard to the northern boundary of the 215 Beltway boundary, excluding those portions of right-of-way necessary to complete the proposed cul-de-sac bulb.
2. Dedicate or obtain dedication prior to or concurrent with the Order of Vacation for the remainder of the proposed cul-de-sac bulb adjacent to the current Assessor Parcel Number 125-20-802-003.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-36953 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

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



Ms. Barbara Lawson
VAC-37100 - Page Two
January 29, 2010

7. 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.
8. 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 3, 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:clb

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
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Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

January 15, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAC-37100 - VACATION

Dear Ms. Lawson:

Please be advised the City Planning Commission at its regular meeting on **January 28, 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, January 22, 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:clb

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
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8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
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City Manager
Elizabeth N. Fretwell



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 7, 2010
Re: **VAC-37100** J & N Development S. Side Rome Blvd. between Juliano Rd. & Durango Dr. and the east side of Juliano Rd. between Rome Blvd. & Darling Rd.

Request for a Petition of right-of-way

COMMENTS:

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Neither, as the rights-of-way will be completely eliminated.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the right-of-way requested to be vacated is unimproved.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to eliminate right-of-way to be incorporated into an adjacent development.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site Development Plan Review SDR-36953.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

If approved, the following conditions are recommended:

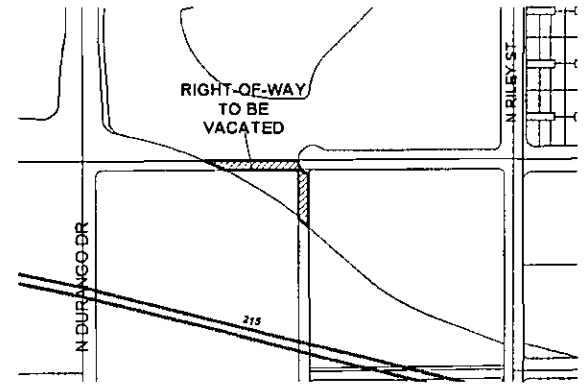
CONDITIONS OF APPROVAL:

- 1. This Petition of Vacation shall be defined as the south side of Rome Boulevard from the centerline of Juliano Road extending westward to the 215 beltway boundary; and the east side of Juliano Road from the south boundary of Rome Boulevard to the northern boundary of the 215 beltway boundary, excluding those portions of right-of-way necessary to complete the proposed cul-de-sac bulb.
- 2. Dedicate or obtain dedication prior to or concurrent with the Order of Vacation for the remainder of the proposed cul-de-sac bulb adjacent to the current assessor parcel number 125-20-802-003.
- 3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-36953 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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- 5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Application Information

VAC-37100 - VACATION RELATED TO MOD-36955, ZON-36949, VAR-36954, VAR-37101 AND SUP-36950 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 54:17, LLC - Petition to Vacate a portion of the south side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the east side of Juliano Road between Rome Boulevard and Darling Road, Ward 6 (Ross)

Application Location



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

Public Hearing Information

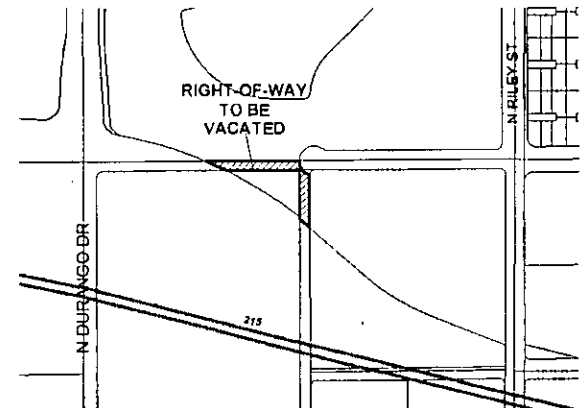
Meeting: Planning Commission
Date: January 28, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-37100 - VACATION RELATED TO MOD-36955, ZON-36949, VAR-36954, VAR-37101 AND SUP-36950 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 54:17, LLC - Petition to Vacate a portion of the south side of Rome Boulevard between Juliano Road and Durango Drive and a portion of the east side of Juliano Road between Rome Boulevard and Darling Road, Ward 6 (Ross)

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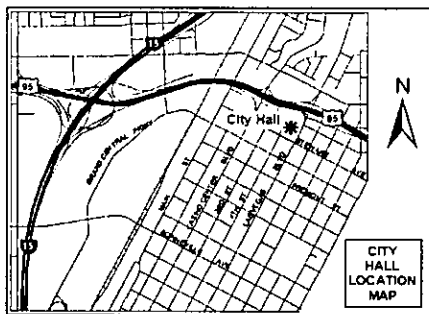
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

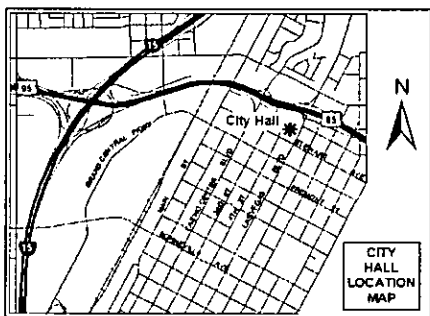
Please use available blank space on card for your comments.

VAC-37100

Planning Commission Meeting of 1/28/2010

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-37100

Planning Commission Meeting of 1/28/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 28, 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-37100

Centennial Park HOA

Chatham Hills HOA

Cimarron Ridge HOA

Cimarron Springs HOA

Elkhorn Cimarron Estates HOA

Elkhorn Community Association

Remington Place HOA

Ridgegate Land Maintenance Association

Rosabella at Travato HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and Land Maintenance
Association

Town Center Village Community Association

Tripoly At Towne Center HOA

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/5/10
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:	J & N DEVELOPMENT	
FILE NUMBER:	VAC-37100	

A REQUEST HAS BEEN RECEIVED FROM J & N DEVELOPMENT TO VACATE A PORTION OF THE SOUTH SIDE OF ROME BOULEVARD BETWEEN JULIANO ROAD AND DURANGO DRIVE AND A PORTION OF THE EAST SIDE OF JULIANO ROAD BETWEEN ROME BOULEVARD AND DARLING ROAD, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH HALF (S½) OF ROME BOULEVARD, THIRTY FEET (30') WIDE, COMMENCING AT THE CENTERLINE OF JULIANO ROAD, EXTENDING WESTERLY APPROXIMATELY TWO HUNDRED TWENTY-FIVE FEET (225') TO THE RIGHT-OF-WAY LINE OF CLARK COUNTY ROUTE 215; AND THE EAST HALF (E½) OF JULIANO ROAD, THIRTY FEET (30') WIDE, COMMENCING AT THE CENTERLINE OF ROME BOULEVARD, EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED SIXTY-NINE FEET (169') TO THE RIGHT-OF-WAY LINE OF CLARK COUNTY ROUTE 215, EXCEPTING AREA TO BE DEDICATED FOR A CUL-DE-SAC BULB AT ROME BOULEVARD; SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

COMMENTS DUE BY: ASAP

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: JANUARY 28, 2010

ATTACHMENT:

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

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/5/10		
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top; padding-right: 20px;">TO: OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT DETENTION & ENFORCEMENT</td><td style="width: 50%; vertical-align: top;">TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN GEORGE DORSEY (ADMIN OFFICER) TIM SHATTLER (DEPTY CHIEF SUPPORT SVCS)</td></tr></table>			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)
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SUBJECT: PETITION OF VACATION				
APPLICANT: J & N DEVELOPMENT				
FILE NUMBER: VAC-37100				

A REQUEST HAS BEEN RECEIVED FROM J & N DEVELOPMENT TO VACATE A PORTION OF THE SOUTH SIDE OF ROME BOULEVARD BETWEEN JULIANO ROAD AND DURANGO DRIVE AND A PORTION OF THE EAST SIDE OF JULIANO ROAD BETWEEN ROME BOULEVARD AND DARLING ROAD, WARD 6 (ROSS)

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COMMENTS DUE BY: ASAP

PLANNING COMMISSION MEETING: JANUARY 28, 2010

ATTACHMENT:
All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 1/5/10
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID (420 N. FOURTH STREET) 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: J & N DEVELOPMENT		
FILE NUMBER: VAC-37100		

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COMMENTS DUE TO BART ANDERSON BY: ASAP

PLANNING COMMISSION MEETING: JANUARY 28, 2010

ATTACHMENT:

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

(Revised 1/02)

Report Date 01/05/2010 12:42 PM

Submitted By

Page 1

A/P # 37100 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/05/2010 12:07	984387	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-37100 - VACATION RELATED TO MOD-36955, ZON-36949, VAR-36954, VAR-37101 AND SUP-36950 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 54:17, LLC - Petition to Vacate a portion of the south side of Rome Boulevard between Julian Road and Durango Drive and a portion of the east side of Julian Road between Rome Boulevard and Darling Road, Ward 6 (Ross)

Parent A/P # 36955
Project # 37100 Project/Phase Name SUN DEVIL AUTO
Size/Area 0.00 ACRES Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12520801005

Location

Owner/Tenant

Contact ID AC1658037 Name ISAIAH 54-17 L L C
Mailing Address 10420 DESIGNATA AVE
City LAS VEGAS
ZIP/PC 89135-2591
Day Phone
Fax
Organization % B LAWSON
State/Province NV
Country ☐ Foreign
Evening Phone
Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12520801005

Report Date 01/05/2010 12:42 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1722225 ☐ Foreign
Effective Expire
Name J&N DEVELOPMENT
Day Phone (480)491-6651 x Eve Phone Organization
Pager PIN # Position APPLICANT
Fax Mobile Profession
E-Mail
Address 1830 EAST ELLIOT, SUITE 104
TEMPE, AZ 85284
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1711724 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RANSHAW GRONAUER FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD
SUITE 250
LAS VEGAS, NV 89113-2092
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1658037 ☐ Foreign
Effective Expire
Name ISAIAH 54-17 L L C
Day Phone Eve Phone Organization % B LAWSON
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 10420 DESIGNATA AVE
LAS VEGAS, NV 89135-2591
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
372608 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
372609 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete

Report Date 01/05/2010 12:42 PM

Submitted By

Page 3

Item Description	Item Status
372619 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
372613 FLOOD #1 (FLOOD CONTROL)	Incomplete
372612 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
372610 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
372614 ROW #1 (RIGHT-OF-WAY)	Incomplete
372611 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
372615 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
372616 SURVEY #1 (SURVEY)	Incomplete
372617 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
372618 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC)

Modified By SSWANTON

Modified Date/Time 01/05/2010 12:28

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- N Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Foiled/ 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 SSWANTON

Modified Date/Time 01/05/2010 12:26

Comments

No Comments

Report Date 01/05/2010 12:42 PM

Submitted By

Page 4

PLANNING LEGAL

Enter legal description

VAC-37100

A REQUEST HAS BEEN RECEIVED FROM J & N DEVELOPMENT TO VACATE A PORTION OF THE SOUTH SIDE OF ROME BOULEVARD BETWEEN JULIANO ROAD AND DURANGO DRIVE AND A PORTION OF THE EAST SIDE OF JULIANO ROAD BETWEEN ROME BOULEVARD AND DARLING ROAD, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE SOUTH HALF (S½) OF ROME BOULEVARD, THIRTY FEET (30') WIDE, COMMENCING AT THE CENTERLINE OF JULIANO ROAD, EXTENDING WESTERLY APPROXIMATELY TWO HUNDRED TWENTY-FIVE FEET (225') TO THE RIGHT-OF-WAY LINE OF CLARK COUNTY ROUTE 215; AND THE EAST HALF (E½) OF JULIANO ROAD, THIRTY FEET (30') WIDE, COMMENCING AT THE CENTERLINE OF ROME BOULEVARD, EXTENDING SOUTHERLY APPROXIMATELY ONE HUNDRED SIXTY-NINE FEET (169') TO THE RIGHT-OF-WAY LINE OF CLARK COUNTY ROUTE 215, EXCEPTING AREA TO BE DEDICATED FOR A CUL-DE-SAC BULB AT ROME BOULEVARD; SAID PROPERTY BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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

There is no planning condition for this project.

VACATION

Y Parent Project link required?

Vacation Routing Process after City Council

N External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		

01/28/2010	PC	SCHEDULED	0	0	0
MREX	01/05/2010				

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

There are no items in this list

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

No children exist for this project

Report Date 01/05/2010 12:42 PM

Submitted By

Page 5

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# TOM COOMBS; KAEMPFER CROWELL RENSHAW ET AL; CK#74991; 702-792-7000;	890381	01/05/2010 12:20		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED created per Steve S		01/05/2010 12:08	01/05/2010 12:08	0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation for Rome Boulevard + JULIANO
 Project Address (Location) Southwest Corner of Rome and Riley
 Project Name Town Center Auto Repair Garage (Minor) Proposed Use Auto Repair Garage (Minor)
 Assessor's Parcel #(s) 125-20-801-005 Ward # 6
 General Plan: existing TC proposed n/a Zoning: existing TC-U proposed TC-SC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.35 Lots/Units n/a Density n/a
 Additional Information _____

RECEIVED
CITY CLERK
2010 JAN - 6
A 8:21
[Signature]

PROPERTY OWNER Isaiah 54 17 LLC Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

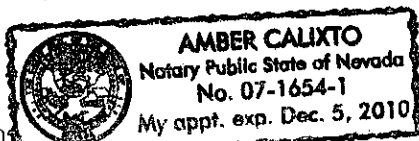
APPLICANT J & N Development Contact Joel Higginbotham
 Address 1830 East Elliot, Suite 104 Phone: (480) 491-6651 Fax: _____
 City Tempe State AZ Zip 85284

REPRESENTATIVE Kaempfer Crowell Contact Anthony J. Celeste
 Address 3800 Howard Hughes Pkwy. Seventh Floor Phone: (702) 792-7000 Fax: (702) 796-7181
 City Las Vegas State NV Zip 89169

Property Owner Signature* Barbara A. Lawson
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name BARBARA A. LAWSON

Subscribed and sworn before me
 This 5th day of January, 2010
Amber Calixto

Notary Public in and for said County and State
 County: Clark
 State: NV



Revised 04/26/03

687,310v1

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-37100</u>
Meeting Date:	<u>1/28/10</u>
Total Fee:	<u>100.00</u>
Date Received:*	<u>1/5/10</u>
Received By:	<u>MREY</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

MAA

J & N Development



1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (Probability of getting 2 heads)
 2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (Probability of getting 2 tails)
 3. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (Probability of getting 1 head and 1 tail)
 4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (Probability of getting 1 tail and 1 head)

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Klatzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 4, 2010

VIA HAND DELIVERY

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

Ja 2
**Re: Revised Justification Letter – Zone Change for APN: 125-20-801-003
& 005, Major Modification for APN 125-20-801-005, Site Development
Plan Review for APN: 125-20-801-005, Special Use Permit for APN:
125-20-801-005, Variance for APN: 125-20-801-005, & Vacations of a
Portion of Rome Boulevard & Unnamed Street**

To Whom It May Concern:

Please be advised this office represents J&N Development/Sun Auto (the "Applicant"). The Applicant is seeking a site development plan review for a proposed minor auto repair shop generally located on the south side of Rome, north side of the I-215 Beltway off ramp and east of Durango, more particularly known as APN: 125-20-801-005 (the "Site"). In conjunction with the site development plan review, the Applicant is seeking a major modification/zone change, special use permit, variance and vacation of a portion of right-of-ways.

Major Modification & Zone Change

The Site is currently zoned TC-U. The Applicant is requesting a major modification to the Centennial Hills Town Center Land Use for APN: 125-20-801-005 only and a zone change to TC-SC. The modification to the plan and zone change is appropriate because (1) it is adjacent to a large developed commercial shopping center, (2) it is adjacent to the I-215 Beltway off ramp, and (3) it is at the end of a cul-de-sac.

Ja 2
Additionally, the Applicant is requesting that APN: 125-20-801-003 is rezoned to from undeveloped to TC. The Applicant is **not** requesting a major modification to the plan for APN: 125-20-801-003.

2 Jn
Site Development Plan Review

A minor auto repair is an allowable use in a TC-SC zoned district. The Applicant is proposing a Sun Auto repair shop on the Site. The building is approximately 27' in height and approximately 6126 square feet. The building will have 10 service bays, an office and lobby/display area. In conjunction with the site development review, the Applicant is requesting the following waivers:

**VAC-37100
01/28/10 PC**

**RECEIVED
JAN 04 2010**

2/2/20

2/2/20

2/2/20

2/2/20

- **Waiver for Building Placement Build-to-Line:**

The Town Center guidelines require the build-to-line to be 80%. Because of the unique, triangular shape of the Site, the project cannot conform to this standard. As a result, the Applicant is requesting this waiver.

- **Waiver to reduce 20% Open Space Requirement:**

The Applicant is requesting to reduce the open space requirement. As stated above, the lot is unique in shape in that it is a small triangular shaped lot at the end of a cul-de-sac. Because of the parking, building size and uniqueness of the lot, the Applicant is requesting to waive the 20% open space requirement.

- **Waiver of Perimeter Landscaping:**

The Applicant is seeking to waive the perimeter landscaping. The Applicant cannot landscape the southern portion of the Site because the building will be built almost to the rear property line. As for the eastern property line, the Applicant is requesting to waive this portion to provide for parking and cross access to the adjacent parcel. Finally, as to the northern property line, the Applicant is seeking to reduce the landscaping in order to provide parking and the appropriate drive aisles.

Special Use Permit

The Applicant is requesting a use permit to allow for service bays to face the public right-of-way. Because of the unique shape of the Site, the building and service bays need to be configured as shown on the plans. Therefore, the Applicant is requesting the special use permit to allow for service bays to face the public right-of-way.

Variance

- **Reduce Building Setback:**

The Applicant is requesting to reduce both the rear building setback and the eastern side setback. Because of the triangular shape of the parcel, the Applicant cannot meet the minimum setbacks. Additionally, the rear setback is against the 215 Beltway off-ramp and not against an adjacent parcel.

- **Reduce Parking:**

The Applicant is requesting to reduce the amount of required parking from 36 spaces to 26 spaces. This is a minor auto repair station with 10 service bays. The service bays account for the majority of the building square footage. As a result, the parking requirements outlined in the City Code are inflated because this use does not require an intense amount of parking.

Additionally, the Applicant is requesting that a condition be required that before the Applicant is issued a certificate occupancy, the adjacent parcel (APN: 125-20-802-003), which is owned by the same owner as the Site, that a parking agreement and cross access agreement be entered into.

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01/28/10 PC

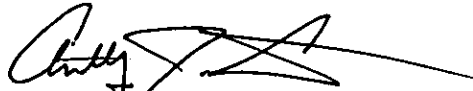
Vacations of Rome Boulevard & Unnamed Street

The Applicant is requesting the vacation of Rome Boulevard and a portion of the unnamed street south of Rome Boulevard. Both Rome and the unnamed street dead-end into the I-215 Beltway off ramp and therefore are unnecessary. Additionally, the northern half of Rome Boulevard has already been vacated and the western half of the unnamed street has already been vacated.

We thank you in advance for your consideration of this matter. Should you have any additional questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/dmf

VAC-37100
01/28/10 PC

A.P.N.: 125-20-802-003

EXHIBIT 'A'
JULIANO ROAD RIGHT-OF-WAY VACATION

BEING A PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 20, BEING THE CENTERLINE INTERSECTION OF ROME BOULEVARD AND EL CAPITAN WAY; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°43'19" EAST, A DISTANCE OF 666.35 FEET; THENCE DEPARTING SAID LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 5.91 FEET TO THE POINT OF BEGINNING, BEING A POINT OF A NON-TANGENT CURVE HAVING A RADIUS OF 45.50 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 82° 15' 32" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 63° 04' 47", AN ARC LENGTH OF 50.09 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE HAVING A RADIUS OF 15.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 82° 14' 10" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07° 45' 49", AN ARC LENGTH OF 2.03 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 157.13 FEET; THENCE NORTH 48° 30' 00" WEST, A DISTANCE OF 40.06 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 169.46 FEET TO THE POINT OF BEGINNING.

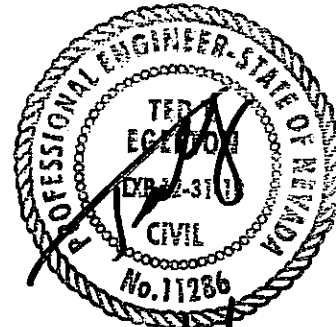
CONTAINS 4,715 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

BEING THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 118 OF SURVEYS, PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID LINE BEARS NORTH 00°05'59" WEST.

PREPARED BY: JULIA L. IZZOLO, P.E.
CHECKED BY: TED T. EGERTON, P.E.
LOCHSA ENGINEERING
6345 SOUTH JONES BLVD.
SUITE 100
LAS VEGAS, NV 89118
TED T. EGERTON
P.E. #11286



SHEET 1 OF 2

VAC-37100
01/28/10 PC

RECEIVED
JAN 04 2010

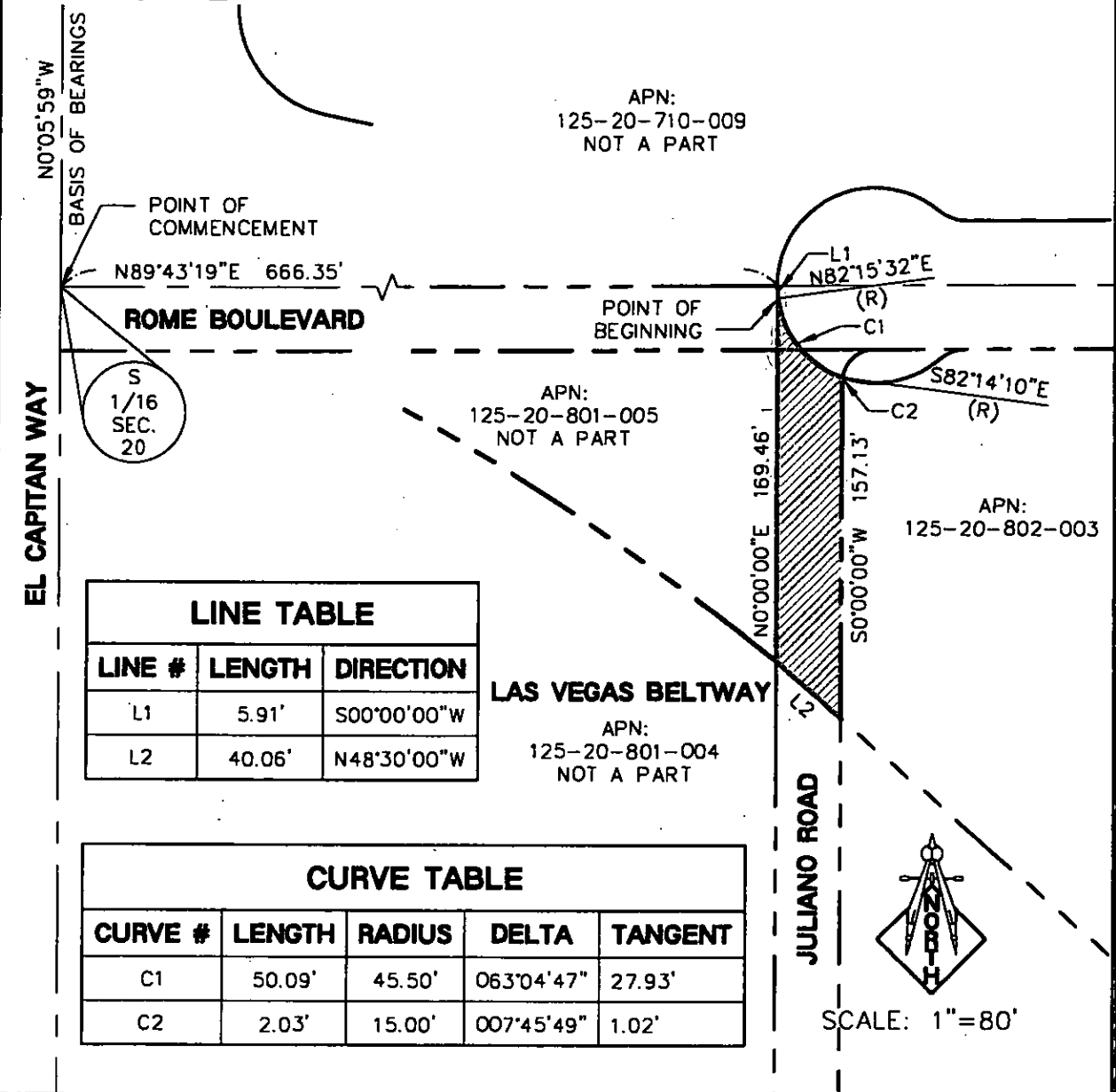


7

4

APN: 125-20-801-005

EXHIBIT 'B'



LEGEND FOUND MONUMENTATION		FILE NAME: Juliano ROW Vacation.dwg	
CENTER LINE _____		SECTION LINE _____	
ROW LINE _____		PROPERTY LINE _____	
EASEMENT LINE _____		ADJACENT PROPERTY LINE _____	
DRAWN BY: JLI	SCALE: 1"=80'	JULIANO ROAD RIGHT-OF-WAY VACATION	
CHECKED BY: TTE	DATE: 01/02/10		
LOCHSA ENGINEERING 6345 SOUTH JONES BLVD. SUITE 100 LAS VEGAS, NV 89118 P: 702 365-9312, F: 702 365-9317		SUN DEVIL AUTOMOTIVE	
		C1 SHEET 2 OF 2	

VAC-37100

01/28/10 PC

JAN 04 2010

Parcel Map Check Report

Parcel Name: JULIANO ROAD ROW VACATION

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 809,696.97'

East: 744,080.63'

Segment# 1: Curve

Length: 50.09'

Radius: 45.50'

Delta: 63°04'46.0"

Tangent: 27.93'

Chord: 47.60'

Course: S39°16,51.13"E

Course In: N82°15,32.12"E

Course Out: S19°10,45.61"W

RP North: 809,703.10'

East: 744,125.71'

End North: 809,660.13'

East: 744,110.77'

Segment# 2: Curve

Length: 2.03'

Radius: 15.00'

Delta: 7°45'49.0"

Tangent: 1.02'

Chord: 2.03'

Course: S3°52,55.16"W

Course In: S82°14,10.11"E

Course Out: N89°59,59.56"W

RP North: 809,658.10'

East: 744,125.63'

End North: 809,658.10'

East: 744,110.63'

Segment# 3: Line

Course: S0°00,00.44"W

Length: 157.13'

North: 809,500.97'

East: 744,110.63'

Segment# 4: Line

Course: N48°29,59.80"W

Length: 40.06'

North: 809,527.52'

East: 744,080.63'

Segment# 5: Line

Course: N0°00,00.44"E

Length: 169.46'

North: 809,696.98'

East: 744,080.63'

Perimeter: 418.77'

Area: 4,715.21 Sq.Ft.

VAC-37100
01/28/10 PC

Error Closure: 0.00

Error North : 0.002

Course: N52°39,10.89"W

East: -0.003

Precision 1: 418,770,000.00



20090610-0000349

Fee: \$21.00 RPTT: EX#003

N/C Fee: \$25.00

06/10/2009 08:27:59

T20090202078

Requestor:

FIDELITY NATIONAL TITLE LAS

Debbie Conway ARO

Clark County Recorder Pgs: 9

APN: 125-20-801-005

125-20-802-003

RE-RECORDED

Quitclaim Deed

Rerecorded to correct the Legal Description for Exhibit A
Two ***

Type of Document

Recording Requested by:
Barbara A. Lawson

Return to:

Name: Isaiah 54:17 LLC

c/o Barbara A. Lawson

Address: 10420 Designata Avenue

City/State/Zip: Las Vegas, NV 89135

17-1

20080708-0004492

Fee: \$19.00 RPTT: EX8007
N/C Fee: \$0.00

07/08/2008 15:00:54

T20080136999

Requestor:
8 LAWSON

Debbie Conway JLB
Clark County Recorder Pgs: 7

125-20-802-003
APN# 125-20-801-005
11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Quit Claim Deed

Recording Requested by:

Barbara A Lawson

Return Documents To:

Name Barbara A Lawson

Address 10420 Desiguate Ave

City/State/Zip Las Vegas, NV 89135

COPY

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

APN: 125-20-802-003

125-20-801-004

QUITCLAIM DEED

DATED this 7th day of July 2008

For valuable consideration, I/we, Barbara A Haller Lanson, Trustee
Of the Barbara Ann Haller Trust, dated January 21, 2003

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: ISAIAH 54:17 LLC
10420 Designate Ave, Las Vegas, NV 89135

the following described real property in the State of Nevada, County of _____

(legal description of real property and commonly known address if known)

See Exhibit A-One and Exhibit A-Two

IN WITNESS WHEREOF, I/We hereunto set my hand/our hands this 7 day of July
2008

Barbara Ann Haller Lanson, Trustee
(Signature)

(Signature)

BARBARA ANN HALLER LANSON
(Print or type name here)

(Print or type name here)

STATE OF NEVADA)

COUNTY OF Clark) ss:

On this 7 day of July, 2008
personally appeared before me, a Notary Public

personally known to me to be the person(s) whose
name(s) is subscribed to the above instrument who
acknowledged that she executed the instrument.

(Notary Public)

RECORDING REQUESTED BY AND MAIL TO:

NAME: Barbara A Lanson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: L.V. NV 89135

If applicable mail tax statements to

NAME: Barbara A Lanson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: L.V. NV 89135

(Notary Stamp)

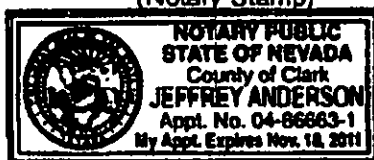


EXHIBIT "A" ONE

THIS LEGAL DESCRIBES A PORTION OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 125-20-801-003, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 20:

THENCE SOUTH $00^{\circ}00'07''$ EAST ALONG THE EAST LINE OF SAID WEST HALF (W1/2), A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING SOUTH $00^{\circ}00'07''$ EAST ALONG THE EAST LINE OF SAID WEST HALF (W1/2), A DISTANCE OF 145.37 FEET;

THENCE FROM A TANGENT BEARING OF NORTH $51^{\circ}07'52''$ WEST, NORTHWESTERLY ALONG THE ARC OF A 1241.12-FT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A DISTANCE OF 267.48 FEET, THROUGH A CENTRAL ANGLE OF $12^{\circ}20'53''$, TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID WEST HALF (W1/2);

THENCE ALONG THE SAID SOUTH LINE NORTH $89^{\circ}42'10''$ EAST 224.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.35 ACRES, MORE OR LESS.

BASIS OF BEARINGS: NAD83 GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE (2701), BASED UPON THE NGS HARN "CCGIS 807", "CNLV 756", AND "CNLV 748" MONUMENTS.

Legal Description

Exhibit A – Two

Assessor's Parcel No.: 125-20-802-003

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to Clark County by Deed recorded February 19, 1976 in Book 595 as Instrument No. 554965, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Clark County by Deed recorded November 24, 1980, in Book 1316 as Instrument No. 1275674, of Official Records, Clark County, Nevada.

AND FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Clark County by that certain Amended Final Order of Condemnation recorded June 10, 2004 in Book 20040610 as Instrument No. 0002140, of Official Records, Clark County, Nevada.

COPY

"A."
EXHIBIT TWO

PARCEL V:

The North Half (N 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 19 South, Range 60 East, N.D.B.M.

EXCEPTING THEREFROM the Southerly Ten (10) feet

FURTHER EXCEPTING THEREFROM the West Thirty (30) feet, together with a spandrel area in the Northwest (NW) corner thereof, being the Southeast (SE) corner of the intersection of unnamed Street and Rome Boulevard, bounded as follows:
on the North by the South line of the North Thirty (30) feet thereof;
on the West by the East line of the West Thirty (30) feet thereof; and
on the Southeast (SE) by the arc of a curve concave Southeasterly, having a radius of Fifteen (15) feet and being tangent to the South line of said North Thirty (30) feet and tangent to the East line of said West Thirty (30) feet, as conveyed to Clark County by Deed recorded November 24, 1980 as Document No. 1275674 of Official Records.

FURTHER EXCEPTING THEREFROM the North Thirty (30) feet and the East Thirty (30) feet, together with a spandrel area in the Northeast (NE) corner thereof, being the Southwest (SW) corner of the intersection of Riley Street and Rome Boulevard, bounded as follows:
on the East by the West line of the East Thirty (30) feet;
on the North by the South line of the North Thirty (30) feet; and
on the Southwest (SW) by the arc of a curve concave Southwesterly having a radius of Fifteen (15) feet and being tangent to the West line of the East Thirty (30) feet and tangent to the South line of the North Thirty (30) feet, as conveyed to Clark County by Deed recorded February 19, 1976 as Document No. 554965 of Official Records.

COPY

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUADRANT OF ROME BOULEVARD AND RILEY STREET LYING WITHIN THE PROPOSED ALIGNMENT OF THE NORTHERN/WESTERN SEGMENT OF THE LAS VEGAS BELTWAY.

EXHIBIT B

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 AS SHOWN ON LAND DIVISION 181-80 RECORDED NOVEMBER 14, 1980 AS INSTRUMENT 1275673 IN BOOK 1316 RECORDED OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°48'19" WEST ALONG THE SOUTH LINE THEREOF, 605.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°35'01" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 446.10 FEET; THENCE SOUTH 47°51'58" EAST, 216.60 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 732.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°43'22", AN ARC LENGTH OF 284.78 FEET; THENCE SOUTH 68°35'20" EAST, 233.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°40'26" WEST ALONG SAID EAST LINE, 78.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES, MORE OR LESS.

COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 125-20-801-005
b) 125-20-802-003
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
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ _____

4. Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due:

\$ 0

5. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: Re-recording 20080708-4492 to

correct the legal description for Exhibit A - Two

6. Partial Interest: Percentage being transferred: 100 %

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 Barbara Ann Hollier

Capacity Grantor

Signature _____

Capacity _____

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

Print Name: Barbara Ann Hollier Trust
Address: 10420 Designata Avenue
City: Las Vegas
State: NV Zip: 89135

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

Print Name: Isaiah 54:17 LLC
Address: 10420 Designata Avenue
City: Las Vegas
State: NV Zip: 89135

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

Print Name: Fidelity National Title
Address: 500 N. Rainbow Blvd., Suite 100
City: Las Vegas

Escrow #: N/A ACCOMMODATION
State: NV Zip: 89107

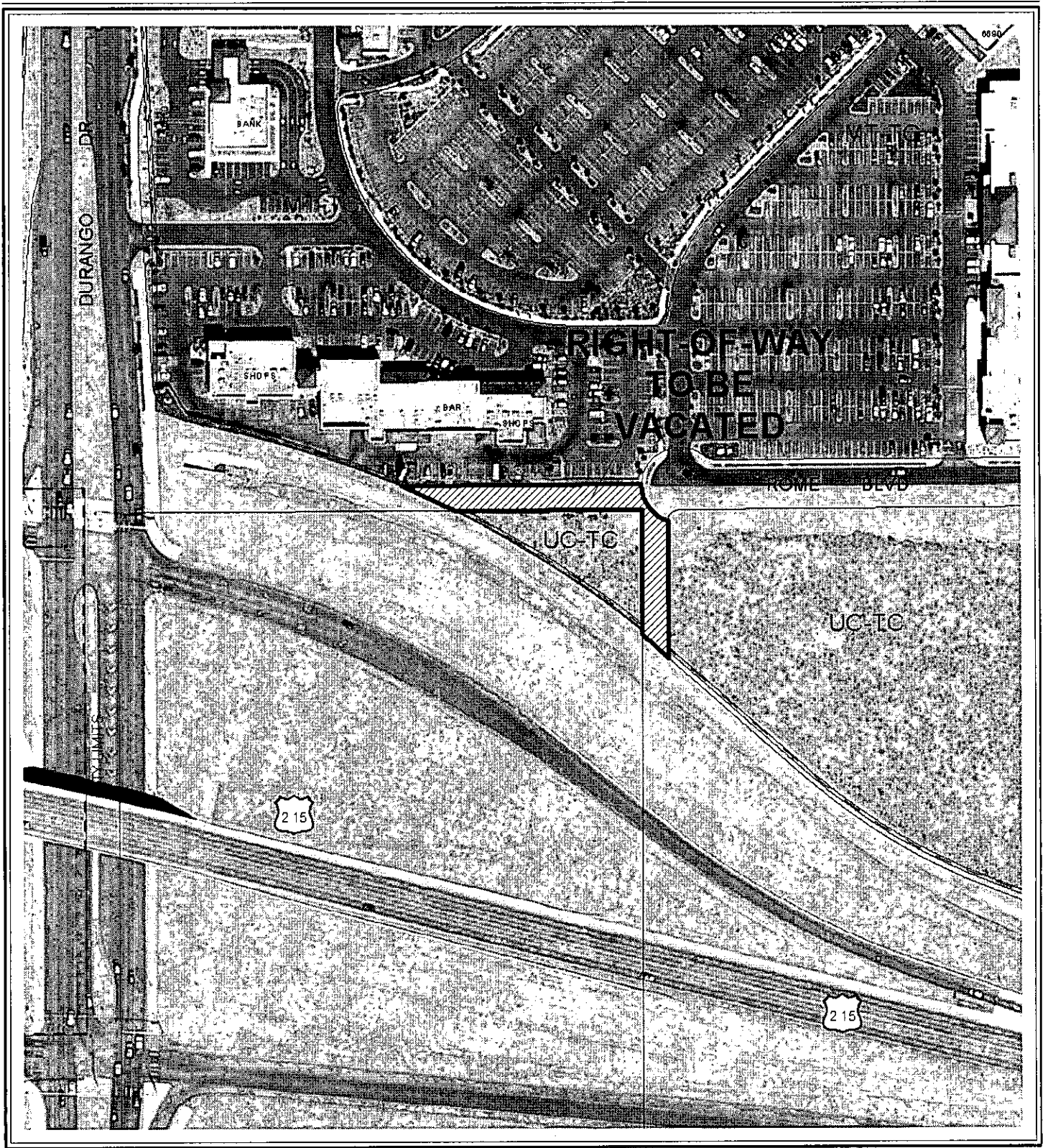
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ASSESSOR'S COPY

CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

MAR 16. 2009

Debbie Conway
RECORDER



CASE: VAC-37100

0 200 400 Feet



PARCELS 4
LABELS 3

Report of All Selected Parcels

Case Number: VAC-37100

Printed On: Tue: January 5, 2010

Owner

INLAND WESTERN L V MONTECITO LLC

ISAIAH 54-17 L L C

ISAIAH 54-17 L L C

KOHL'S DEPARTMENT STORES INC

Address

%PPTY TAX DEPT P O BOX 9273 OAK BROOK IL

%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV

%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV

P O BOX 2148 MILWAUKEE WI

Parcel Number

12520710009

12520801005

12520802003

12520710003