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 and 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 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) 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 COMMISION EXPIRES 12-31-10

GLEN J. DAVIS No. 11825

11-29-10

APN: 125-20-899-003

EXHIBIT 'B'

AREA TO BE VACATED

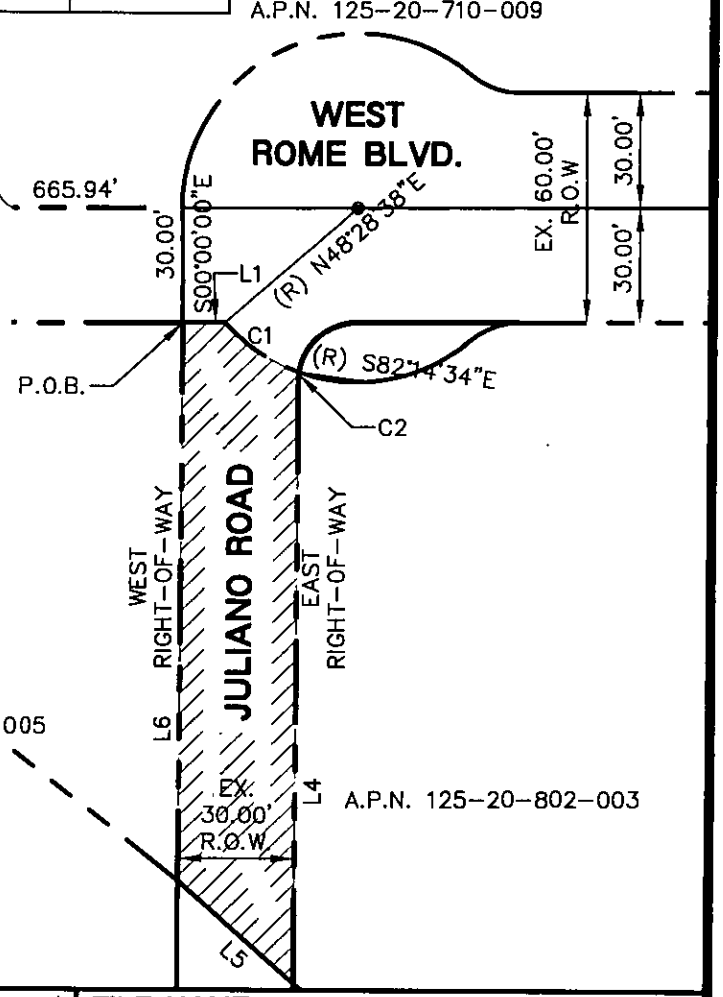
SCALE: 1"=100'

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'

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



LEGEND FOUND MONUMENTATION

CENTER LINE
ROW LINE
EASEMENT LINE
SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE

FILE NAME: C-101039-Juliano Vacation.dwg

DRAWN BY: JPS	SCALE: 1"=100'	JULIANO ROAD RIGHT-OF-WAY VACATION	PROJECT No.: 101039
CHECKED BY: MDS	DATE: 9/21/2010		SHEET No.
		SUN AUTO	C1

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

SHEET 2 OF 2

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:

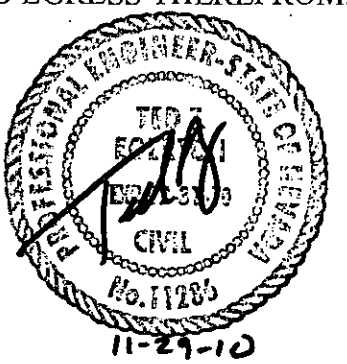
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 20, BEING THE CENTERLINE INTERSECTION OF ROME BOULEVARD AND EL CAPITAN WAY; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°43'19" EAST, A DISTANCE OF 377.75 FEET TO THE **POINT OF BEGINNING**; 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 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) 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.

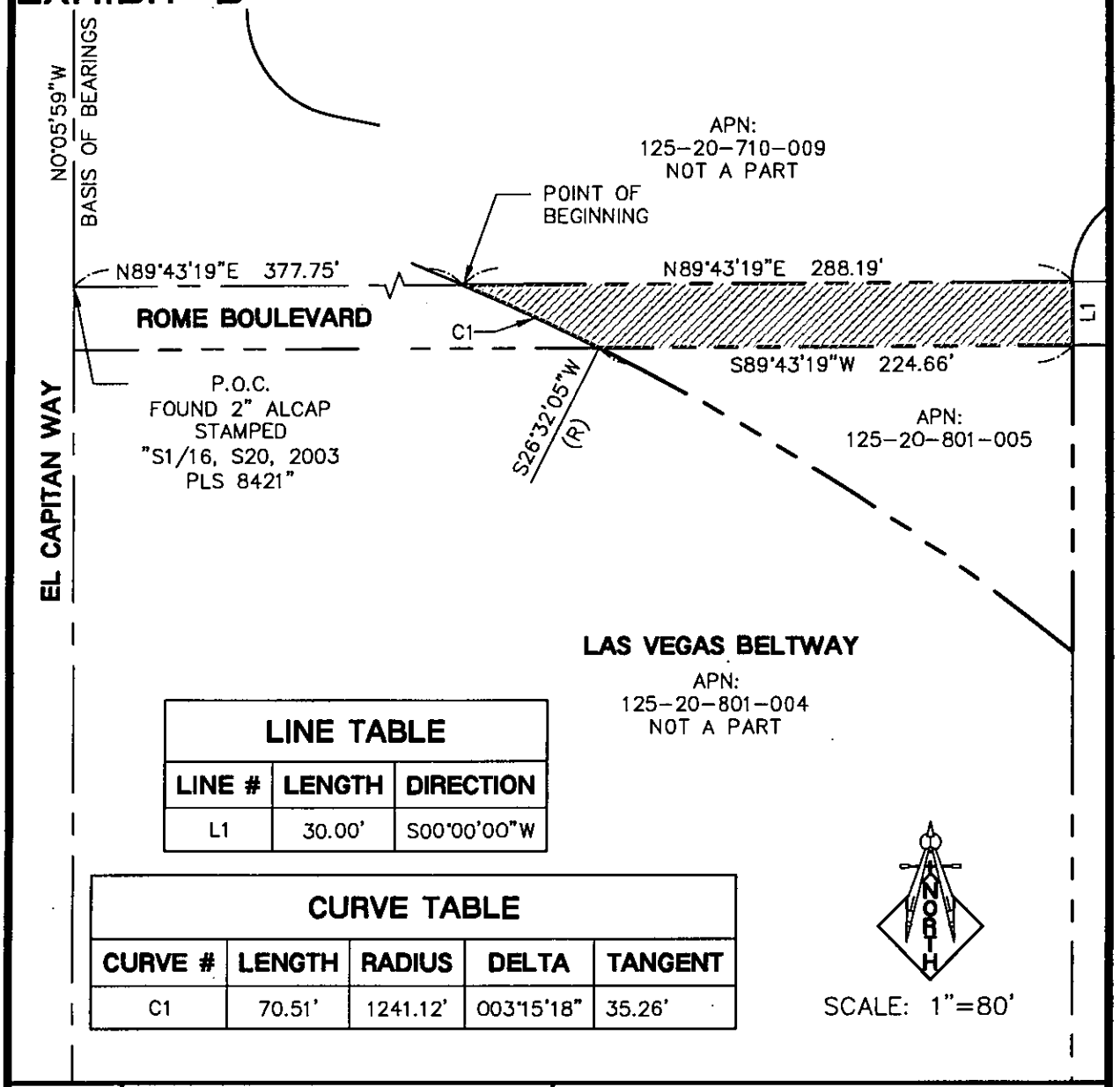
RESERVING THEREFROM AN EASEMENT TO NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A/ NV ENERGY COMPANY, OVER, ACROSS AND UNDER THE ABOVE DESCRIBED PARCEL OF LAND, TOGETHER WITH REASONABLE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM.

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 Vocation.dwg

SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE

DRAWN BY: JLI	SCALE: 1"=80'	ROME BOULEVARD RIGHT-OF-WAY VACATION	PROJECT No.: 100001
CHECKED BY: TTE	DATE: 01/02/10		SHEET No.

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

EXHIBIT B

CONDITIONS OF APPROVAL LETTER

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.

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 reqd easement on Rome

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

okay to Record
BA 10/27/10

NVEnergy

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,

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**	**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**	RECEIVED
APPLICANT:	**J & N DEVELOPMENT**	JAN 07 2010
FILE NUMBER:	**VAC-37100**	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

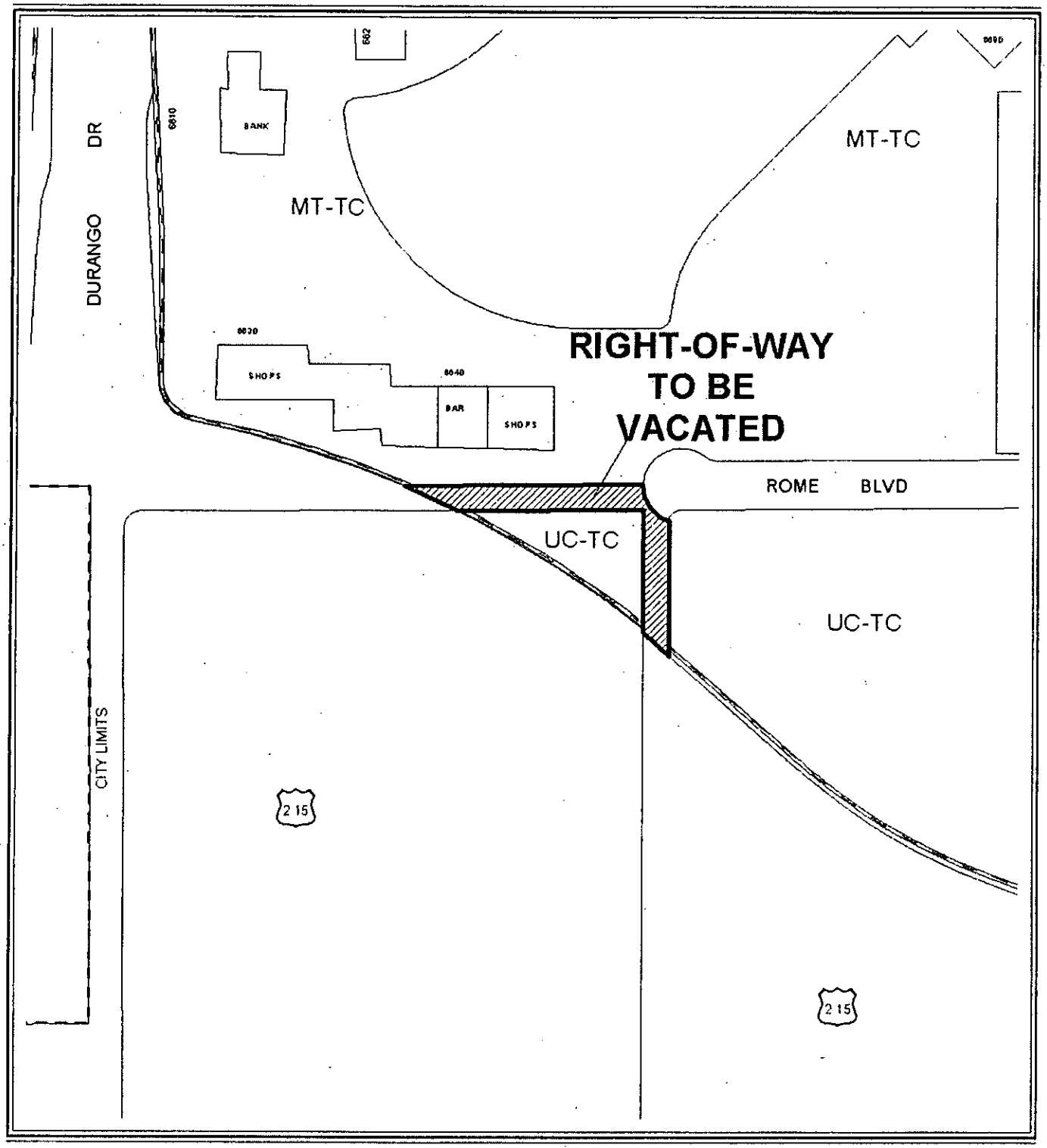
X585Y556

SOUTHWEST GAS CORPORATION
NO OBJECTION
1-13-2010 Vickie L. Denny
EMRS

PLANNING COMMISSION MEETING: JANUARY 28, 2010

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

no objection



CASE: VAC-37100

0 200 400 Feet

LAS VEGAS VALLEY
WATER DISTRICT

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwwd.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 D. Freeman, SR/WA
Principal Right-of-Way Agent

JDF:PMB

CenturyLink

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/Juliano 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 Juliano Road and Durango Drive and a portion of the east side of Juliano 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.

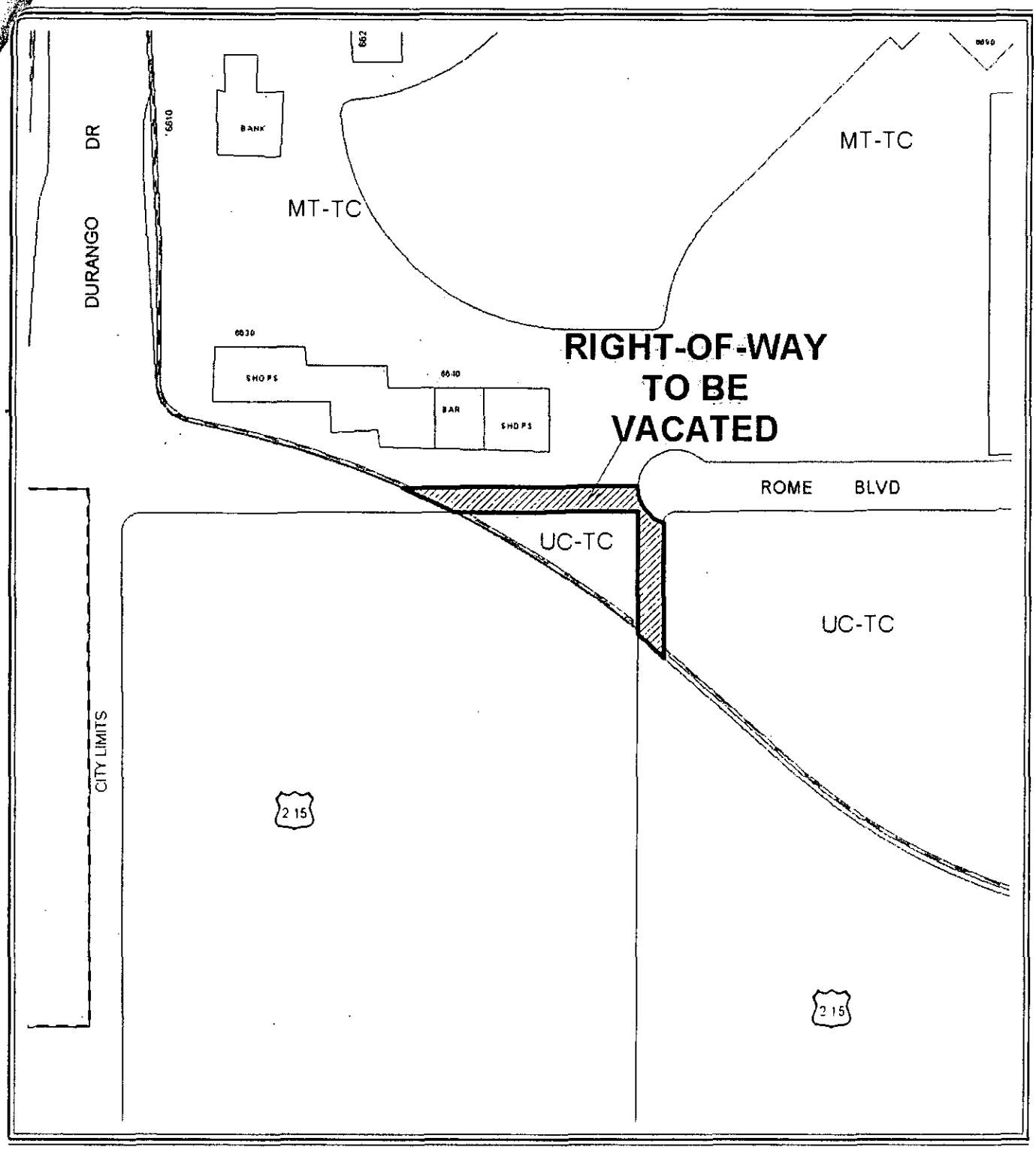
NO Facilities

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



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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.

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

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

January 29, 2010

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.

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
Las Vegas, NV 89101

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 ***Jnnuary 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 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
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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: 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.

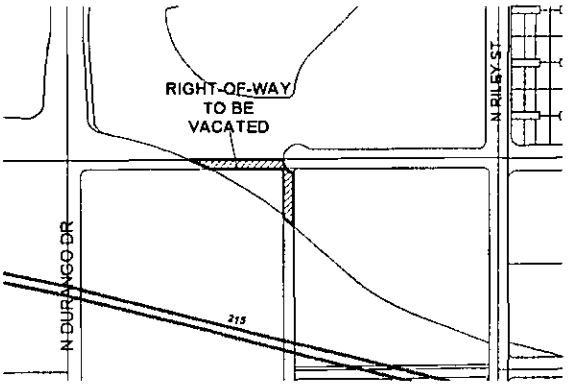
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

5. 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

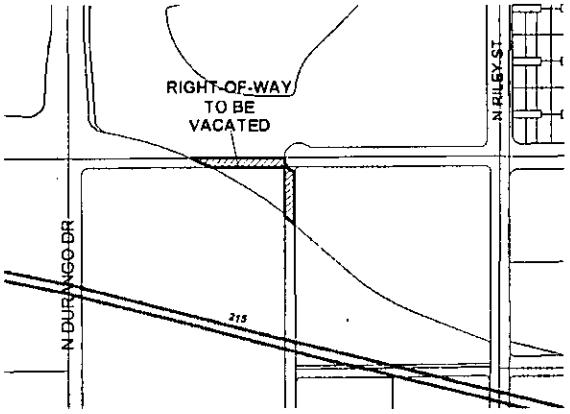
Meeting: Planning Commission
Date: ***January 28, 2010***
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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)

Application Location



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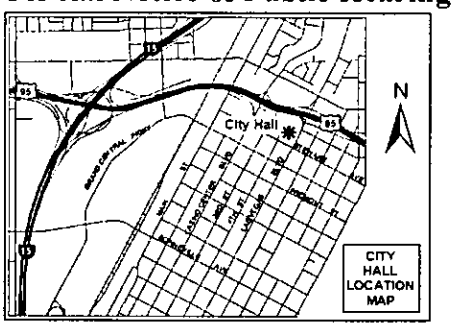
Public Hearing Information

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.

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

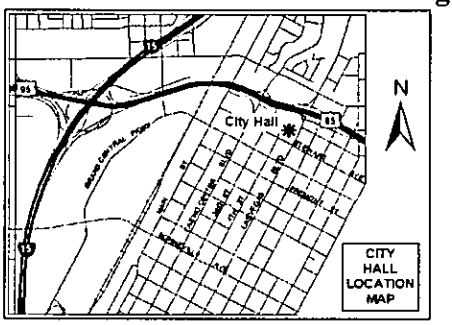
Please use available blank space on card for your comments.

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**	**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: **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

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

SUBJECT: PETITION OF VACATION

APPLICANT: 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**	**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 (420 N. FOURTH STREET)	**PATRICK MURPHY**
	SURVEY	**ALAN RIEKKI**
	TRAFFIC ENGINEERING	**RICK SCHROEDER**

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 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)

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
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-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)

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

Property/Site Information

Parcel 12520801005

Location

Owner/Tenant

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

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

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 Folded/ 1 Rolled)**

Y **Statement of Financial interest**

Y **Justification Letter**

Y **Business Licensing Requirements Met**

N **Business License Exempt**

Detail PLANNING LEGAL DESCRIPTION **Modified By** SSWANTON **Modified Date/Time** 01/05/2010 12:26

Comments

No Comments

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?**

N **External (Utility) Comments required?**

Vacation Routing Process after City Council

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting information

Meeting Information

Meeting Date / Comments / Added By	Meeting Type / Add Date	Meeting Status / Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/28/2010	PC	SCHEDULED		0	0	0
MREX	01/05/2010					

Vacation Final Review Process

CC / Planning Received Legal / Recorded Doc Number	Expiration Date	Request for Legal / Request for Order / Comments	Devco Received Legal Order Received	Legal sent back to ROW / Request for Recordation	Recorded Date

There are no items in this list

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

No children exist for this project

Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	01/05/2010 12:20		0.00
TOM COOMBS; KAEMPFER CROWELL RENSHAW ET AL; CK#74991; 702-792-7000;					
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		01/05/2010 12:08	01/05/2010 12:08	0.00
created per Steve S					

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

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

PROPERTY OWNER Isaiah 54 17 LLC **Contact** _____

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

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

APPLICANT J & N Development **Contact** Joel Higginbotharn

Address 1830 East Elliot, Suite 104 **Phone:** (480) 491-6651 **Fax:** _____

City Ternpe **State** AZ **Zip** 85284

REPRESENTATIVE Kaernpfer 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, ~~2009~~ 2010

Amber Calixto

Notary Public in and for said County and State

County: Clark

State: NV

AMBER CALIXTO
Notary Public State of Nevada
No. 07-1654-1
My appt. exp. Dec. 5, 2010

FOR DEPARTMENT USE ONLY

Case #	VAC-37100
Meeting Date:	1/28/10
Total Fee:	1000.00
Date Received:*	1/5/10
Received By:	MREY

*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

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-37100** APN: 125-20-801-005

Name of Property Owner: Isaiah 54 17 LLC

Name of Applicant: J & N Development

Name of Representative: Tony Celeste, Kaempfer Crowell Renshaw Gronauer & Fiorentino

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 5th day of January, ~~2009~~ 2010

Amber Calixto

Notary Public in and for said County and State

County: Clark

State: NV

AMBER CALIXTO
Notary Public State of Nevada
No. 07-1654-1
My appt. exp. Dec. 5, 2010

Revised 11-14-06

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

393052.1

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

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

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.6300
Fax: 775.882.0257

January 4, 2010

VIA HAND DELIVERY

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

Jn 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.

Jn 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:

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01/28/10 PC

RECEIVED
JAN 04 2010

- **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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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 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) 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

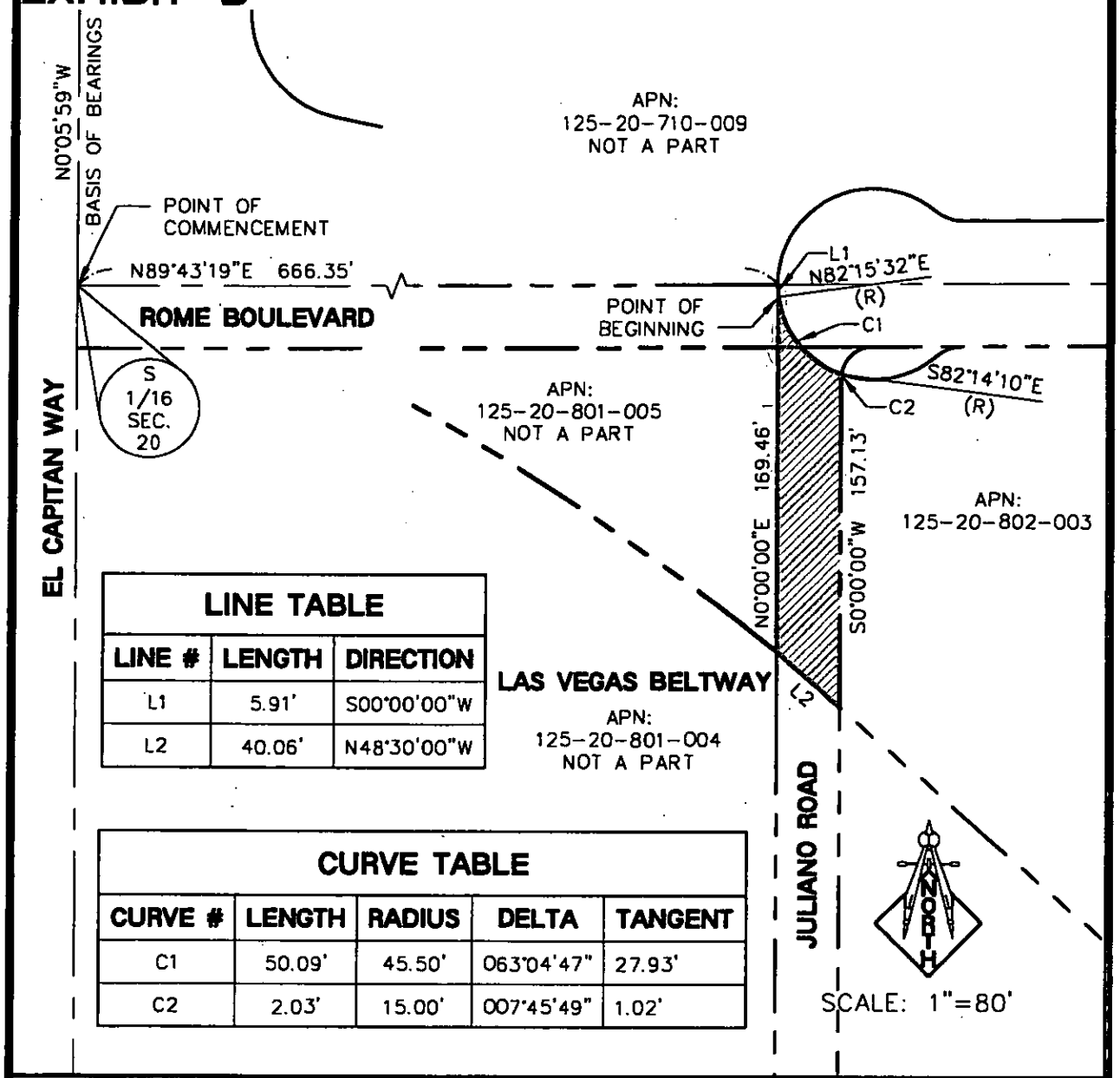
PROFESSIONAL ENGINEER - STATE OF NEVADA
TED EGERTON
EXP. 12-31-10
CIVIL
No. 11286

1/4/10

VAC-37100
01/28/10 PC

APN: 125-20-801-005

EXHIBIT 'B'



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	5.91'	S00°00'00"W
L2	40.06'	N48°30'00"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	50.09'	45.50'	063°04'47"	27.93'
C2	2.03'	15.00'	007°45'49"	1.02'

LEGEND FOUND MONUMENTATION

CENTER LINE
ROW LINE
EASEMENT LINE

FILE NAME: Juliano ROW Vacation.dwg

SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE

DRAWN BY: JLI	SCALE: 1"=80'	JULIANO ROAD RIGHT-OF-WAY VACATION	PROJECT No.: 100001
CHECKED BY: TTE	DATE: 01/02/10		SHEET No. C1

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

SUN DEVIL AUTOMOTIVE

SHEET 2 OF 2

VAC-37100

01/28/10 PC

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: 4,715.21Sq.Ft.

VAC-37100
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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

Rerecord **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

(1-1)

20080708-0004492

Fee: $19.00 RPTT: EX#007
N/C Fee: $0.00
07/08/2008 15:00:54
T20080136999
Requestor:
8 LAWSON
Debbie Conway JLB
Clark County Recorder Pgs: 7

APN# 125-20-802-003
125-20-801-005

11-digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx

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

Quit Claim Deed

ASSESSOR'S COPY

Recording Requested by:
Barbara A Lawson

Return Documents To:
Name Barbara A Lawson
Address 10420 Designata Ave
City/State/Zip Las Vegas, NV 89135

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.

OR Form 108 ~ 06/06/2007
Coversheet.pdf

APN: 125-20-802-003
125-20-801-005

QUITCLAIM DEED

DATED this 7th day of July 2008

For valuable consideration, I/we, Barbara A Hollier Lawson, Trustee of the Barbara Ann Hollier 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 Exhbit A-One and Exhibit A-Two

ASSESSOR'S COPY

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

Barbara Ann Hollier Lawson, Trustee
(Signature) (Signature)

BARBARA ANN HOLLIER LAWSON
(Print or type name here) (Print or type name here)

STATE OF NEVADA)
) ss:
COUNTY OF Clark)
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 Lawson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: LV NV 89135

If applicable mail tax statements to
NAME: Barbara A Lawson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: L.V. NV 89135

(Notary Stamp)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JEFFREY ANDERSON
Appt. No. 04-86663-1
My Appt. Expires Nov. 18, 2011

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°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°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°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°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°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.

"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, M.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.

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 SOUGH 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
   ☐ 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)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Barbara Ann Hollier Trust	Print Name: Isaiah 54:17 LLC
Address: 10420 Designata Avenue	Address: 10420 Designata Avenue
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89135

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fidelity National Title Escrow #: ~~N/A~~ ACCOMODATION
Address: 500 N. Rainbow Blvd., Suite 100
City: Las Vegas State: NV Zip: 89107

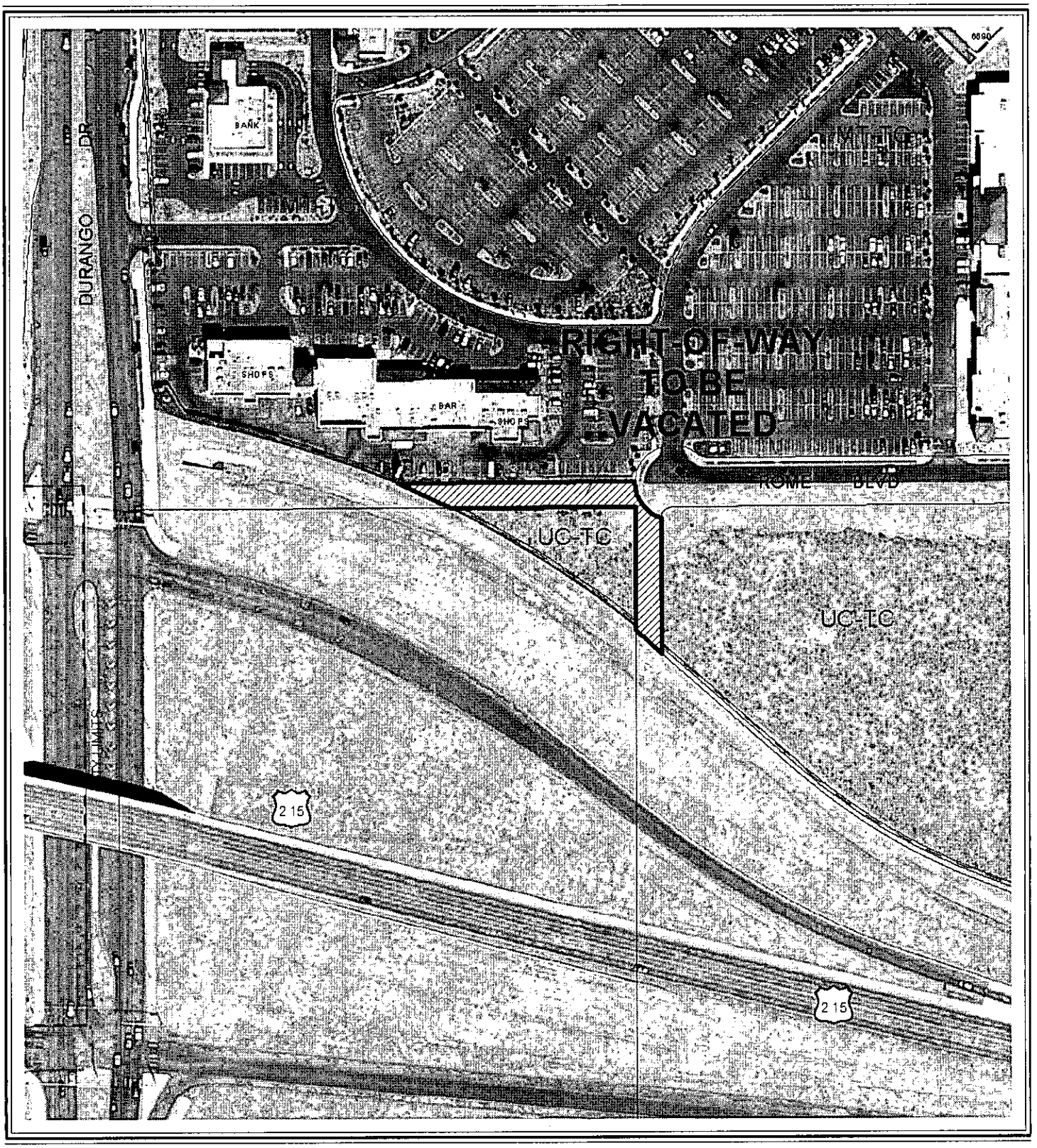
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ASSESSOR'S COPY

CERTIFIED COPY. THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE RECORDED DOCUMENT MINU ANY REDACTED PORTIONS

MAR 16. 2009

Debbie Conway
RECORDER



CASE: **VAC-37100**

0 200 400 Feet

NOTES

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

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

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

AVERAGE DA VALUE 45

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

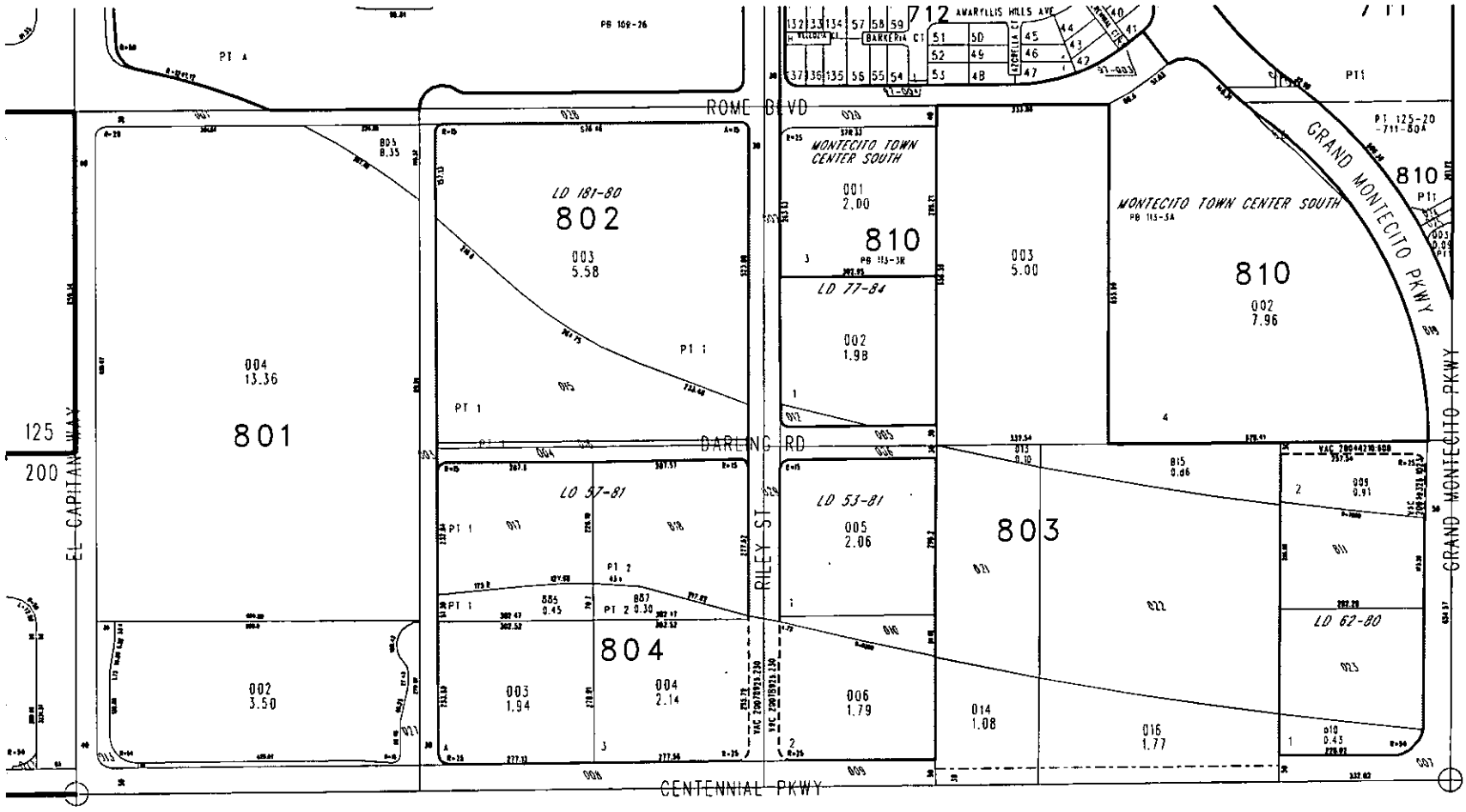
MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- 001 ROAD ID NUMBER
- 001 1.00 PARCEL NUMBER ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 25-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

MDM T19S R60E | SEC 20 | TWP S 2 SE 4 | 125-20-8

	R59E	R60E	R61E
T18S	99	188	101
T19S	126	125	124
T20S	137	138	139

Scale:1"=200' Rev:10/05/07



TAX DIST 200

VAC-37100
01/28/10 PC

PARCELS 4
LABELS 3

Report of All Selected Parcels

Case Number: VAC-37100

Printed On: Tue: January 5, 2010

Owner	Address	Parcel Numbe
INLAND WESTERN L V MONTECITO LLC	%PPTY TAX DEPT P O BOX 9273 OAK BROOK IL	12520710009
ISAIAH 54-17 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520801005
ISAIAH 54-17 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520802003
KOHL'S DEPARTMENT STORES INC	P O BOX 2148 MILWAUKEE WI	12520710003