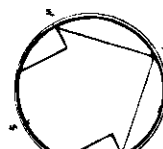
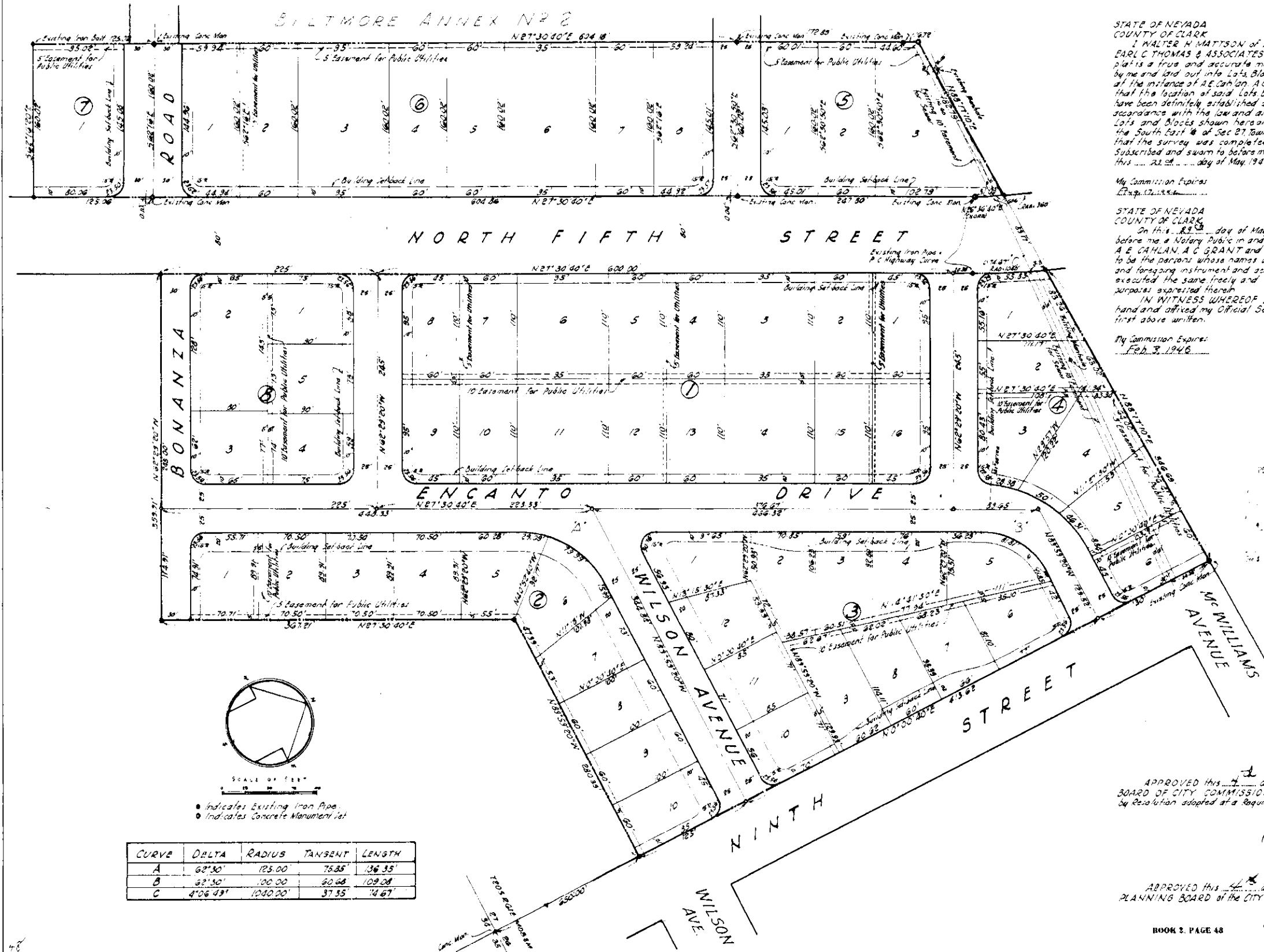


BILTMORE ADDITION

ANNEX NUMBER 3

BILTMORE ANNEX NR 2



• Indicates Existing Iron Pipe
• Indicates Concrete Monument Set

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	62°30'	125.00	75.85	136.33
B	32°30'	100.00	60.68	109.08
C	4°06'49"	1000.00	37.35	14.67

KNOW ALL MEN BY THESE PRESENTS, that we
A. CAHLAN, A. C. GRANT and ED. W. CLARK
do hereby dedicate and transfer to the Public for Public
use, the Streets and Easements according to the plat
thereof which is here to annexed and made a part here-
of, and authorize said Public to use the same for ever as
Streets and Easements as laid out on said plat, and we
certify that we are the sole owners of the property so
subdivided.
IN WITNESS WHEREOF, we have set our hands at
LAS VEGAS, NEVADA, this 22nd day of May, 1942

[Signatures]
A. Cahlan
A. C. Grant
Ed. W. Clark

STATE OF NEVADA
COUNTY OF CLARK
I, WALTER H. MATTHEWSON, of the Engineering Firm of
EARL C. THOMAS & ASSOCIATES do hereby certify that this
plat is a true and accurate map of the land surveyed
by me and laid out into Lots, Blocks, Streets and Easements
at the instance of A. Cahlan, A. C. Grant, and Ed. W. Clark
that the location of said Lots, Blocks, Streets and Easements
have been definitely established and perpetuated in strict
conformance with the law and as shown hereon, that the
Lots and Blocks shown hereon are situated wholly within
the South East 1/4 of Sec 27, Township 20 S, Range 11 E, M.D.M.
that the survey was completed on the 22nd day of May, 1942.
Subscribed and sworn to before me
this 22nd day of May, 1942

My Commission Expires
22nd day of May, 1946
Notary Public in and for
Clark County, Nevada

STATE OF NEVADA
COUNTY OF CLARK
On this 22nd day of May, 1942, personally appeared
before me, a Notary Public in and for Clark County, Nevada
A. E. CAHLAN, A. C. GRANT and ED. W. CLARK, known to me
to be the persons whose names are subscribed to the within
and foregoing instrument and acknowledged to me that they
executed the same freely and voluntarily for the uses and
purposes expressed therein.

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed my Official Seal the day and year
first above written.

My Commission Expires
22nd day of May, 1946
Notary Public in and for
Clark County, Nevada

[Signature]
Notary Public in and for
Clark County, Nevada

144023
32
Plate
183148
EM DEPUTY
N 243 #197313

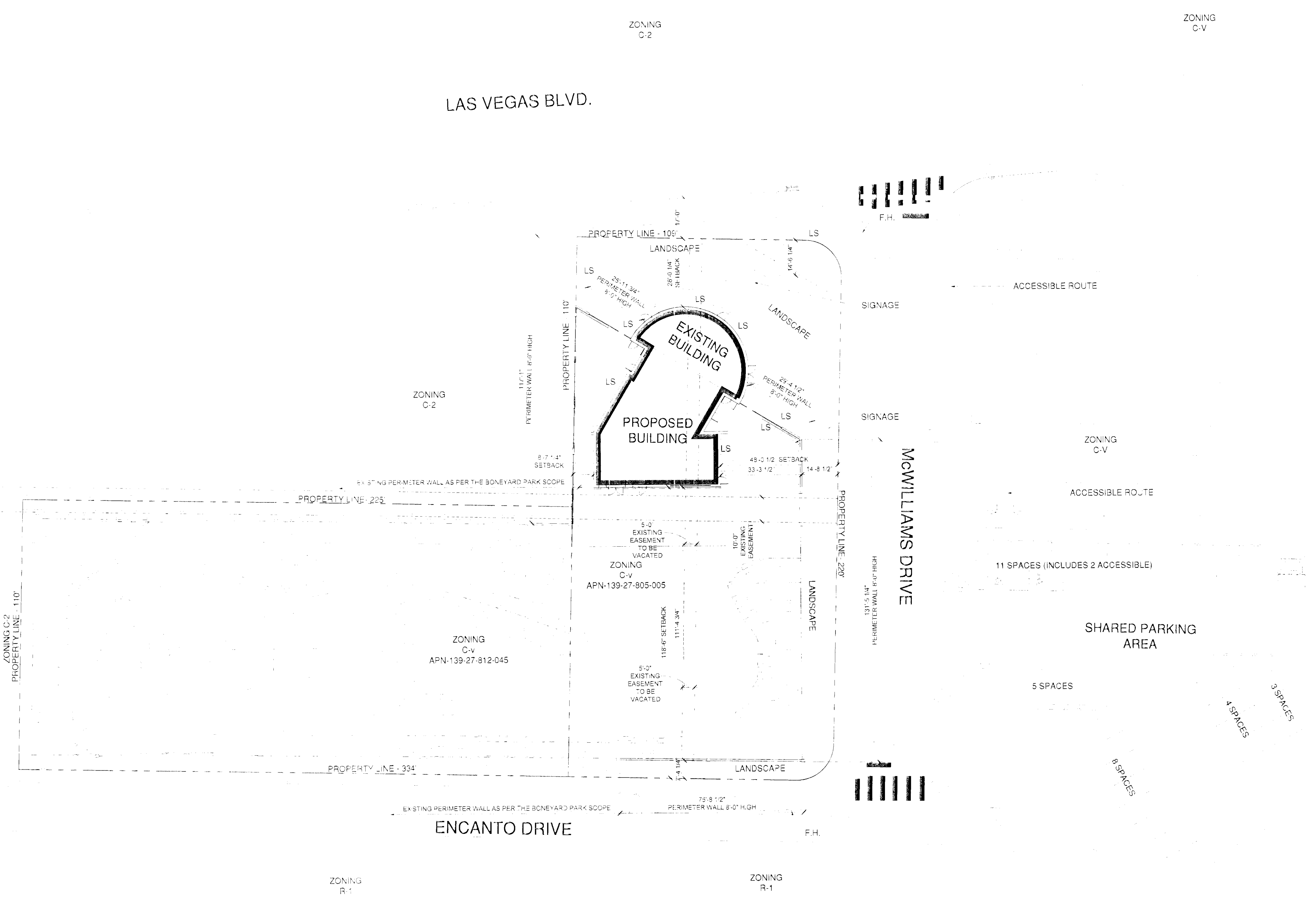
RECORDER'S NOTE: VACATION
NRS 115 100 SEE BOOK 225
INSTRUMENT # 183148
EM DEPUTY
N 243 #197313

APPROVED this 22nd day of May, 1942, by the
BOARD OF CITY COMMISSIONERS of LAS VEGAS, NEVADA
by Resolution adopted at a Regular Meeting of said Board

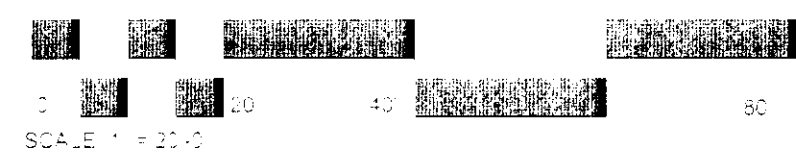
[Signature]
Howell Harrison
City Clerk

APPROVED this 22nd day of May, 1942, by the
PLANNING BOARD of the CITY of LAS VEGAS, NEVADA

[Signature]
City Engineer



NEON MUSEUM VISITOR CENTER



SITE INFORMATION

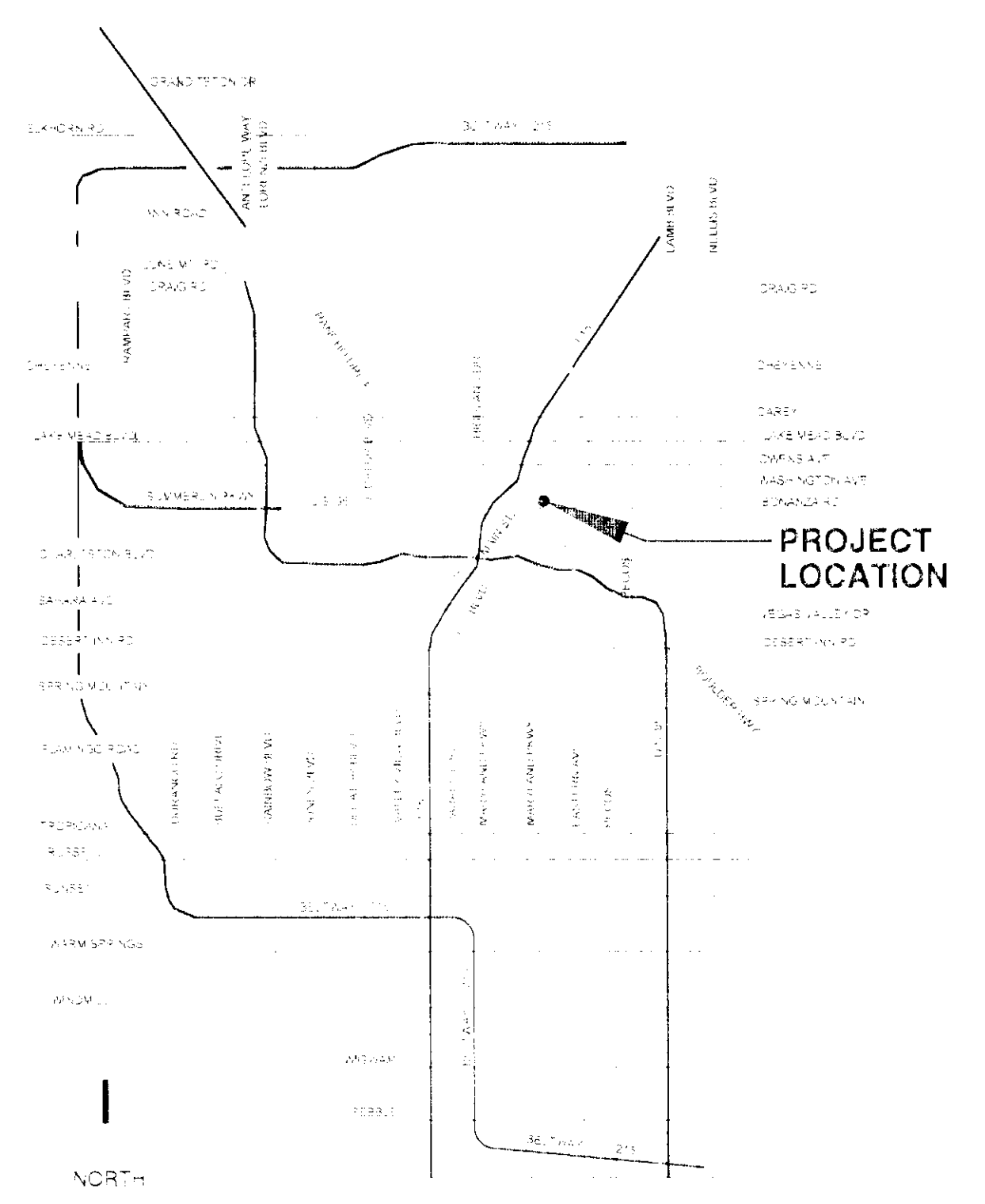
MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	139-27-812-045, 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	1.19 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	6.9%
F.A.R.	6.9%
LANDSCAPE AREA	7,898 S.F.
SITE COVERAGE - LANDSCAPE	16.1%

BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 S.F.

PARKING REQUIRED	
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA	
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	12 SPACES

SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES
---	-----------

VICINITY MAP



SCHEMATIC DESIGN

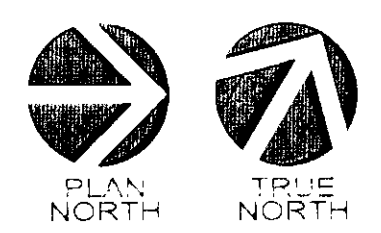
RECEIVED
JUN 15 2011
City of Las Vegas



WESTAR ARCHITECTS

WESTAR Architects Group, Inc. 720 BLOOMER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
ARCHITECTURE • PLANNING • INTERIOR DESIGN TEL: (702) 878-0000 FAX: (702) 878-6430
www.westarchitects.com

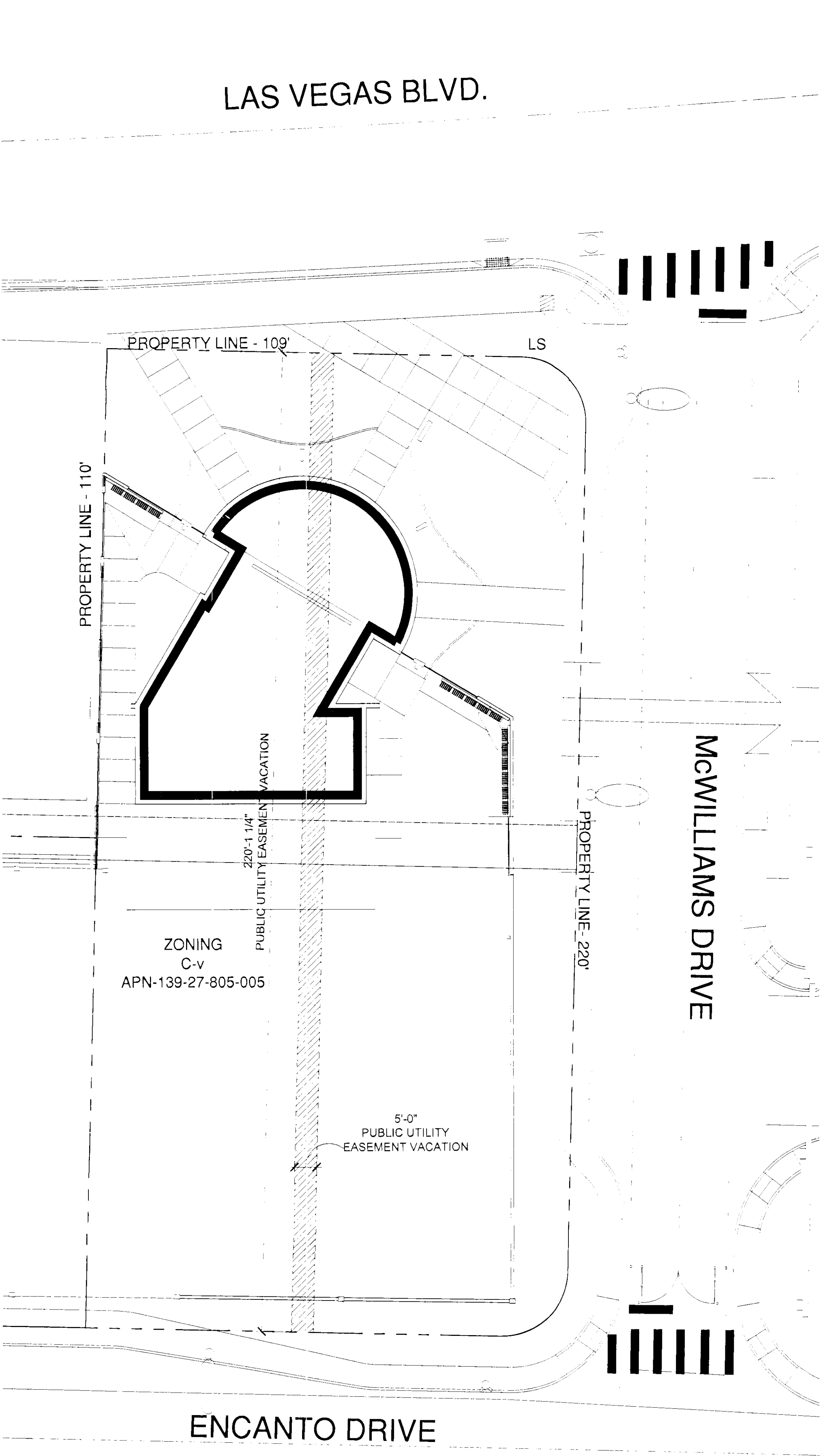
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ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

VAC-38583
07/29/10 PC

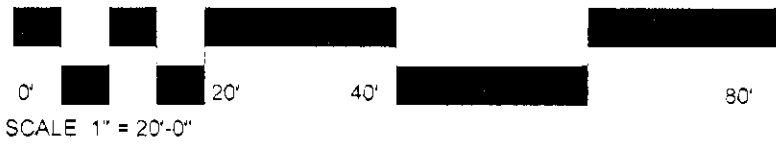


Enlarged Site Plan - Public Utility Easement Vacation

SCALE 1" = 20'-0"

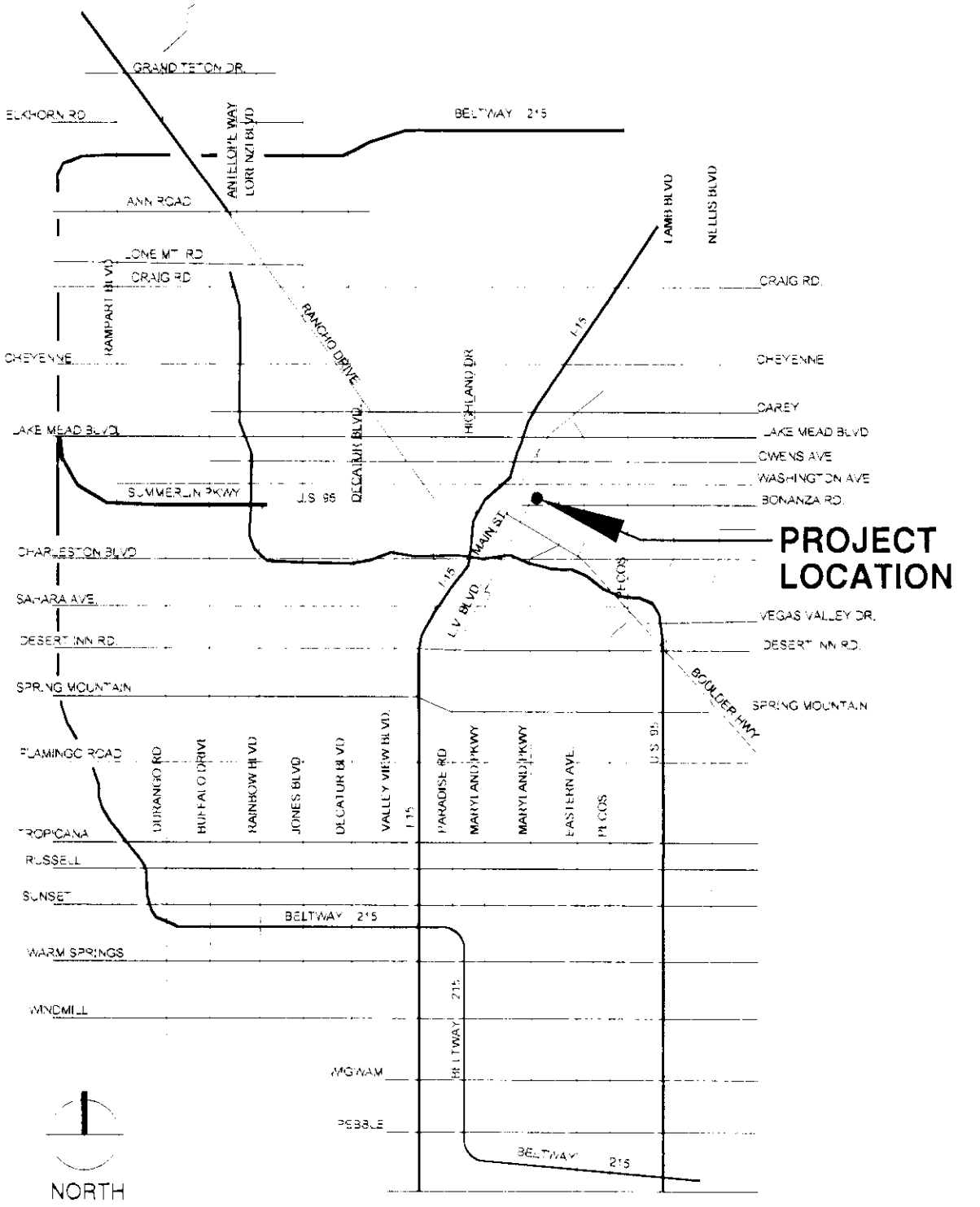


NEON MUSEUM VISITOR CENTER



PUBLIC UTILITY EASEMENT VACATION

VICINITY MAP



SCHEMATIC DESIGN

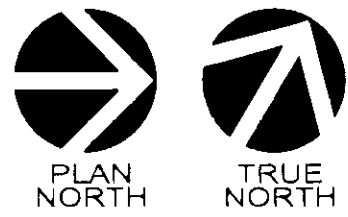


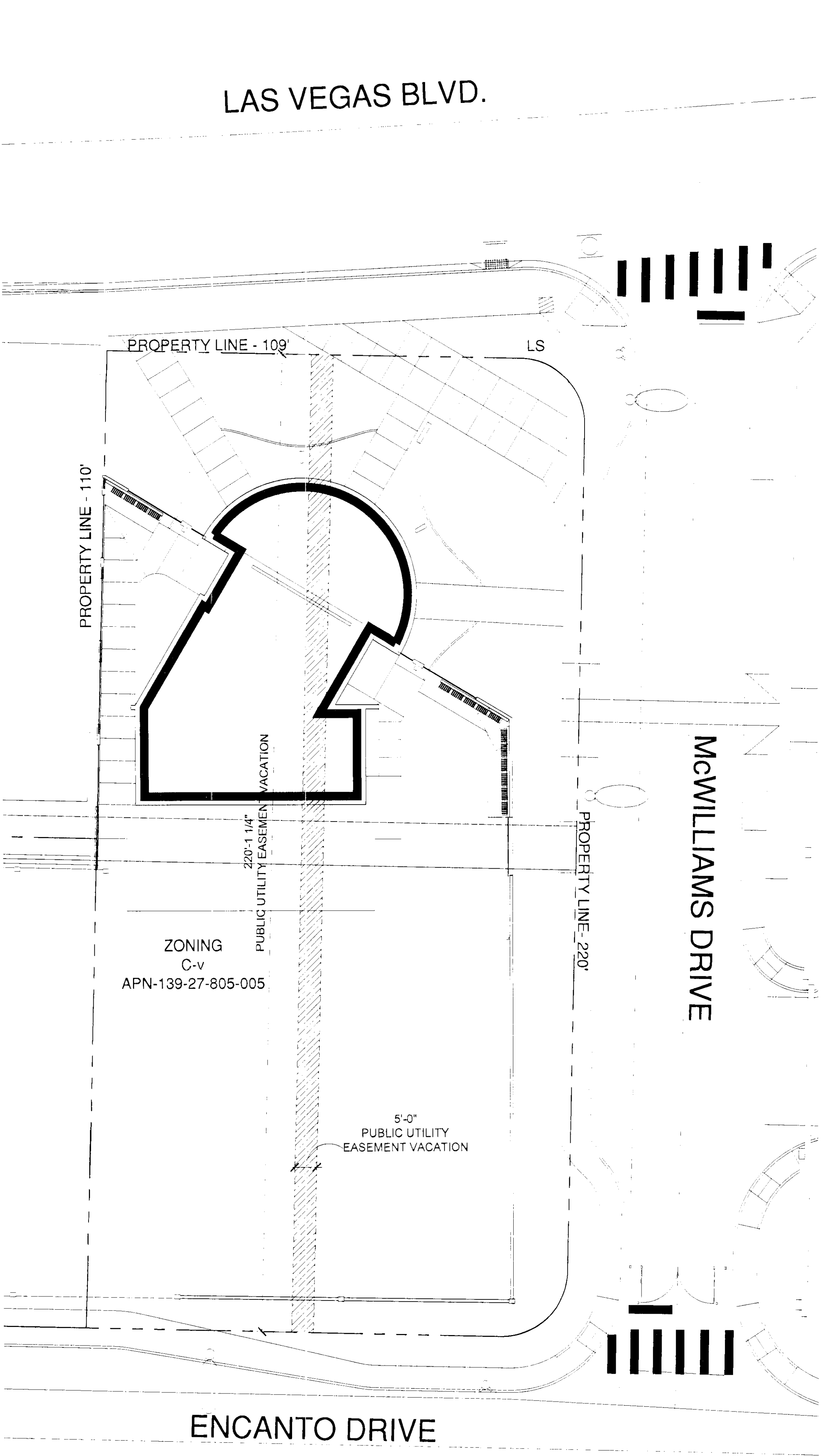
JUN 15 2010

WESTAR ARCHITECTS

WESTAR Architectural Group/Nevada, Inc. 701 BRIDGER AVENUE, SUITE 400 LAS VEGAS, NEVADA 89101
ARCHITECTURE • PLANNING • INTERIOR DESIGN TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.westarchitects.com

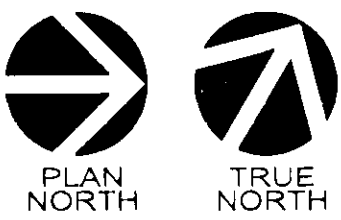
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DATE: JUNE 10, 2010 PROJECT NUMBER: 09049



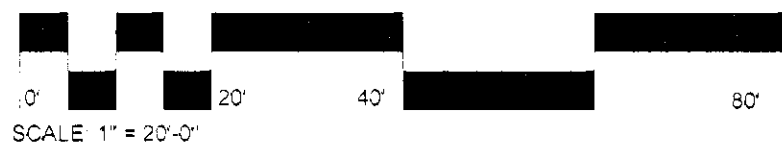


Enlarged Site Plan - Public Utility Easement Vacation

SCALE: 1" = 20'-0"

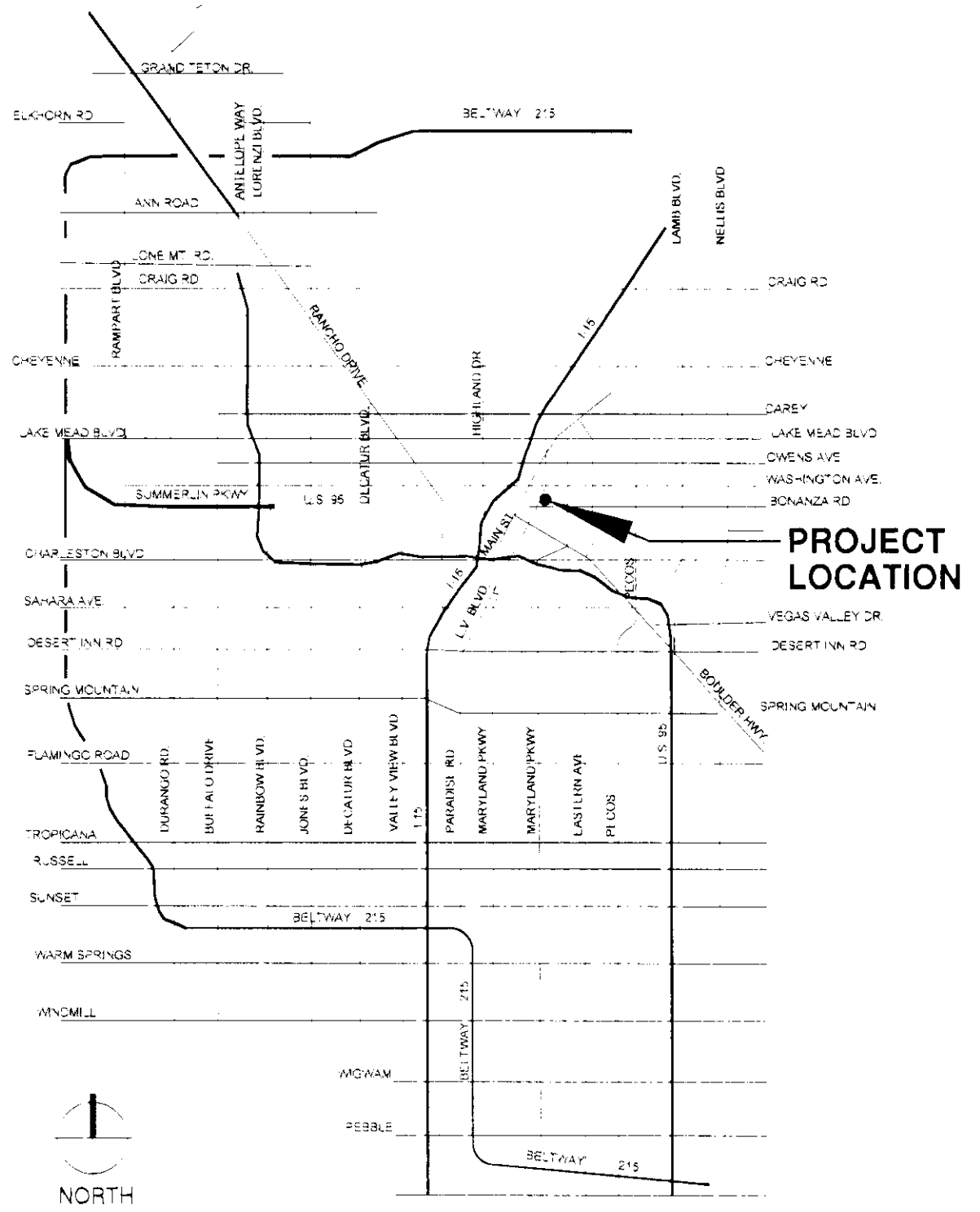


NEON MUSEUM VISITOR CENTER



PUBLIC UTILITY EASEMENT VACATION

VICINITY MAP



SCHEMATIC DESIGN

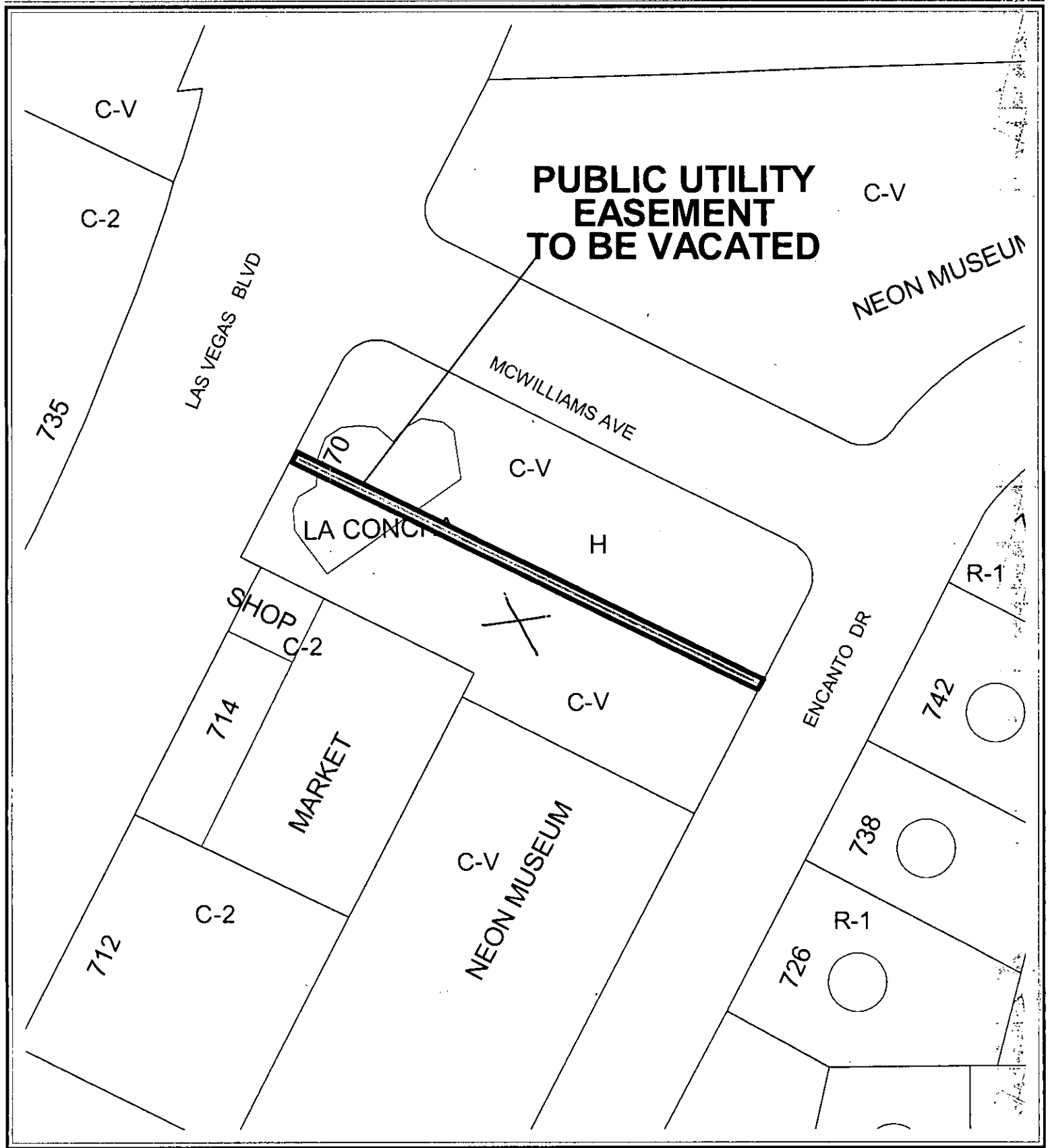


JUN 16 2010

WESTAR ARCHITECTS

WESTAR Architectural Group, Nevada, Inc. 701 BRIDGER AVENUE, SUITE 400, LAS VEGAS, NEVADA 89101
ARCHITECTURE • PLANNING • INTERIOR DESIGN • TELEPHONE: (702) 878-0000 • FAX: (702) 878-8430
WWW.WESTARCHITECTS.COM

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DATE: JUNE 10, 2010 PROJECT NUMBER: 09049



CASE: **VAC-38583**

0 50 100 Feet



9/13

Parcels 1
Label 1.

Report of All Selected Parcels

Case Number: VAC-38583

Printed On: Thu: June 17, 2010

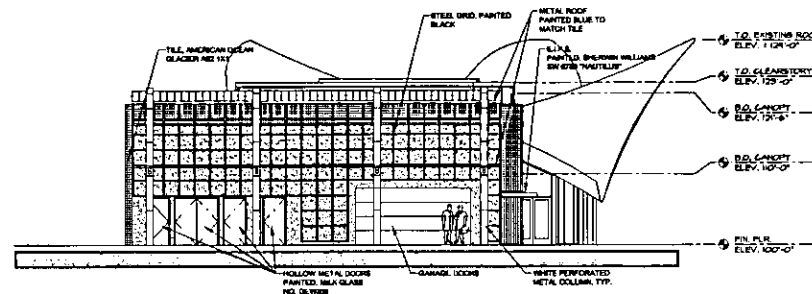
Owner
CITY OF LAS VEGAS

Address
400 E STEWART AVE LAS VEGAS NV

Parcel Number
13927805005

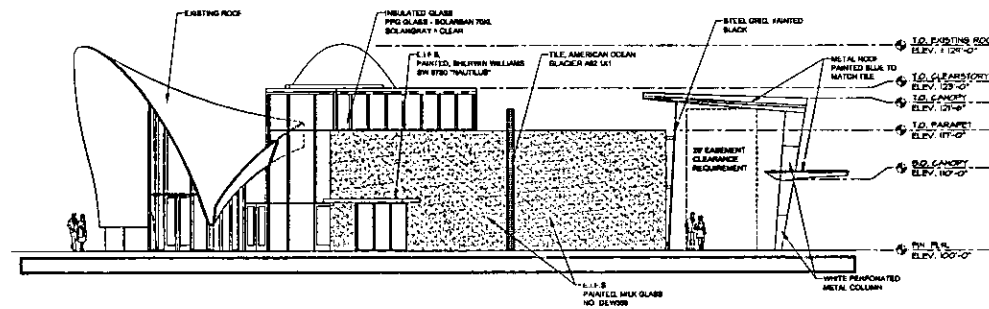


NEON MUSEUM VISITOR CENTER



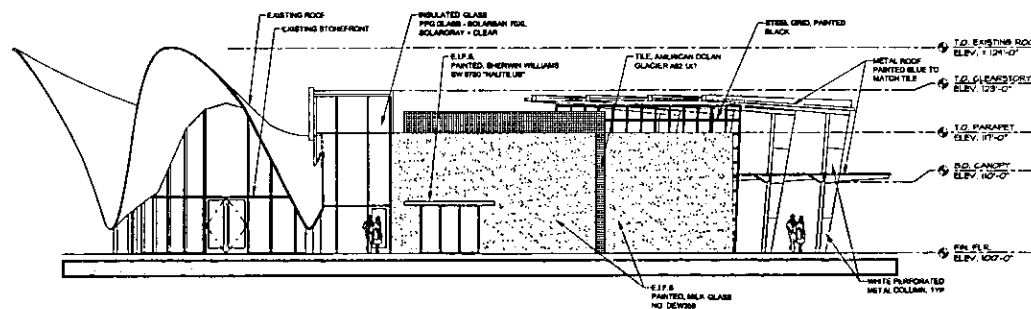
EAST ELEVATION NO. 4

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION NO. 5

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION NO. 6

SCALE: 1/8" = 1'-0"

RECEIVED

JUN 15 2010

City of Las Vegas

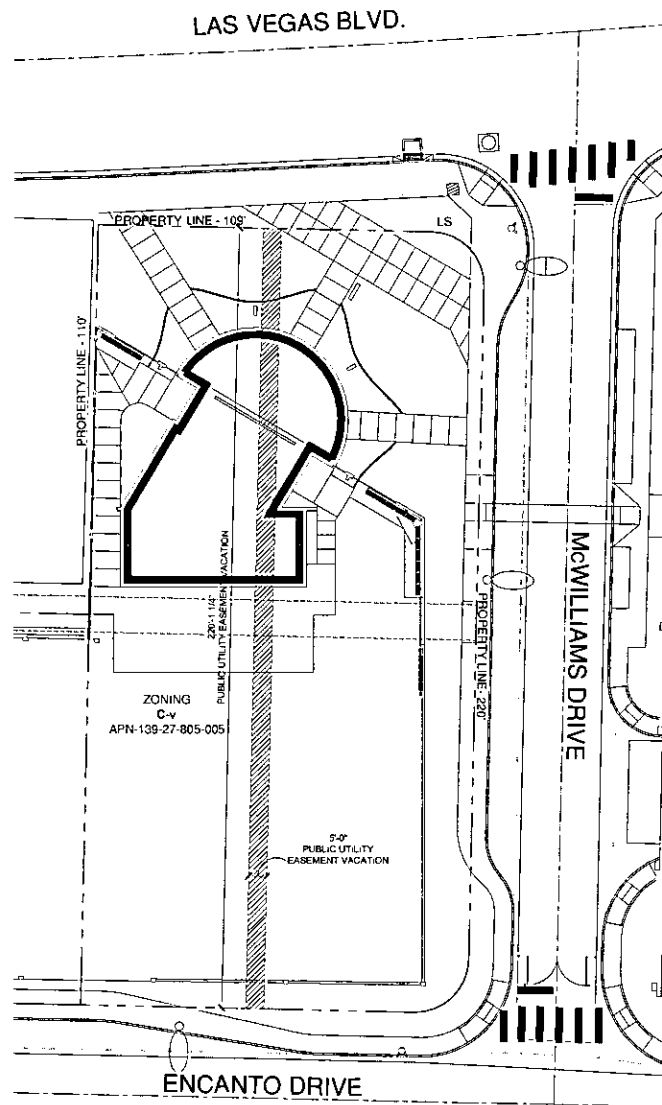
SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR ARCHITECTS, INC. 10000 W. LAS VEGAS BLVD., SUITE 100, LAS VEGAS, NV 89135
ARCHITECTS-PLANNERS-INTERIORS
THESE DRAWINGS AND ANY OTHER DOCUMENTS, REVISED OR OTHERWISE, ARE THE PROPERTY OF WESTAR ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF WESTAR ARCHITECTS, INC. IF ANY
DATE: June 15, 2010 PROJECT NUMBER: 000418

SDR-38563



Enlarged Site Plan - Public Utility Easement Vacation

SCALE: 1" = 20.0'

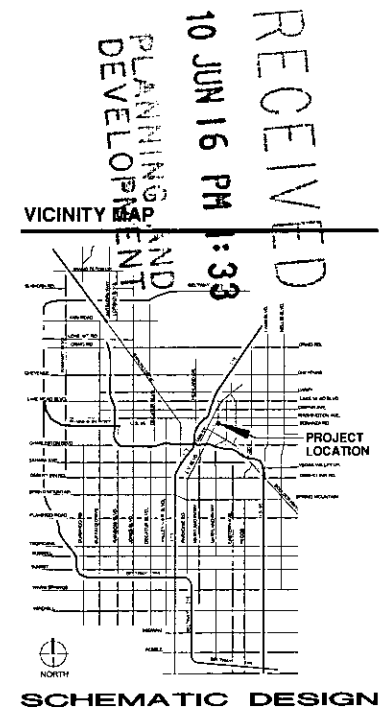


NEON MUSEUM VISITOR CENTER



PUBLIC UTILITY EASMENT VACATION

6.0%
6.0%



SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR Architectural Group/Portland, Inc. 221 BACON AVENUE, SUITE 200, PORTLAND, OREGON 97201
ARCHITECTS/PLANNERS/ENGINEERS
TEL: (503) 425-3000 FAX: (503) 425-4130
WWW.WESTARARCHITECTS.COM
DATE: JAN 10, 2015 PROJECT NUMBER: 00049



VAC-38583

Roger Bailey

From: Neil Wacaser
Sent: Friday, November 19, 2010 3:43 PM
To: Roger Bailey
Cc: Lucien Paet; Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: FW: VAC-38583
Attachments: Id101101.pdf

Hello All,

Please discard the legal description I sent you earlier and replace it with the one attached to this file. I think this version will be easier to interpret the intention of the description, especially when comparing the text of the legal to what is depicted on the map exhibit.

Thanks,
Neil

*Legal looks good.
RB 11/22/10*

From: Neil Wacaser
Sent: Friday, November 19, 2010 3:21 PM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: VAC-38583

Roger,

Please see the attached file for the legal description and map exhibit to be used to vacate CLV interests in a 5 foot wide utility easement originally granted by Plat Book 2, Page 48.

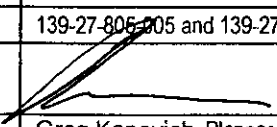
Per item # 2 in the City's approval letter dated September 3, 2010, I excepted out 10 feet on each side of the center of the existing easement, for a total of 20 feet (see the map).

If you have any questions or need anything else, please let me know.

Thanks
Neil

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

*Okay to Record
BA 11/22/10*

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$1,030 total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: ☒
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: ☒
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): ☒
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: ☒
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: ☒
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): ☒
☒	☐	All required perimeter landscape planters shown			NOTES:
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: ☒
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: ☒
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): ☒
☒	☐	All building materials and colors noted			NOTES:
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: ☒
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: ☒
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): ☒
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		City of Las Vegas		Application Type:	
Representative:		Cesar Solorzano		Application Purpose:	
APN:		139-27-805-005 and 139-27-812-045		Site Location:	
Planner's Signature:				Pre-App. Meeting Date:	
Planner:		Greg Kapovich, Planner I - 229-6137 Steve Gebeke, Planning Supervisor		Submittal Deadline:	
				Earliest PC / CC Meeting Dates:	
				Site Development Plan Review	
				Major Amendment to SDR-37021	
				770 North Las Vegas Boulevard	
				05/28/10	
				06/15/10 - no later than 2:00 pm	
				07/29/10 PC - 08/18/10 CC	



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Neon Museum

APN:	139-27-805-005 and 139-27-812-045	Pre-app Date:	05/28/10
Location:	770 North Las Vegas Boulevard	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	1.13	Ward #:	5 - Barlow
Time:	9:00 a.m.		

Ownership Info:	City of Las Vegas	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	Patrick Klenk Cesar Solorzano Westar Architects Group	Phone:	(702)-878-0000
		Fax:	(702)-
		Email:	

Cases:

- 10/24/02 - The Planning Commission approved a request for a Site Development Plan Review (SD-0049-02) for a proposed banner display. Staff recommended approval.
- 01/07/04 - The City Council approved a rezoning (ZON-3256) from C-2 to C-V. Planning Commission and staff recommended approval.
- 01/07/04 - The City Council approved a Site Development Plan Review (SDR-3257) for a museum. Planning Commission and staff recommended approval. The SDR expired 01/06, as no permits were pulled.
- 02/21/07 - The City Council approved a rezoning (ZON-18755) from C-1 to C-V. Planning Commission and staff recommended approval.
- 02/21/07 - The City Council approved a Site Development Plan Review (SDR-18751) for a 2,768 square-foot museum. Planning Commission and staff recommended approval.
- 08/01/07 - The City Council approved a request (DIR-22243) to designate La Concha Motel Lobby as an Historic property. Planning Commission and staff recommended approval.
- 06/25/09 - The Planning Commission approved a request for a Variance (VAR-34515) to allow a proposed sign height of 37 feet where 12 feet is the max allowed. Staff recommended approval.
- 02/07/10 - The City Council approved a request for an extension of time (EOT-37123) of a previously approved SDR-18751. Staff recommended approval.
- 05/27/10 - Planning Commission is scheduled to hear a request for a Site Development Plan Review (SDR-37021) for a Major Amendment to a previously approved SDR-18751) for a 779 square foot addition to a 2,768 square-foot museum and site modifications. Staff recommends approval.

Permits / Licenses:

- 09/29/00 - An electrical permit was issued for the property at 770 North Las Vegas Boulevard.
- 11/08/07 - A building permit (94823) was issued for the reconstruction of the La Concha shell at 770 North Las Vegas Boulevard. The permit has not been finalized.
- 08/21/09 - A building permit (141824) was issued for a 14 foot CMU block wall and 16 foot CMU block/wrought iron wall at 770 North Las Vegas Boulevard. The permit has not been finalized.
- 08/21/09 - A building permit (141822) was issued for an 8 foot block wall at 770 North Las Vegas Boulevard. The permit has not been finalized.
- 08/21/09 - A building permit (141820) was issued for temporary chain link fencing at 770 North Las Vegas Boulevard. The permit has not been finalized.
- 01/28/10 - A building permit (141810) was issued for a trash enclosure at 810 North Las Vegas Boulevard. The permit has not been finalized.
- 01/28/10 - A building permit (141811) was issued for a public park at 810 North Las Vegas Boulevard. The permit has not been finalized.
- 01/28/10 - A building permit (141813) was issued for rough grading at 810 North Las Vegas Boulevard. The permit has not been finalized.
- 01/28/10 - A building permit (141825) was issued for a shade structure at 810 North Las Vegas Boulevard. The permit has not been finalized.
- 01/28/10 - A building permit (141827) was issued for a parking lot access gate at 810 North Las Vegas Boulevard. The permit has not been finalized.
- 01/29/10 - A building permit (141878) for a monument sign was denied by Planning & Development as the sign is required to obtain approval from the Downtown Design Review Committee.

Proposed Use:

Museum

General Plan:

Existing: PF (Public Facility)
Proposed: No change proposed

Zoning:

Existing: C-V (Civic)

Proposed: N Change proposed

Special Area, Master Plans, and / or
Overlay Districts that Apply:

Airport Overlay - 200 Feet
Downtown Design Review Committee
Downtown North Land Use Plan
Historic
Las Vegas Scenic Byway
Las Vegas Redevelopment Plan
Special Land Use Designation (per plan):
N/A

Questions /
Comments:

1.

	Previously Approved (SDR-37021)	Proposed
Size	3,547 SF	3,373 ^{sq}
Use	Museum	MUSEUM
Setbacks	Front - 22 Feet Side - 8 Feet Corner - 37.5 Feet Rear - 118 Feet	NO CHANGE
Lot Coverage	7%	NO CHANGE
Height	29 Feet	NO CHANGE
Parking	Zero Spaces On-site 31 Spaces (Shared Parking)	NO CHANGE
Landscape Buffers	North - 9 Feet South - Zero Feet East - 3 Feet West - 22 Feet	NORTH - 0 FEET (PORTION) SOUTH - 0 FEET EAST - 3 FEET WEST - 0 FEET (PORTION)
Landscape Buffer Trees	Required - 42 Trees Provided - 12 Trees	PROVIDED - 10 TREES

PAT - 6327 Permit Change

5

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

Inst #: 201012060003962
Fees: \$18.00
N/C Fee: \$0.00
12/06/2010 04:10:32 PM
Receipt #: 602528
Requestor:
LAS VEGAS CITY
Recorded By: TAH Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 139-27-805-005

ORDER OF VACATION

WHEREAS, a petition dated the 15th day of June 2010, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, The Planning Commission hearing referenced in the previous paragraph was held on the 29th day of July 2010, at the hour of 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on the 16th day of July 2010, and

WHEREAS, The City Council having held a hearing on the 1st day of September 2010, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

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

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

EXPLANATION:

This legal description describes portions of a 5-foot utility easement, generally located near the southeast corner of Las Vegas Boulevard and McWilliams Avenue, for vacation purposes.

LEGAL DESCRIPTION:

Those portions of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those City of Las Vegas interests in that easement for utilities granted by the plat of BILTMORE ADDITION ANNEX NUMBER 3, on file in Book 2 of Plats, Page 48, of Clark County, Nevada, Records, lying over, across, and under those parcels of land described as follows:

PARCEL 1

The southerly 2.5 feet of LOT 1 together with the northerly 2.5 feet of LOT 2 in BLOCK 1 of said BILTMORE ADDITION ANNEX NUMBER 3.

EXCEPT THEREFROM the easterly 10 feet of the southerly 2.5 feet of said LOT 1 and the easterly 10 feet of the northerly 2.5 feet of said LOT 2.

PARCEL 2

The southerly 2.5 feet of LOT 16 together with the northerly 2.5 feet of LOT 15 in BLOCK 1 of said BILTMORE ADDITION ANNEX NUMBER 3.

EXCEPT THEREFROM the westerly 10 feet of the southerly 2.5 feet of said LOT 16 and the westerly 10 feet of the northerly 2.5 feet of said LOT 15.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

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

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have;
2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits; and
3. All development shall be in conformance with code requirements and design standards of all City Departments;

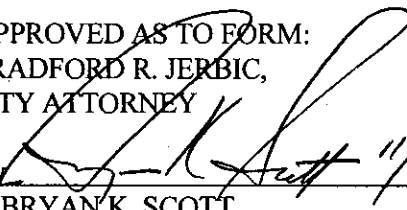
DATED this 24TH day of November, 2010


OSCAR B. GOODMAN, MAYOR

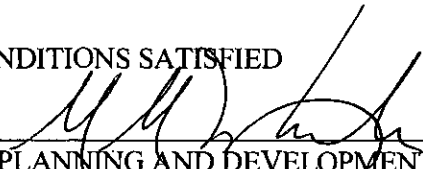
ATTEST:

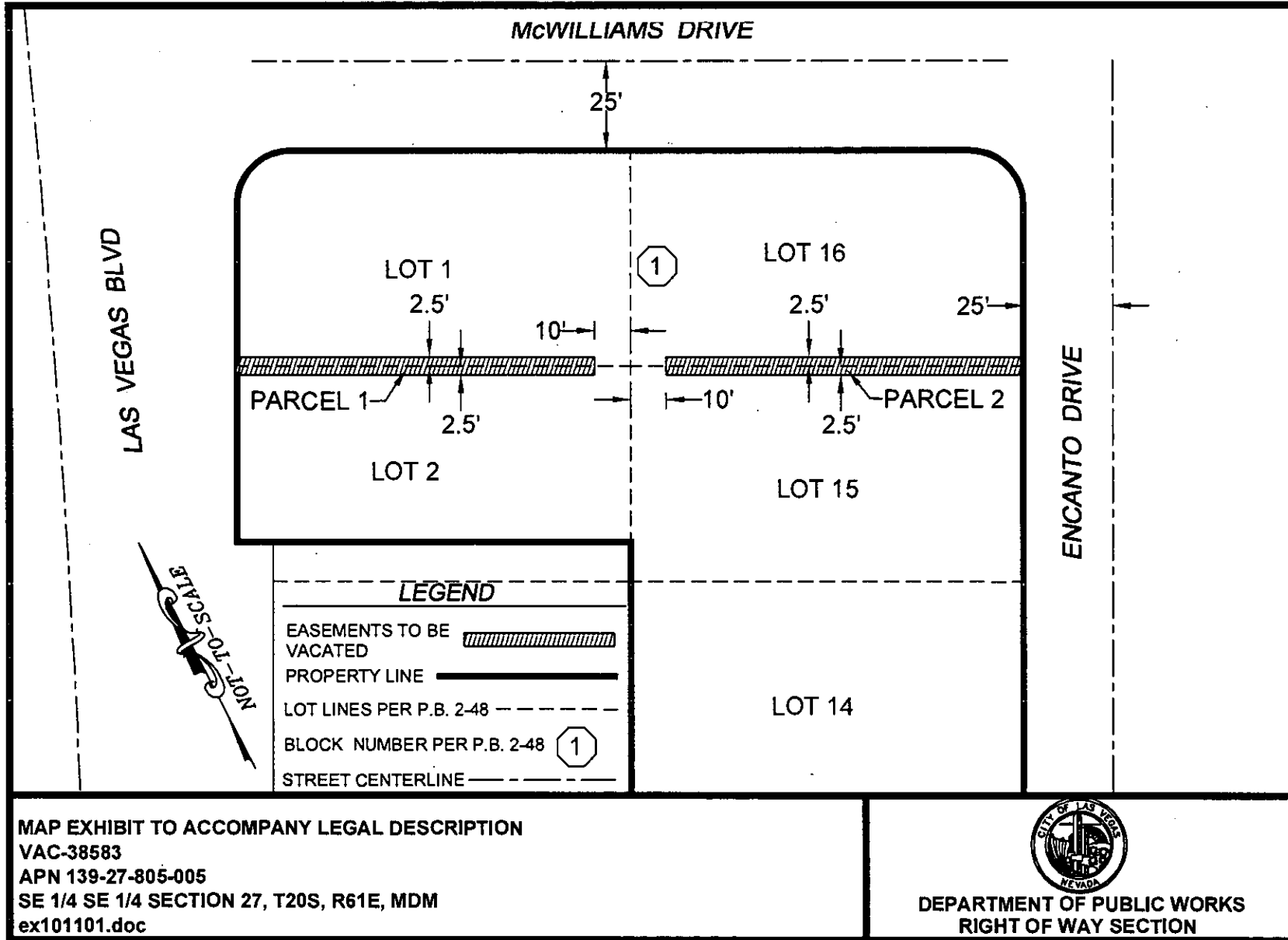
BEVERLY K. BRIDGES,
MMC CITY CLERK

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

By  11/22/10
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR



Mary A. Wulff

From: Gina Venglass
Sent: Friday, October 01, 2010 3:29 PM
To: Mary A. Wulff
Cc: Bart Anderson
Subject: RE: VACATION 38583

OK, thanks!

From: Mary A. Wulff
Sent: Friday, October 01, 2010 3:29 PM
To: Gina Venglass
Cc: Bart Anderson
Subject: RE: VACATION 38583

Gina, I talked with Bart and when the legal description is written for the vacation, I will have the area where the two easements overlap (red circle area) excluded. Mary

From: Gina Venglass
Sent: Thursday, September 30, 2010 2:15 PM
To: Mary A. Wulff
Cc: Bart Anderson; Lucien Paet
Subject: RE: VACATION 38583

Mary, this is the only area of concern. As long as you reserve the sewer easement the City should be covered. We installed a drainage swale in the 10-foot PUE, but not over this exact 10'x5' area so if Pete says they don't drainage reserved should be good to go. Thanks for checking with me!

Gina
X6790

<< File: 1414_001.pdf >>

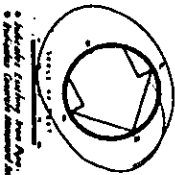
From: Mary A. Wulff
Sent: Wednesday, September 29, 2010 3:51 PM
To: Gina Venglass
Cc: Bart Anderson; Lucien Paet
Subject: VACATION 38583

Gina, not sure if you're the person to contact or not. I've attached a copy of the City Council letter & utility letters for the vacation. Since this vacation is an easement, I won't be reserving anything (did discuss with Bart & Lucien). I did e-mail you the one from Cox talking about the poles. I'm working on processing the vacation and hope to get it recorded within the next month depending upon when the Mayor can sign, Mary

<< File: 3986_001.pdf >>

5127 MORE ANNEX N° 2

Wave	Depth	Radius	Diameter	Length
A	47.50"	81.00"	76.45"	76.55"
B	47.50"	109.00"	83.00"	109.00"
C	50.50"	104.00"	87.45"	84.45"



© *Psychology Research Associates Ltd.*

Bittern 244. Common 432

APPROVED this 25th day of February 1939 by the
PLANNING BOARD of the CITY of LOS ANGELES, MICHAEL

John J. West
Law Firm

APPROVED Nov. 4, 1932, by the
BOARD OF CITY COMMISSIONERS of L.A. FROM AN
by Resolution adopted at a Regular Meeting of said Board.

57

Q114

5-20

1

天

city

•

*History tells us much about
every family. At least.*

Dear Mr. [illegible]

of DA & CLARE know to me
are submitted to the author
understand to me that they
of voluntarily for the good of

only 1872, previously assigned
to the Civil Guard, Nevada

REPAIRS TO AND FOR
CLARK COUNTY, MISSOURI.

It is a good idea to have a copy of the book on hand for reference.

...and as a child
...of our people in Africa

of the Engineering Firm of
 C. S. de la Cruz, writing that the
 map of the land surveyed

[Signature]

we have not our accounts at
\$713
July 1st 1891

...and made a great deal of money for the same reason. As a result, the company was able to pay off its debts and was able to pay the shareholders a dividend of \$100,000.

ST. MARYS, Ind. in
IT and R. O. CLARK

2.

10135 area, has sewer,
driv N/E energy, century link, sw gas
that run N/S, all underground

1. The number of people who are not in the room is 100.

Uttarakhand

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED
JUN 22 2010
DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/18/10
TO: COX COMMUNICATIONS	YANCY GREEN	
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: CITY OF LAS VEGAS		
FILE NUMBER: VAC-38583		

A REQUEST HAS BEEN SUBMITTED BY THE CITY OF LAS VEGAS TO VACATE A 5-FOOT WIDE, 220-FOOT LONG PUBLIC UTILITY EASEMENT BETWEEN LAS VEGAS BOULEVARD AND ENCANTO DRIVE, APPROXIMATELY 72 FEET SOUTH OF MCWILLIAMS AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING WITHIN A PORTION OF LOT ONE (1), THE NORTH FORTY-NINE FEET (49') OF LOT TWO (2), LOT FIFTEEN (15) AND LOT SIXTEEN (16) OF BILTMORE ADDITION ANNEX NO. 3

T20 R61 Sec 27 S2 SE 4

COMMENTS DUE BY: JUNE 29, 2010

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

PLANNING COMMISSION MEETING: JULY 29, 2010

ATTACHMENT:

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

*6-23-10 No objections.
No existing facilities w/1
area to be vacated.
Reetheller*

**SOUTHWEST GAS ENGINEERING
NO OBJECTION**

Vickie L. Denny

EMRS

X630Y518

No Obj.

VLD 6/23/10



**LAS VEGAS VALLEY
WATER DISTRICT**

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

SEE ATTACHED
E-MAIL
FOR
CLARIFICATION

July 15, 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 UTILITY
EASEMENT WITHIN VAC-38583-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Utility Easement as described in VAC-38583-2010 received by the District on June 23, 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

Mary A. Wulff

From: Paul.Bryan@LVVWD.com
Sent: Monday, September 20, 2010 8:29 AM
To: Mary A. Wulff
Subject: Re: vac 38583
Attachments: pic24081.gif

Mary,

The District has no objection to this specific vacation and does not require an easement. The wording in our no objection letter was changed by our Legal Department and is standard for all vacations where we have no objection. The wording has caused some confusion, but as stated in the letter, the District has no objection and does not require an easement.

If you have any questions, call me at 862-3428.

Thanks,

Paul

"Mary A. Wulff" <mwulff@LasVegasNevada.GOV>

"Mary A. Wulff"
<mwulff@LasVegasNevada.GOV>

09/17/2010 02:26 PM

To "Paul Bryan (E-mail)"
<paul.bryan@lvvwd.com>

cc

Subject vac 38583

Paul, please see the attached letter and exhibit on this vacation. I'm confused by what the letter is saying since the vacation is for a public utility easement. Do you want an easement or not?, Thank you for your help, Mary Wulff (229-2139)

[attachment "3900_001.pdf" deleted by Paul Bryan/LVVWD]



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

August 4, 2010

VAC-38583
No Reservations

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

SUBJECT: VAC-38583
Project Name: Las Vegas Boulevard North/McWilliams
APN: 139-27-805-005 & 139-27-812-045

Re: Request from The City of Las Vegas to vacate a 5-foot wide, 220-foot long public utility easement between Las Vegas Boulevard North and Encanto Drive approximately 72 feet south of McWilliams Avenue located in Lot 1, north forty-nine feet of Lot 2, Lot 15, and Lot 16 of the Biltmore Addition Annex No. 3 lying in the Southeast Quarter (SE ¼) of Section 27, Township 20 South, Range 61 East, MDM. City of Las Vegas, Clark County, Nevada.

Dear Ms. Wulff:

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 its rights to any other existing easement or rights we have on this site or in the area, including, but not limited to those rights granted per Biltmore Addition Annex Number 3, on file in Book 2 Book of Plats, Page 48, in the office of the County Recorder of Clark County, Nevada.

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
Manager of Plant Facilities
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK
PRN: 455128
Main WCE: L.Bellows



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

Subject: Review requested Vacate:

Per our as-builds, I show existing facilities attached to NVE poles installed in this location; If the NVE poles are to be removed, than we do, however, request consideration for a reservation of rights within the proposed utility corridor & Proposed Public R.O.W. over the subject parent property for the relocation of our existing facilities.

Please feel free to contact me should you have any questions. Please call 702-545-1674

Sincerely,

Dan DeFiesta ,P.P.II
702-545-1674
Right of Way Dept.
Cox Communications Las Vegas,Inc.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKY Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CORRECTED LETTER

December 9, 2010

Ms. Dorothy Wright
Neon Museum
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: VAC-38583 – VACATION
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010

Dear Ms. Wright:

The City Council at a regular meeting held September 1, 2010, APPROVED the Petition to Vacate a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City staff is empowered to modify this

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

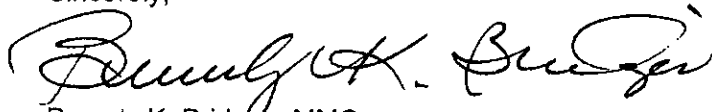
FM-0044-08-09

Ms. Dorothy Wright
VAC-38583 – Page Two
December 9, 2010

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.

5. 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 condition should always be the last condition.

Sincerely,

A handwritten signature in cursive script, appearing to read "Beverly K. Bridges".

Beverly K. Bridges, MMC
City Clerk

cc: Mr. Pat Klenk
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101



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

September 3, 2010

Ms. Dorothy Wright
Neon Museum
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: VAC-38583 – VACATION
CITY COUNCIL MEETING OF SEPTEMBER 1, 2010

Dear Ms. Wright:

The City Council at a regular meeting held September 1, 2010, APPROVED the Petition to Vacate a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on September 2, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.
3. All development shall be in conformance with code requirements and design standards of all City Departments.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

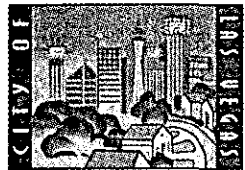
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-08

cc: Mr. Pat Klenk
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

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

July 30, 2010

Ms. Dorothy Wright
Neon Museum
400 East Stewart Avenue
Las Vegas, Nevada 89101

**RE: VAC-38583 - VACATION RELATED TO SDR-38563
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Wright:

Your Petition to Vacate a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow), was considered by the Planning Commission on July 29, 2010.

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

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.
3. 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. Dorothy Wright
VAC-38583 - Page Two
July 30, 2010

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. 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.
5. 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 condition should always be the last condition.

This item will be considered by the City Council on September 1, 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. Pat Klenk
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-38583 - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JULY 29, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JULY 28, 2010**

Robin Yoakum
Signature

7-26-10
Date

Robin Yoakum
Please Print Name

City of Las Vegas
Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED
JUN 28 2010

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

July 16, 2010

Ms. Dorothy Wright
Neon Museum
400 East Stewart Avenue
Las Vegas, Nevada 89101

**RE: VAC-38583 - VACATION RELATED TO SDR-38563
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Wright:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 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, July 23, 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. Pat Klenk
Westar Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Rass

Ricki Y. Barlow

Stavros S. Anthony

City Manager

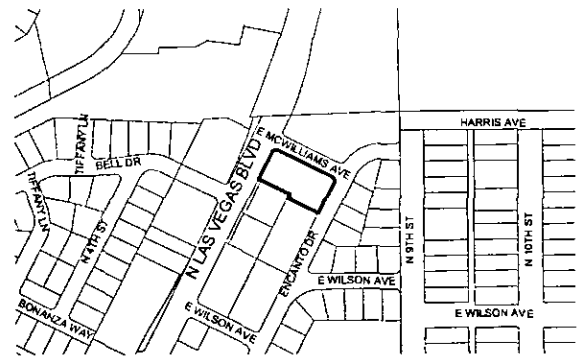
Elizabeth N. Fretwell



Application Information

VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

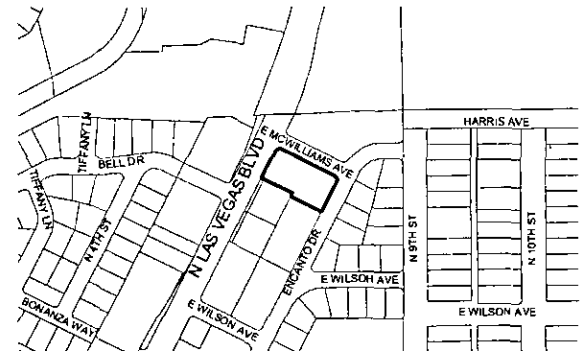
Meeting: Planning Commission
Date: July 29, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

Application Location



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

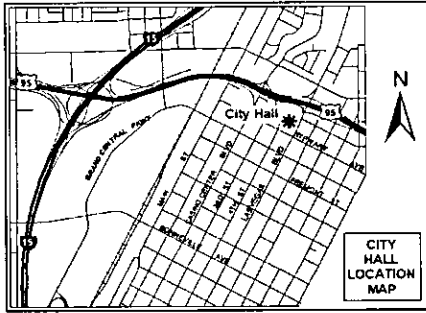
Public Hearing Information

Meeting: Planning Commission
Date: July 29, 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

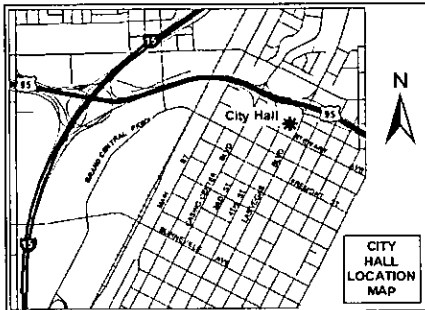
Please use available blank space on card for your comments.

VAC-38583

Planning Commission Meeting of 7/29/2010

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



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-38583

Planning Commission Meeting of 7/29/2010

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 1, 2010
Re: **VAC-38583** City of Las Vegas SEC Las Vegas Blvd. & McWilliams Ave.
Request for a Petition of Vacation of a public utility easement

COMMENTS:

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

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be a 5-foot wide 220-foot long public utility easement generally located between 72-feet south of McWilliams Avenue between Las Vegas Boulevard and Encanto Drive.
2. Reserve a 20-foot Public Sewer Easement over the five-foot portion of existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the five-foot portion of existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 7, 2010
Re: **VAC-38583** City of Las Vegas SEC Las Vegas Blvd. & McWilliams Ave.
Request for a Petition of Vacation of a public utility easement

COMMENTS:

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

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be all of the City of Las Vegas' interest in a 5-foot wide 220-foot long Public Utility Easement generally located east of Las Vegas Boulevard between McWilliams Avenue and Wilson Avenue. This action will vacate only City of Las Vegas interests, and does not affect the interests any other public utility company may have.
2. Reserve a 20-foot Public Sewer Easement over the existing public sewer line crossing the proposed area of Vacation. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve the 20-foot portion over the existing public sewer line crossing the proposed area of Vacation prior to the issuance of any building permits.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Development Notification

PC Meeting: JULY 29, 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-38583

Archie C. Grant Park Resident Council

Boulder Dam Homesites

Church-Noblitt NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Marble Manor Resident Council

Mayfair NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Town HOA

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4



W E S T A R A R C H I T E C T S

LETTER OF JUSTIFICATION

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER – MAJOR AMENDMENT SDR 38563, VAC 38583

We are Submitting a Major Amendment to the Site Plan (easement vacation VAC 38583), Floor Plan (square footage changed) and Landscape plan to the SDR-37021. We are requesting the entire Public Utility Easement (PUE) of 220 feet long and 5 feet wide, located on the property that runs from east to west parallel to Mc William Drive be vacated, we are also requesting a landscape waiver to the north Nine feet to Zero feet and to the west 22 feet to Zero feet. The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

Sincerely,

Cesar Solorzano,

RECEIVED
JUL 13 2010

VAC-38583

SDR-38563

REVISED

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/18/10
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN KATHY SHEPHERD
SUBJECT: PETITION OF VACATION		
APPLICANT: CITY OF LAS VEGAS		
FILE NUMBER: VAC-38583		

A REQUEST HAS BEEN SUBMITTED BY THE CITY OF LAS VEGAS TO VACATE A 5-FOOT WIDE, 220-FOOT LONG PUBLIC UTILITY EASEMENT BETWEEN LAS VEGAS BOULEVARD AND ENCANTO DRIVE, APPROXIMATELY 72 FEET SOUTH OF MCWILLIAMS AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING WITHIN A PORTION OF LOT ONE (1), THE NORTH FORTY-NINE FEET (49') OF LOT TWO (2), LOT FIFTEEN (15) AND LOT SIXTEEN (16) OF BILTMORE ADDITION ANNEX NO. 3

COMMENTS DUE BY: JUNE 29, 2010

PLANNING COMMISSION MEETING: JULY 29, 2010

ATTACHMENT:
All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/18/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	YANCY GREEN MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	CITY OF LAS VEGAS	
FILE NUMBER:	VAC-38583	

A REQUEST HAS BEEN SUBMITTED BY THE CITY OF LAS VEGAS TO VACATE A 5-FOOT WIDE, 220-FOOT LONG PUBLIC UTILITY EASEMENT BETWEEN LAS VEGAS BOULEVARD AND ENCANTO DRIVE, APPROXIMATELY 72 FEET SOUTH OF MCWILLIAMS AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING WITHIN A PORTION OF LOT ONE (1), THE NORTH FORTY-NINE FEET (49') OF LOT TWO (2), LOT FIFTEEN (15) AND LOT SIXTEEN (16) OF BILTMORE ADDITION ANNEX NO. 3

COMMENTS DUE BY: JUNE 29, 2010

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

PLANNING COMMISSION MEETING: JULY 29, 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: 06/18/10
TO:	DEVELOPMENT COORDINATION	ROGER BAILEY
	TEFO	REBECCA WHITLOCK
	FLOOD CONTROL	ALBERT SUNG
	LAND DEVELOPMENT	DAVID GUERRA
	RIGHT-OF-WAY	MARY WULFF
	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: CITY OF LAS VEGAS		
FILE NUMBER: VAC-38583		

A REQUEST HAS BEEN SUBMITTED BY THE CITY OF LAS VEGAS TO VACATE A 5-FOOT WIDE, 220-FOOT LONG PUBLIC UTILITY EASEMENT BETWEEN LAS VEGAS BOULEVARD AND ENCANTO DRIVE, APPROXIMATELY 72 FEET SOUTH OF MCWILLIAMS AVENUE, WARD 5 (BARLOW).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING WITHIN A PORTION OF LOT ONE (1), THE NORTH FORTY-NINE FEET (49') OF LOT TWO (2), LOT FIFTEEN (15) AND LOT SIXTEEN (16) OF BILTMORE ADDITION ANNEX NO. 3

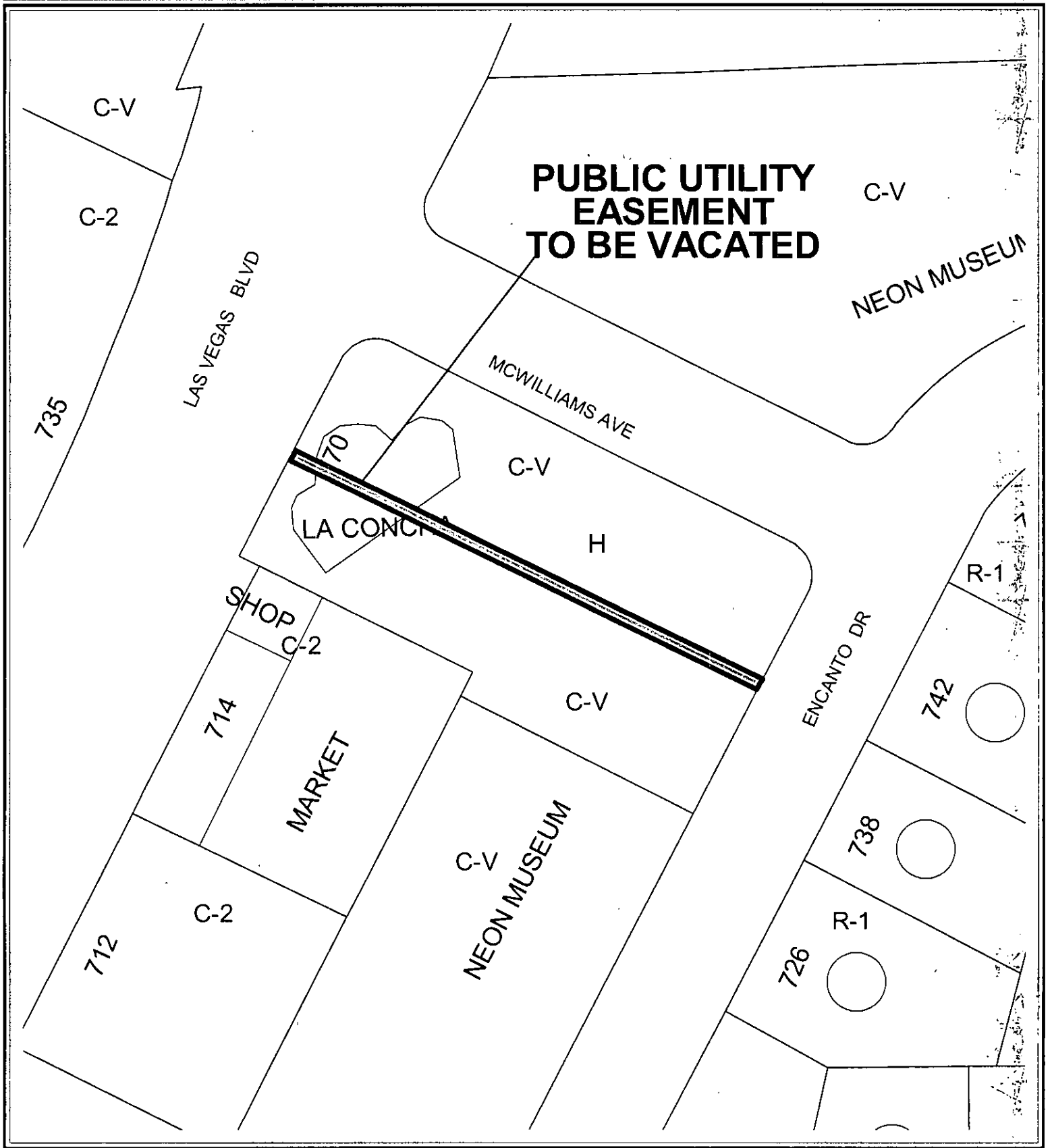
COMMENTS DUE TO BART ANDERSON BY: JUNE 29, 2010

PLANNING COMMISSION MEETING: JULY 29, 2010

ATTACHMENT:

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

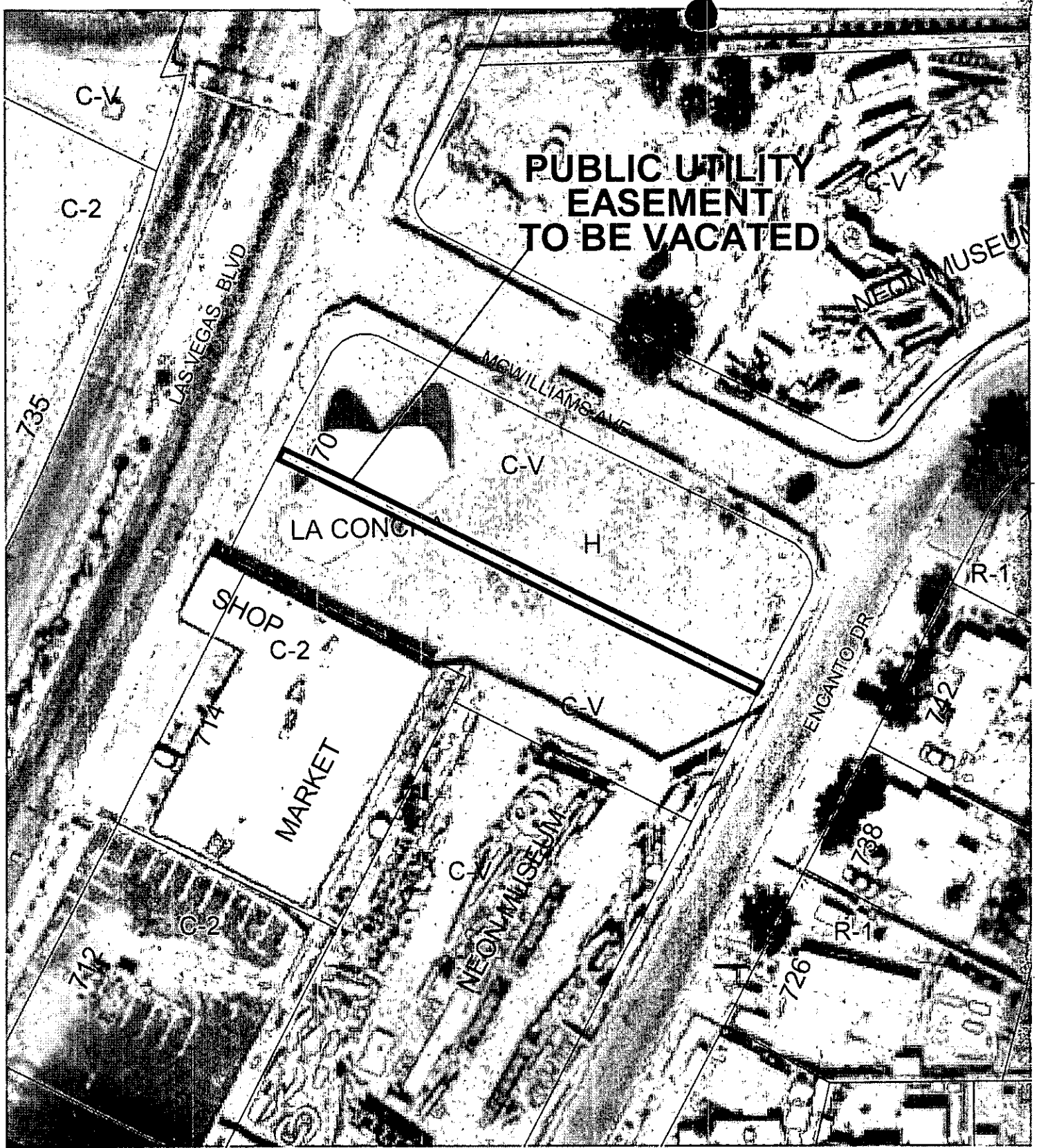
(Revised 1/02)



CASE: **VAC-38583**

0 50 100 Feet





CASE: VAC-38583



INTER-OFFICE MEMORANDUM

June 17, 2010

TO:

City Clerk's Office

FROM:

Romeo Gumarang, Planner I
Current Planning
x4604

SUBJECT:

Stamp In Planning Applications

COPIES TO:

Attached is one (1) Vacation application that needs to be stamped in and returned to Current Planning:

VAC-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a 5-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

This application will be considered at the July 29, 2010 Planning Commission meeting.

Please return the stamped Application materials to Carman Burney, x6897. Please contact me if there are any questions. Your assistance is much appreciated.

RECEIVED
CITY CLERK
2010 JUN 18 A 11:04

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAC Application

7/29/10-PC-A

Report Date 06/16/2010 03:18 PM

Submitted By

Page 1

A/P # 38583 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 12:08	983052	Temp COO		
Approved			CDO 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-38583 - VACATION - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Petition to Vacate a 5-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive, approximately 72 feet south of McWilliams Avenue, Ward 5 (Barlow).

Parent A/P

Project #	38583	Project/Phase Name	NEON MUSEUM	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13927812045

Location

Owner/Tenant

Contact ID	AC1018914	Name	CITY OF LAS VEGAS	Organization	% REAL EST & ASSET MGT
Mailing Address	400 E STEWART			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89101-2927			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

770 N LAS VEGAS BLVD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927805005
13927812045

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 06/16/2010 03:18 PM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1018914 ☐ **Foreign**
Effective **Expire**
Name CITY OF LAS VEGAS
Day Phone **Eve Phone** **Organization** % REAL EST & ASSET MGT
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 400 E STEWART
LAS VEGAS, NV 89101-2927
Seasonal Addr

Valid From **To**
Comments No Comments

Primary Y **Capacity** APPL **Contact ID** AC1624283 ☐ **Foreign**
Effective **Expire**
Name WESTAR ARCHITECTS
Day Phone (702)878-0000 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)878-8430 **Mobile** **Profession**
E-Mail
Address 701 BRIDGER AVENUE, SUITE 400
LAS VEGAS, NEVADA 89101
Seasonal Addr

Valid From **To**
Comments pat klenk - 780-0000

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$0.00)	Unpaid, Waived
PROCESSING FEE (\$0.00)	Unpaid, Waived
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
396554 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
396555 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
396565 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
396559 FLOOD #1 (FLOOD CONTROL)	Incomplete
396558 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
396556 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
396560 ROW #1 (RIGHT-OF-WAY)	Incomplete
396557 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
396561 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
396562 SURVEY #1 (SURVEY)	Incomplete
396563 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
396564 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)	

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAC Application****Report Date** 06/16/2010 03:18 PM**Submitted By**

Page 3

Item Description	Item Status
(AT-ROUTE PLANS FOR REVIEW) (AT-SEND TO REVIEW JOURNAL) (AT-SEND PUB HEARING NOTICE) (PT-SIZE OF NOTIFICATION AREA) (STAFF RECOMMENDATION) Check Licenses Check Children Status Check Open Cases	Not Checked Children Successful 0

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
396554	DEVCO	1	Incomplete	☐	06/16/2010 15:17			
396555	FIRE COMM	1	Incomplete	☐	06/16/2010 15:17			
396556	NEIGH P&S	1	Incomplete	☐	06/16/2010 15:17			
396557	SEWER	1	Incomplete	☐	06/16/2010 15:17			
396558	LAND DEV	1	Incomplete	☐	06/16/2010 15:17			
396559	FLOOD	1	Incomplete	☐	06/16/2010 15:17			
396560	ROW	1	Incomplete	☐	06/16/2010 15:17			
396561	SID	1	Incomplete	☐	06/16/2010 15:17			
396562	SURVEY	1	Incomplete	☐	06/16/2010 15:17			
396563	TEFO	1	Incomplete	☐	06/16/2010 15:17			
396564	TRAFFIC	1	Incomplete	☐	06/16/2010 15:17			
396565	FIRE ENG	1	Incomplete	☐	06/16/2010 15:17			

Activity Review Details**Detail** SUBMITTAL CHECKLIST (VAC)**Modified By** FSOLIS**Modified Date/Time** 06/15/2010 12:08**Comments**

deed, legal, assessor's parcel map not provided

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
Y Deed and Legal Description
Y Assessors Parcel Map
Y 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

Report Date 06/16/2010 03:18 PM

Submitted By

Page 4

PLANNING LEGAL

Enter legal description

VACATE A 5-FOOT WIDE, 220-FOOT LONG PUBLIC UTILITY EASEMENT BETWEEN LAS VEGAS BOULEVARD AND ENCANTO DRIVE, APPROXIMATELY 72 FEET SOUTH OF MCWILLIAMS AVENUE

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
---	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

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

There is no planning condition for this project.

VACATION

N Parent Project link required? Vacation Routing Process after City Council

External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/29/2010	PC	SCHEDULED		0	0	0
FSOLIS	06/15/2010					

Vacation Final Review Process CC Expiration Date Planning Received Legal Recorded Doc Number	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

Report Date 06/16/2010 03:18 PM

Submitted By

Page 5

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: Neon Museum

Project Address (Location) 770 Las Vegas Boulevard North

Project Name La Concha Rehabilitation

Proposed Use Museum

Assessor's Parcel #(s) 139-27-812-045, and 139-27-805-005 Ward # 5

General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V

Commercial Square Footage 3,373 Floor Area Ratio 6.9%

Gross Acres 1.19 Lots/Units Lot 12 Density _____

Additional Information _____

RECEIVED
CITY CLERK
200 JUN 18
A 11:02
[Signature]

PROPERTY OWNER City of Las Vegas

Contact _____

Address 400 E. Stewart Avenue

Phone: _____

Fax: _____

City Las Vegas

State Nevada

Zip 89101

E-mail Address _____

APPLICANT Neon Museum

Contact Dorothy Wright

Address 400 E. Stewart Avenue

Phone: _____

Fax: _____

City Las Vegas

State Nevada

Zip 89101

E-mail Address dorothy0205@cox.net

REPRESENTATIVE Westar Architects

Contact Pat Klenk

Address 701 Bridger Avenue, Suite 400

Phone: 702780000

Fax: (702) 878-8430

City Las Vegas

State Nevada

Zip 89101

E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* Robin Yoakum

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

Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 15th day of June, 20 10

Christina Strong

Notary Public in and for said County and State



CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

FOR DEPARTMENT USE ONLY

Case #

VAE-38583

Meeting Date:

7-29-10

Total Fee:

Date Received:*

6-15-10

Received By:

F.S



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

COPY

Case Number: **VAC-38583** APN: 139-27-812-045, and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Musuem

Name of Representative: Westar Architects

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

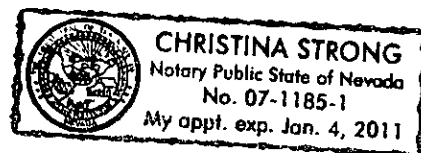
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 15th day of June, 2010

Christina Strong
Notary Public in and for said County and State





W E S T A R A R C H I T E C T S

LETTER OF JUSTIFICATION

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER – MAJOR AMENDMENT SDR 38563, VAC 38583

We are Submitting a Major Amendment to the Site Plan (easement vacation VAC 38583), Floor Plan (square footage changed) and Landscape plan to the SDR-37021. We are requesting the entire Public Utility Easement (PUE) of 220 feet long and 5 feet wide, located on the property that runs from east to west parallel to Mc William Drive be vacated. The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

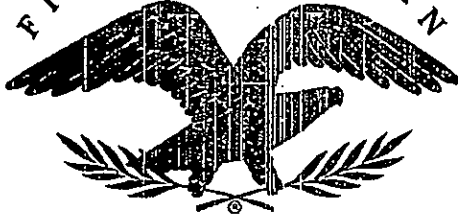
This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

VAC-38583

RECEIVED
10 JUN 16 PM 1:33
PLANNING AND
DEVELOPMENT

FIRST AMERICAN



970729.86681
970918.01178

COPY

STATE OF CALIFORNIA
COUNTY OF LOS Angeles

ss.

On May 2, 1997, before me, Debra Ranftl-Branch,
personally appeared Lewis Almeida

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

WITNESS my hand and official seal.

Signature

Debra Ranftl-Branch



(This area for official notarial seal)

Title of Document _____

Date of Document _____ No. of Pages _____

Other signatures not acknowledged _____

3006 (1/94) (General)
First American Title Insurance Company

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JUN 16 2010

COPY

RE-RECORDED

CLARK COUNTY, NEVADA
JUDITH A. WANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
89-18-97 14143 CPD 3
OFFICIAL RECORDS
BOOK: 978918 PAGE: 81178
FEE: 9.00 RPT: EX0083

CLARK COUNTY, NEVADA
JUDITH A. WANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
87-29-97 82146 3
OFFICIAL RECORDS
BOOK: 1121229 PAGE: 8881
FEE: 1.00 RPT: EX0083

RECEIVED
JUN 16 2010

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William R. Almeida and Judith Almeida Husband and Wife as to an undivided 50%
interest and Lewis Almeida single man as to an undivided 50% as Tenants in Common
who acquired title as Louis Almeida
hereby ORANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
City of Las Vegas A Municipal Corporation

that property is Clark County, Nevada,
described as:
Lots Three (3) through Six (6) inclusive in Block Four (4) of BILTMORE ADDITION
ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the
Office of the County Recorder of Clark County, Nevada.

This Grant, Bargain and Sale Deed is being re-recorded to correct the grantors
names. Lewis Almeida, who acquired title as Louis Almeida

Dated April 27, 1997

William R. Almeida
William R. Almeida

Judith Almeida
Judith Almeida

Louis Almeida
Lewis Almeida

STATE OF NEVADA

COUNTY OF Clark

On May 4, 1997, before me, the
undersigned, a Notary Public in and for said State, personally appeared
William Almeida And
Judith Almeida

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

WITNESS my hand and official seal

Signature *Tina Marie Mellon*

Name Tina Marie Mellon
(typed or printed)



SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-23-4228

Escrow No. 97-23-4228-KO

WHEN RECORDED MAIL TO

Name Gracie C/O
Street 1830 E. Sahara
City & State L.V. N.V. 89104

PTGS-12124

COPY

RECEIVED

JUN 16 2010

AMLS, P.T.T. & EXEMPT 2

GRANT, BARGAIN, SALE DEED

THE DEEDS WITNESSETH: That

KENNETH F. JOHANN AND ALICE E. JOHANN,
HUSBAND AND WIFE

in consideration of \$ 10.00

the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE STATE OF NEVADA

all that real property situate in the County of CLARK

State of Nevada, bounded and described as follows:

Lot One (1), the North Forty-Nine feet (49') of Lot Two (2), and Lots Twelve (12) through Sixteen (16), inclusive, in Block One (1) of BILTHORE ADDITION ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the office of the County Recorder of Clark County, Nevada.

APN #139-27-812-012;
#139-27-812-013;
#139-27-812-014 &
#139-27-812-015

SUBJECT TO: 1. Taxes for the fiscal year 95-96
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand and seal this 5th day of February, 1996
KENNETH F. JOHANN ALICE E. JOHANN

STATE OF NEVADA }
COUNTY OF CLARK } SS.
On Feb. 5th, 1996, personally
appeared before me, a Notary Public,
KENNETH F. JOHANN AND ALICE E.
JOHANN
who acknowledged that they executed the above
instrument.
Signature (Notary Public)
CHRYL A. SORRELL
Notary Public - State of Nevada
My Comm. Expires March 28, 1999
Notarial Seal

ESCROW NO. 9601184-CBS

WHEN RECORDED MAIL TO: City of Las Vegas, a Municipal Corp.
400 E. Stewart Ave. 10th Floor Las Vegas, NV. 89101

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JANET L. HILL OF NEVADA
RECORDED IN THE
BOOK: 960329 INST: 00010
FEE: 1.00 RPT: 1.00

E-14

COPY PRINTING, INC. (702) 734-0864

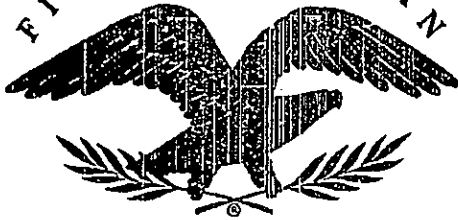
COPY

Lots 12-14

139-27-812-045

RECORDED
JUN 16 2010

FIRST AMERICAN



970729.00001
970918.01178

COPY

STATE OF CALIFORNIA
COUNTY OF LOS Angeles

ss.

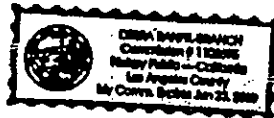
On May 2, 1997, before me, Debra Ranftl-Branch,
personally appeared Lewis Almeida

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

WITNESS my hand and official seal.

Signature

Debra Ranftl-Branch



(This area for official notarial seal)

Title of Document _____

Date of Document _____

No. of Pages _____

Other signatures not acknowledged _____

3008 (1/94) (General)
First American Title Insurance Company

RECEIVED
JUN 16 2010

COPY

RE-RECORDED

CLARK COUNTY, NEVADA
JUDITH A. WANDER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
89-18-97 14:43 CPD 3
OFFICIAL RECORDS
BOOK: 978918 INST: 81178
FEE: 9.00 NPT: EX0003

CLARK COUNTY, NEVADA
JUDITH A. WANDER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
87-29-97 23:46 RMC 3
OFFICIAL RECORDS
BOOK: 1721229-1 RMC
FEE: 9.00 NPT: EX0003

RECORDED
JUN 16 2010

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William R. Almeida and Judith Almeida Husband and Wife as to an undivided 50%
Interest and Lewis Almeida Single man as to an undivided 50% as Tenants in Common
who acquired title as Louis Almeida
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
City of Las Vegas A Municipal Corporation

that property in Clark
described as:

County, Nevada,

Lots Three (3) through Six (6) inclusive in Block Four (4) of BILTMORE ADDITION
ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the
Office of the County Recorder of Clark County, Nevada.

This Grant, Bargain and Sale Deed is being re-recorded to correct the grantors
name. Lewis Almeida, who acquired title as Louis Almeida

Dated April 27, 1997

William R. Almeida
William R. Almeida

Judith Almeida
Judith Almeida

Louis Almeida
Lewis Almeida

STATE OF NEVADA

COUNTY OF Clark

On May 7, 1997

before me, the
undersigned, a Notary Public in and for said State, personally appeared

William Almeida and
Judith Almeida

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

WITNESS my hand and official seal

Signature *Tina Marie Mellon*

Name Tina Marie Mellon
(Typed or printed)



SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-23-4228

Escrow No. 97-23-4228-KO

WHEN RECORDED MAIL TO

Name Gracie C/O
Street 1830 E. Sahara
City & State L.V., N.V. 89104

PTC8-10724

COPY

RECORDED

JUN 16 2010

960323.02210

AMLS 1.1.1.1 EXEMPT 2

79 GRANT, BARGAIN, SALE DEED

THE UNDERTURE WITNESSETH: That KENNETH F. JOHANN AND ALICE E. JOHANN,
HUSBAND AND WIFEin consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and Convey toCITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE STATE OF NEVADAall that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lot One (1), the North Forty-Nine feet (49') of Lot Two (2), and Lots
Twelve (12) through Sixteen (16), inclusive, in Block One (1) of
BILTHORE ADDITION ANNEX NO. 3, as shown by map thereof on file in
Book 2 of Plats, Page 48, in the office of the County Recorder of
Clark County, Nevada.

APN #139-27-812-012;
#139-27-812-013;
#139-27-812-014 &
#139-27-812-015

SUBJECT TO: 1. Taxes for the fiscal year 95-96
2. Rights of way, reservations, restrictions, easements and conditions
of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

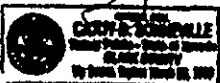
Witness my hand and seal this 5th day of February, 1996
Kenneth F. Johann
Alice E. Johann

STATE OF NEVADA }
COUNTY OF CLARK } SS.
On Feb. 5, 1996 personally
appeared before me, a Notary Public,

KENNETH F. JOHANN AND ALICE E.
JOHANN

who acknowledged that the above is the above
instrument.

Signature [Signature]
(Notary Public)



Notarial Seal

ESCROW NO. 9601184-CBS

WHEN RECORDED MAIL TO: City of Las Vegas, a Municipal Corp.
400 E. Stewart Ave. 10th Floor Las Vegas, Nv. 89101

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JANET TITEL UP NEVADA
02-07-96 14:52 1ML
OFFICIAL RECORDS
BOOK: 96-009 INST: 10010
FEE: 1.00 RPT: 1.00

E-14

COPY PRINTING, INC. - (702) 734-0814

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Lots 12-14

139-27-812-045

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JUN 16 2010