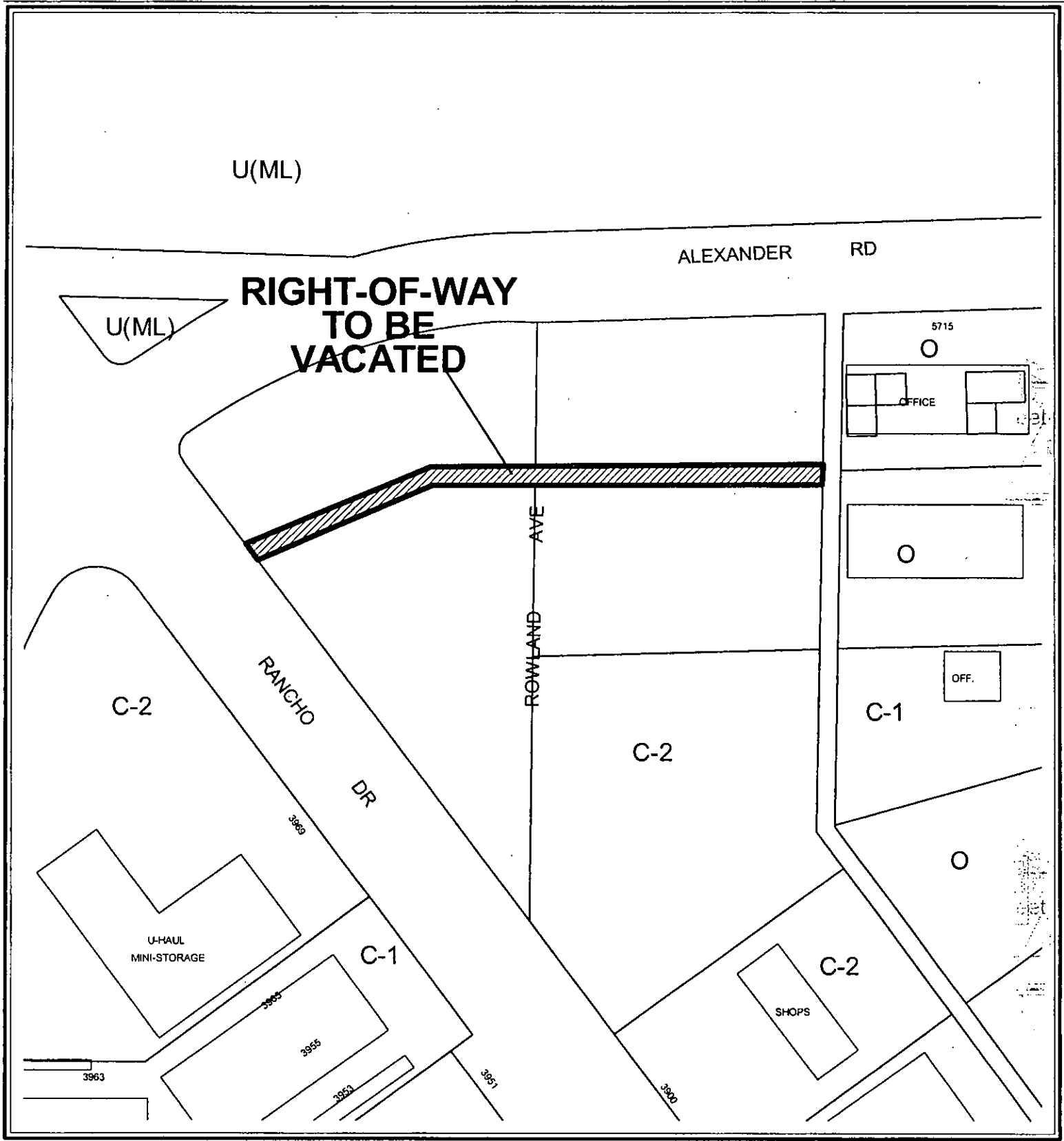
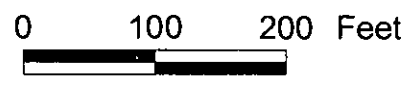
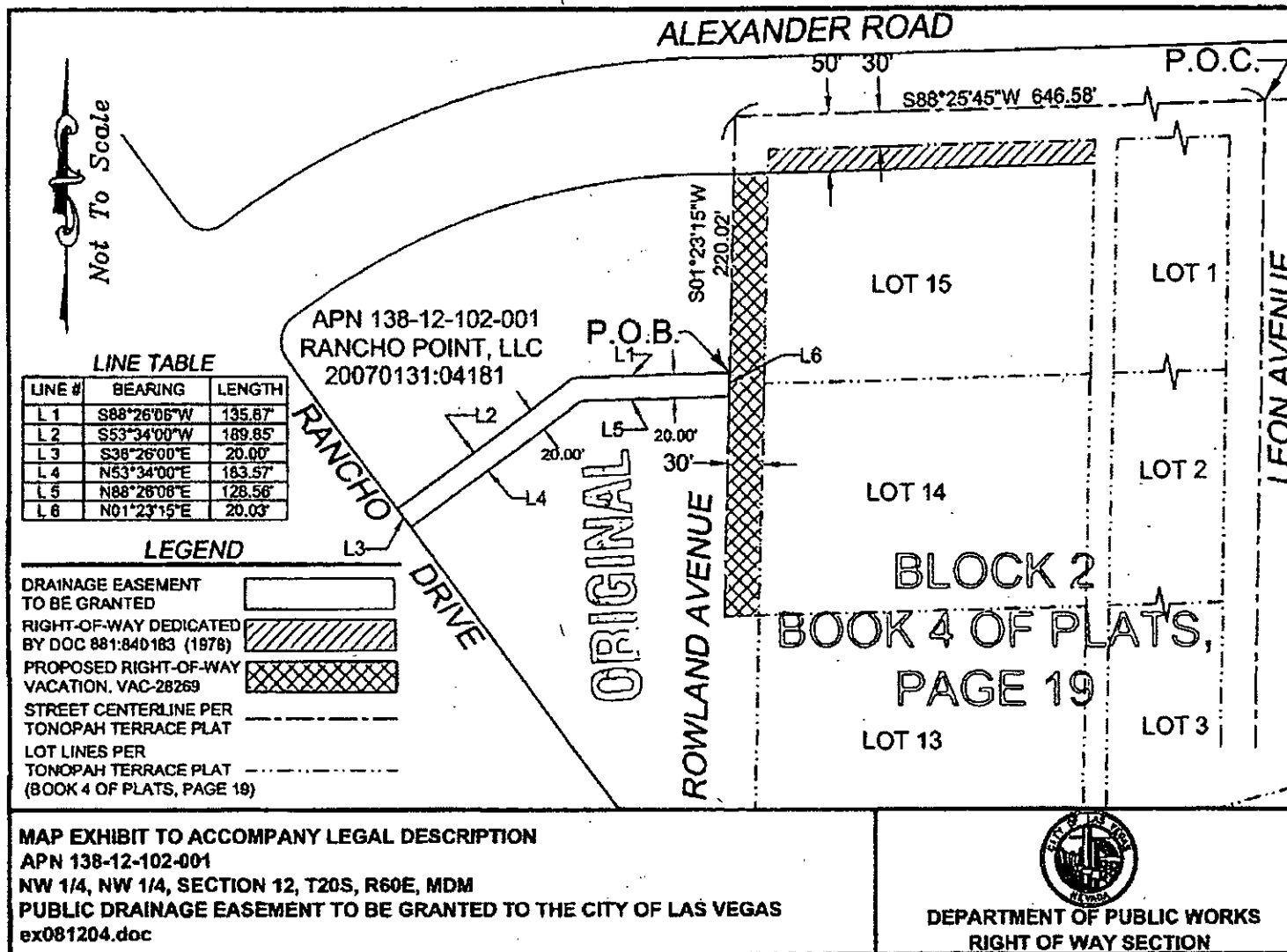




CASE: VAC-39118

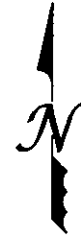




RECEIVED
AUG 09 2010
VAC-39118

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

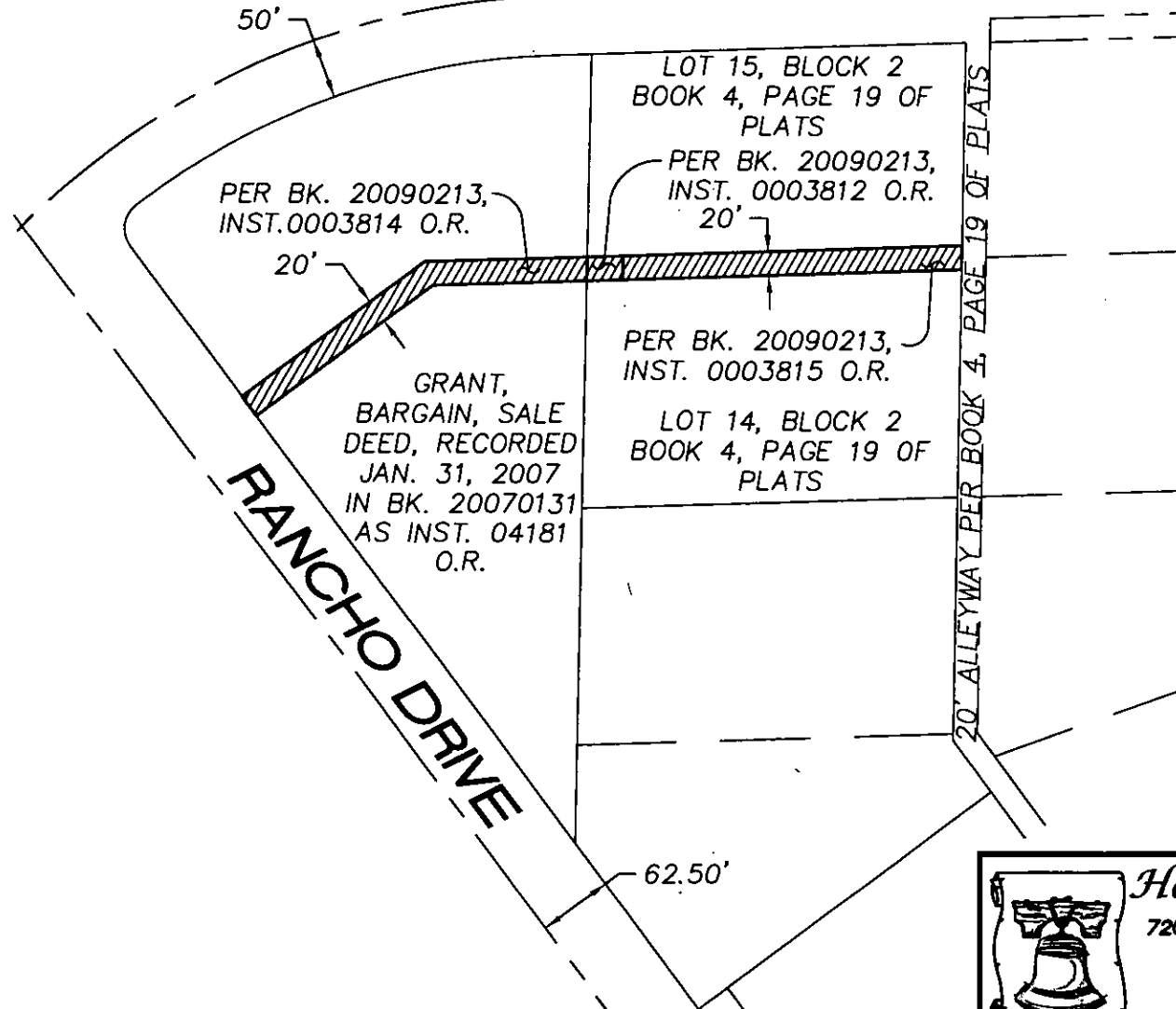
ALEXANDER ROAD



SCALE: 1" = 150'

RECEIVED
AUG 09 2010

PROJECT: P:\CURRENT PROJECTS\512.0029\LEGALS\EXHIBITS\5120029VAC-01



SHEET 3 OF 3



Heritage Surveying

7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
PHONE (702) 474-6277
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

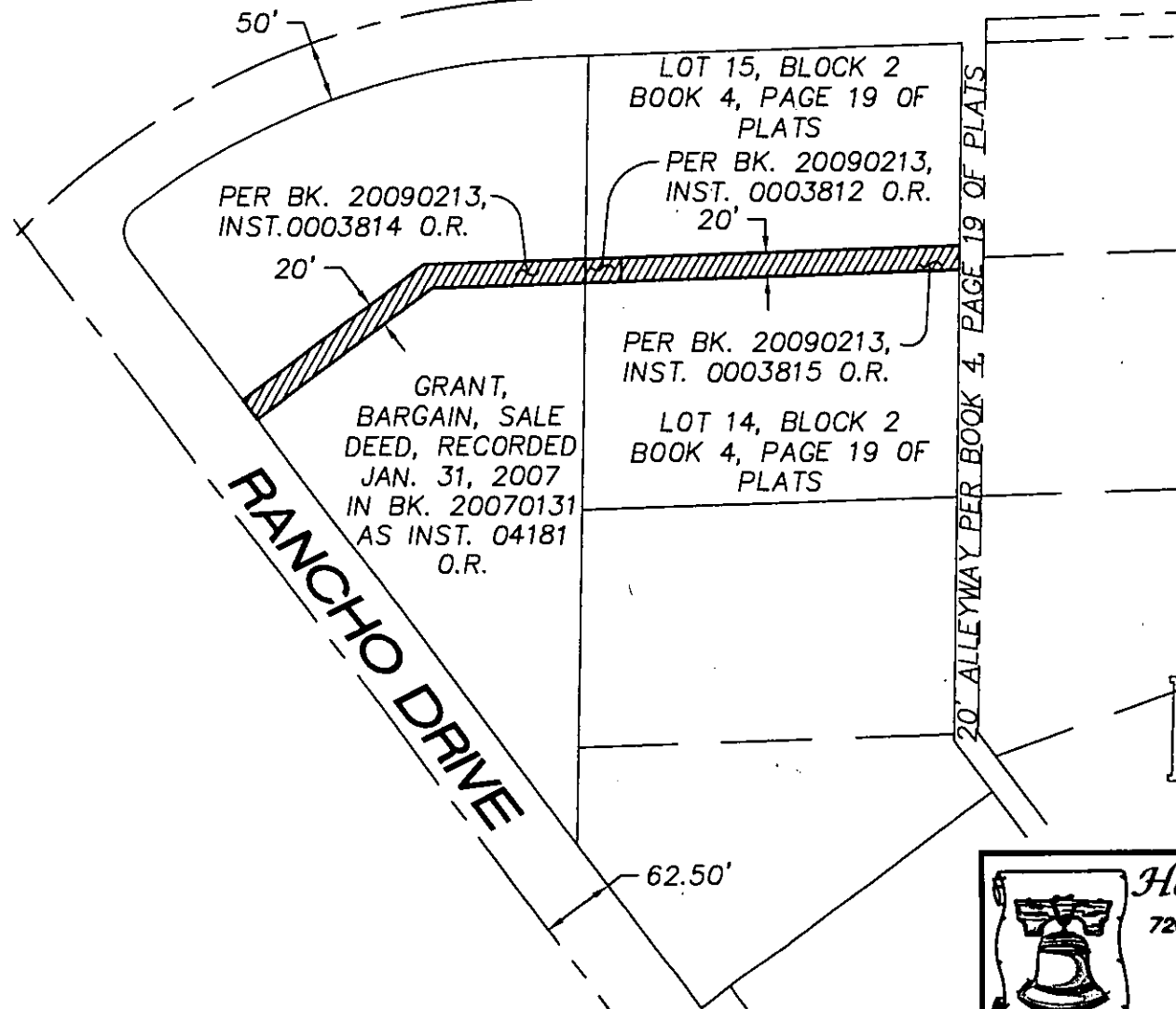
VAC-39118

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

ALEXANDER ROAD



SCALE: 1" = 150'



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VAC-39118

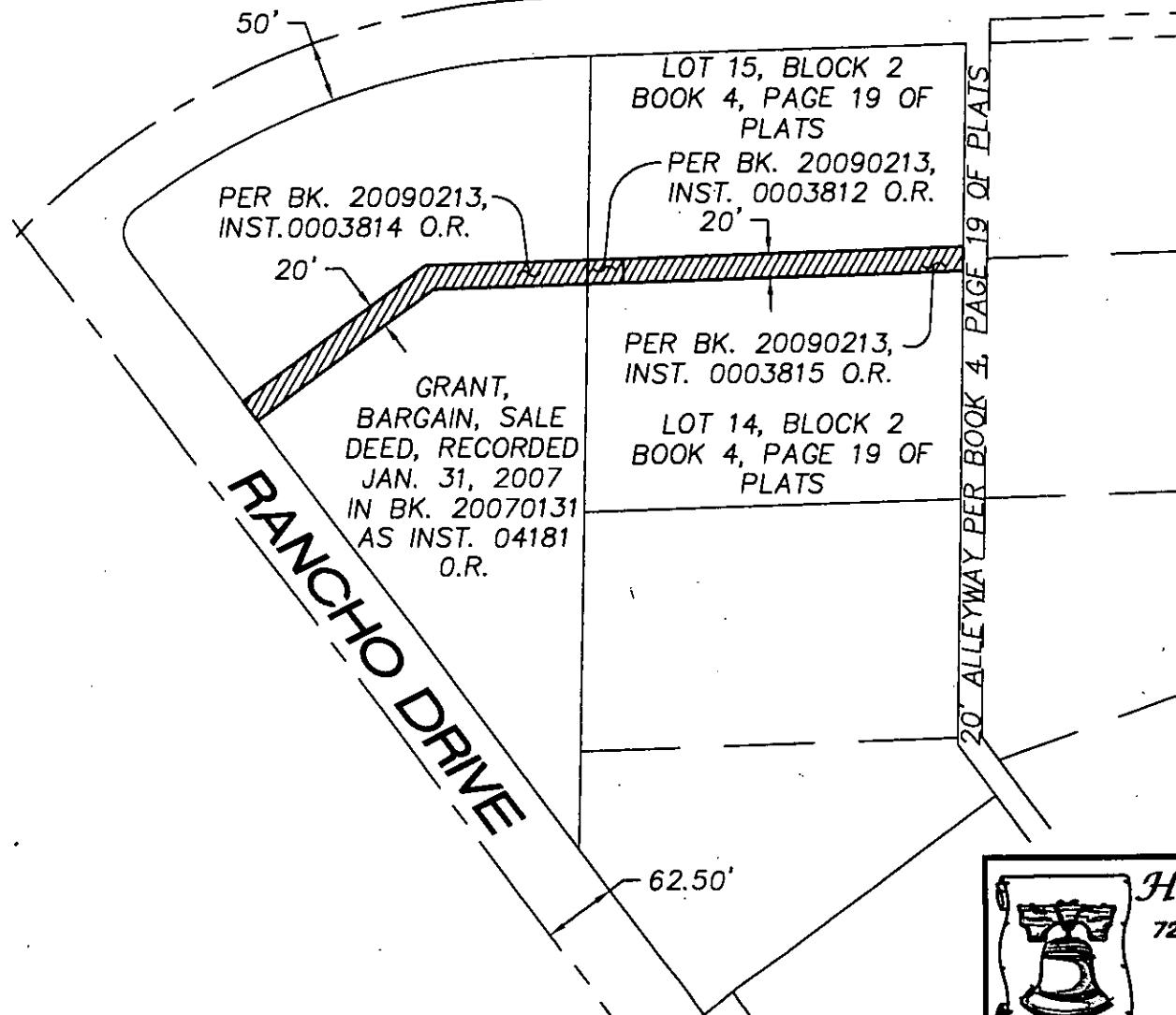
EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

ALEXANDER ROAD



SCALE: 1" = 150'

PROJECT: P: \CURRENT PROJECTS\512.0029\LEGALS\EXHIBITS\5120029VAC-01



RECEIVED
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PHONE (702) 474-6277
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

SHEET 3 OF 3

VAC-39118

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

APN: 138-12-102-003



Inst #: 201102090003208
Fees: \$22.00
N/C Fee: \$25.00
02/09/2011 04:19:54 PM
Receipt #: 672370
Requestor:
LAS VEGAS CITY
Recorded By: ANI Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

ORDER OF PUBLIC DRAINAGE EASEMENT VACATION

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 public drainage easement ("Easement Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated August 9, 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 consideration and final action; and

WHEREAS, not less than ten business days before consideration by the Planning Commission, notice of the Planning Commission public hearing, setting forth the extent of the proposed easement vacation and setting the date for the public hearing was sent by mail on September 9, 2010, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed Easement Area. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on September 10, 2010; and

WHEREAS, the Planning Commission public hearing to consider the Petition was held on September 23, 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 determined that the public will not be materially injured by the proposed easement vacation, and pursuant to Chapter 18.20.060 of the Municipal Code of the City, the Planning Commission's action shall be final, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

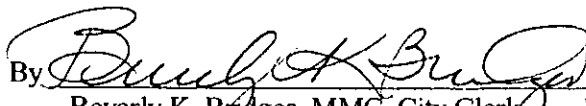
This Order vacates only the City's easement interest as described herein in the Easement Area. Any other property interest over the Easement Area, including any City utility, traffic or other City easements, shall remain in place and this Order and shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 27 day of January, 2011.

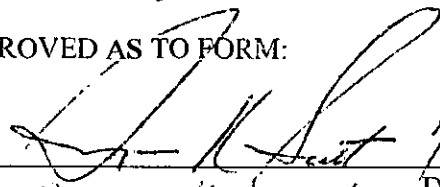
CITY OF LAS VEGAS

By: 
Oscar B. Goodman, Mayor

ATTEST:

By:  2/1/11
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By:  1/24/11
BRYAN K. Scott Date
Assistant City Attorney

CONDITIONS SATISFIED:

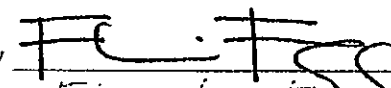
By:  2/8/11
FLINN Date
Planning and Development Department

EXHIBIT A

VACATION AREA DESCRIPTION

Exhibit 'A'

Explanation

This legal is to accompany an application for a drainage easement vacation with the City of Las Vegas. It describes that drainage easement over a parcel of land generally located at the southeast corner of Rancho Drive and Alexander Road.

Legal Description

Parcel I

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of Parcel 1 in File 117, page 61 of Parcel Maps in the office of Clark County, Nevada Recorder, more particularly described as follows:

The parcel of land as described by an easement granted to City of Las Vegas for Drainage Purposes, recorded February 13, 2009, in Book 20090213 as Instrument No. 0003814, of Official Records.

Parcel II

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of Parcel 1 in File 117, page 61 of Parcel Maps in the office of Clark County, Nevada Recorder, more particularly described as follows:

The parcel of land as described by the Reservations or Other Matters as described in the Order of Vacation as recorded February 13, 2009, Book 20090213 as Instrument No. 0003812, of Official Records.

Parcel III

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D. M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of Parcel 1 in File 117, page 61 of Parcel Maps in the office of Clark County, Nevada Recorder, more particularly described as follows:

The parcel of land as described by an easement granted to City of Las Vegas for Drainage Purposes, recorded February 13, 2009, in Book 20090213 as Instrument No. 0003815, of Official Records.

Excepting therefrom the easterly 38.88 feet as shown on File 117, page 61 of Parcel Maps in the office of Clark County, Nevada Recorder.



The above described parcels I, II and III contain a total of 11,880 square feet, more or less.

(See Exhibit 'B' attached hereto and by this reference made a part hereof)

End of description.

Paul A. Sansoucy Jr., PLS
Professional Land Surveyor
Nevada License No. 18180

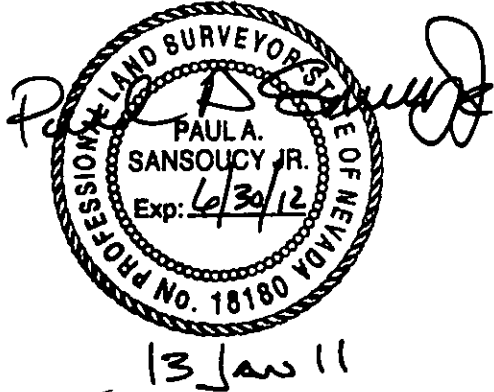
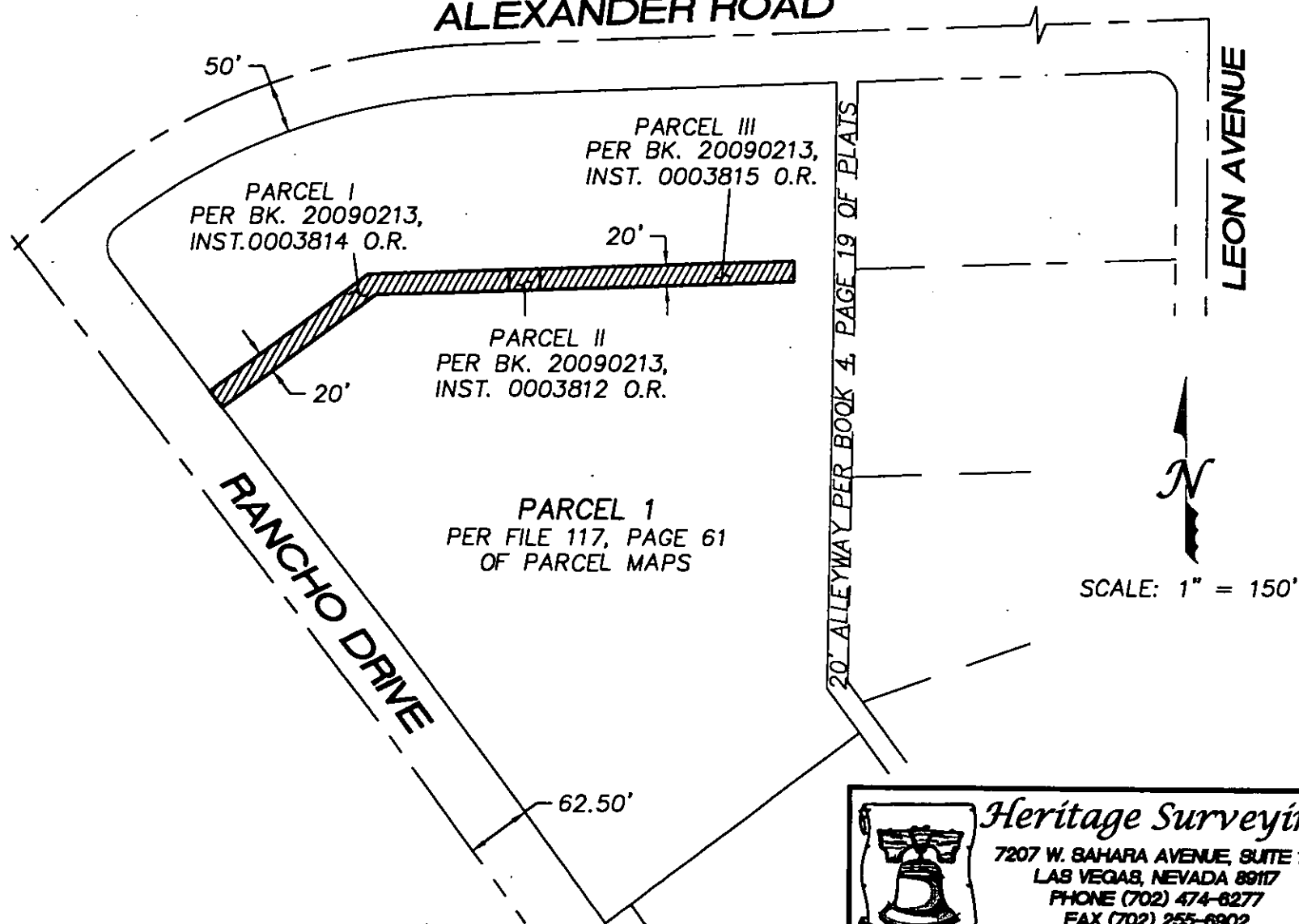


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION
ALEXANDER ROAD



SHEET 3 OF 3



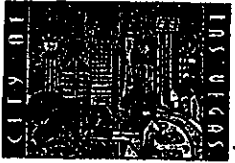
Heritage Surveying

7207 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
PHONE (702) 474-8277
FAX (702) 255-8902
HERITAGE-SURVEYING.COM

EXHIBIT B

CONDITIONS OF APPROVAL LETTER

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

September 24, 2010

Mr. William Huntress
Acquest Vegas, LLC
80 Curtwright Drive, Suite #5
Williamsville, New York 14221

RE: VAC-39118 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Huntress:

Your Petition to Vacate a 20-foot wide public drainage easement at the southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The limits of this Petition of Vacation shall be a twenty-foot wide Public Drainage Easement as granted per document numbers 20090213:03814, 20090213:03812, and 20090213:03815 excluding those portions being granted with Parcel Map PMP-38816 on property generally located at the southeast corner of Rancho Drive and Alexander Road.
2. Appropriate alternative drainage easements shall be granted prior to the recordation of this Petition of Vacation.
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 application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Mayor
Oscar B. Goodman

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

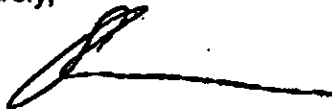


Mr. William Huntress
Acquest Vegas, LLC
VAC-39118 - Page Two
September 24, 2010

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 action by the Planning Commission on September 23, 2010 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after October 4, 2010. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Vanderburgh
80 Curtwright Drive, Suite #5
Williamsville, New York 14221



September 9, 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-39118
NV Energy # RV 0101-2010

Dear Ms. Wulff,

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the drainage easement as described in CLV VAC-39118.

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

Please call me at 402-2360 if you have any questions. Thank you.

Sincerely,

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

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED
AUG 18 2010
DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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:	ACQUEST VEGAS, LLC	
FILE NUMBER:	VAC-39118	

A REQUEST HAS BEEN SUBMITTED BY ACQUEST VEGAS, LLC TO VACATE A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT SOUTHEAST CORNER OF RANCHO DRIVE AND ALEXANDER ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TWENTY-FOOT (20') ~~WIDE PUBLIC DRAINAGE EASEMENT~~ LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST (NW1/4) OF SECTION 12, TOWNSHIP 20, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND LOCATED APPROXIMATELY 400' SOUTH OF THE CENTERLINE OF ALEXANDER ROAD.

COMMENTS DUE BY: AUGUST 24, 2010

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

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

8/20/2010
SOUTHWEST GAS ENGINEERING

NO OBJECTION

Vickie L. Denny

EMRS

X606 Y538

*8-25-10 No Objections. No existing facilities
within area being vacated.
Rauter*



**LAS VEGAS VALLEY
WATER DISTRICT**

September 28, 2010

City of Las Vegas
Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Attention: Mary Wulff

SUBJECT: VACATION AND ABANDONMENT OF DRAINAGE EASEMENT
WITHIN VAC-39118-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Drainage Easement as described in VAC-39118-2010 received by the District on August 18, 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 Freeman

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

JDF:PMB



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

September 15, 2010

VAC-39118
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-39118
Project Name: Rancho Drive/Alexander Road
APN: 138-12-102-001, 002; 138-12-110-011

Re: Request submitted by Acquest Vegas, LLC to vacate a public drainage easement generally located at southeast corner of Rancho Drive and Alexander Road, approximately 400' south of the centerline of Alexander Road, lying in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 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 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
Manager of Plant Facilities
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK
PRN: 457876
North 5 WCE: D.Jones



August 27, 2010

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

Subject: Review requested Vacate: VAC-39118

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

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

Sincerely,

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

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

SEPTEMBER 7, 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-39018, VAC-39118, VAC-39142 AND VAC-39145 (VACATIONS)

DATE TO BE PUBLISHED: FRIDAY, SEPTEMBER 10, 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

Roger Bailey

From: Mary A. Wulff
Sent: Tuesday, January 18, 2011 9:40 AM
To: Bart Anderson; Roger Bailey
Subject: vac 39118

Bart/ Roger, see attached legal description for vacation 39118. I believe condition #2-new drainage easements were granted on the recently recorded pm 117/61. Mary



4712_001.pdf

*Legal looks good.
BB 1/18/11*

*Okay to Record
BA 1/18/11*

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

September 24, 2010

Mr. William Huntress
Acquest Vegas, LLC
80 Curtwright Drive, Suite #5
Williamsville, New York 14221

**RE: VAC-39118 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Huntress:

Your Petition to Vacate a 20-foot wide public drainage easement at the southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The limits of this Petition of Vacation shall be a twenty-foot wide Public Drainage Easement as granted per document numbers 20090213:03814, 20090213:03812, and 20090213:03815 excluding those portions being granted with Parcel Map PMP-38816 on property generally located at the southeast corner of Rancho Drive and Alexander Road.
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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 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.

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Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



Mr. William Huntress
Acquest Vegas, LLC
VAC-39118 - Page Two
September 24, 2010

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 action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 4, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Vanderburgh
80 Curtwright Drive, Suite #5
Williamsville, New York 14221

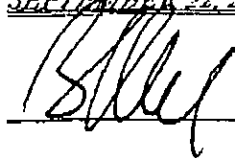
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department Case Planning Division 731 South Fourth Street Las Vegas, Nevada 89101 (702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-39118 - APPLICANT/OWNER: ACQUEST VEGAS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 23, 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 SEPTEMBER 22, 2010.



Signature

09/20/10

Date

Carman Burney - VP

Please Print Name

ACQUEST VEGAS LLC

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

SEP 18 2010

7/12 54/45

Report of All Selected Parcels

Case Number: VAC-39118

Printed On: Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		13812110000
		13812110000
5715 ALEXANDER L L C	4522 AMBER CANYON LN LAS VEGAS NV	13812110067
ACQUEST VEGAS L L C	80 CARTWRIGHT DR #5 AMHERST NY	13812102002
ACQUEST VEGAS L L C	80 CARTWRIGHT DR #5 AMHERST NY	13812102001
ACQUEST VEGAS L L C	80 CARTWRIGHT DR #5 AMHERST NY	13812110011
ACQUEST VEGAS L L C	80 CARTWRIGHT DR #5 AMHERST NY	13812110011
AGUILAR SILVANO	581 OLD WEST CT LAS VEGAS NV	13812110041
BANK TOWN & COUNTRY	8620 W TROPICANA AVE LAS VEGAS NV	13812110066
BANK TOWN & COUNTRY	8620 W TROPICANA AVE LAS VEGAS NV	13812110066
BARON PATRICIA M	3901 LEON AVE LAS VEGAS NV	13812110034
BARTSAS MARY 13 L L C	601 S RANCHO DR #C23 LAS VEGAS NV	13812110049
BERTOCCHINI FAMILY TRUST	3922 HELEN AVE LAS VEGAS NV	13812110046
BOWGREN DALE H & MARGARET C	P O BOX 28112 LAS VEGAS NV	13812110014
BOWGREN FAMILY L P	5320 BRAEMAR DR LAS VEGAS NV	13812110013
BRIDGES RICHARD L	3925 LEON AVE LAS VEGAS NV	13812110037
CASALE PATRICK A & ASSOC LTD	5715 W ALEXANDER DR #125 LAS VEGAS NV	13812110065
CENTURY INVESTMENTS L L C	3920 LEON AVE #3 LAS VEGAS NV	13812110020
CENTURY INVESTMENTS L L C	3920 LEON AVE #3 LAS VEGAS NV	13812110020
EDGEL MARK J & PATRICE	5645 W ALEXANDER RD LAS VEGAS NV	13812110026
ELLUL DONNA M TRUST	3915 HELEN LAS VEGAS NV	13812110031
FOX MARK & SUZANA	8913 EGYPTIAN AVE LAS VEGAS NV	13812110058
GARRICK LEO ARTHUR & KATHIE E	3926 HELEN AVE LAS VEGAS NV	13812110047
GEMINI TRUST	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13812110035
GRAY ROLAND L & KELLY S	6317 LORILLE LN LAS VEGAS NV	13812110003
GREENE MARY T SEPERATE PPTY TR	3931 LEON AVE LAS VEGAS NV	13812110023
GVIDAS NORTHRIDGE PLAZA L L C	41775 ELM ST #201 MURRIETA CA	13812110012
HARPER DONALD A & CAROLYN A	5411 W ALEXANDER RD LAS VEGAS NV	13812110039
HASSELFELD ERNEST C & L FAM TR	3850 LEON AVE LAS VEGAS NV	13812110017
INFIELD DEVELOPMENT II L L C	%J D FIELD 4522 AMBER CANYON LAS VEGAS NV	13812110021
INFIELD DEVELOPMENT II L L C	%J D FIELD 4522 AMBER CANYON LAS VEGAS NV	13812110021
J P 3 PROPERTIES L L C	5715 W ALEXANDER RD #155 LAS VEGAS NV	13812110060

Report of All Selected Parcels**Case Number:** VAC-39118**Printed On:** Fri: August 13, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JACK BARBARA K	5665 W ALEXANDER RD LAS VEGAS NV	13812110024
JAMES ERIC DONALD	3929 HELEN AVE LAS VEGAS NV	13812110028
JOHNSON FAMILY TRUST	5401 W ALEXANDER RD LAS VEGAS NV	13812110040
KRONENBERGER KIRK V	3925 HELEN AVE LAS VEGAS NV	13812110029
LAUER H STEPHEN & BARBARA A	3930 HELEN AVE LAS VEGAS NV	13812110038
LEWIS STEVEN L & ALENE A	5655 W ALEXANDER RD LAS VEGAS NV	13812110025
MARTINEZ JOAQUIN	5434 W ALEXANDER RD LAS VEGAS NV	13812110019
MARTINEZ JOAQUIN & JOSE	5434 W ALEXANDER RD LAS VEGAS NV	13812110018
MARTINEZ JOSE M & MARIA D	3851 LEON AVE LAS VEGAS NV	13812110032
MATHIEU RHEA	6158 QUINTILLION AVE LAS VEGAS NV	13812110008
MILBRAT MICHELE	8208 FAWN HEATHER CT LAS VEGAS NV	13812110036
NATION LEWIS WILLIAM	3919 HELEN LAS VEGAS NV	13812110030
POOLE-SANFORD L L C	3901 N RANCHO DR LAS VEGAS NV	13812110005
POOLE-SANFORD L L C	3901 N RANCHO DR LAS VEGAS NV	13812110004
RICHARDSON GLENN D & A N FAM TR	61 TYROL WY HCR-38 LAS VEGAS NV	13812110033
SROMALLA FAMILY TRUST	6618 GOLDEN BIT AVE LAS VEGAS NV	13812110051
SROMALLA FAMILY TRUST	6618 GOLDEN BIT AVE LAS VEGAS NV	13812110052
TAXPAYER	LAS VEGAS NV	13812110062
THOMAS LARRY D & NERISSA L	6500 W EL CAMPO GRANDE AVE LAS VEGAS NV	13812110015
TOOMEY REAL ESTATE L L C	%EL JEN MEDICAL HOSPITAL INC 5538 DUNCAN DR LAS VEGAS NV	13812110053
WESTCARE FOUNDATION INC	900 GRIER DR LAS VEGAS NV	13812110056
WHITE FAMILY TRUST	3903 MAINE AVE BALDWIN PARK CA	13812110027

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

September 10, 2010

Mr. William Huntress
Acquest Vegas, LLC
80 Curtwright Drive, Suite #5
Williamsville, New York 14221

**RE: VAC-39118 - VACATION
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Huntress:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 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, September 17, 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. Brian Vanderburgh
80 Curtwright Drive, Suite #5
Williamsville, New York 14221

Mayor
Oscar B. Goodman

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

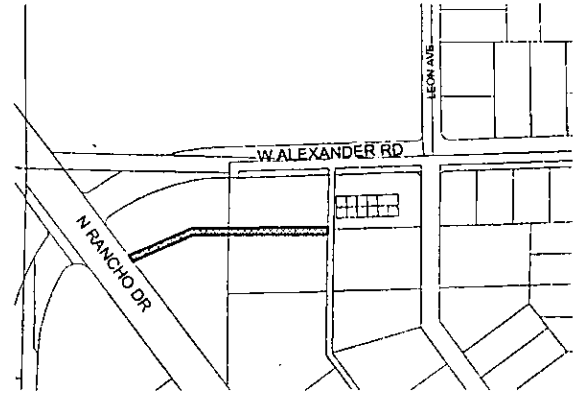
City Manager
Elizabeth N. Fretwell



Application Information

VAC-39118 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at the southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross).

Application Location



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

Public Hearing Information

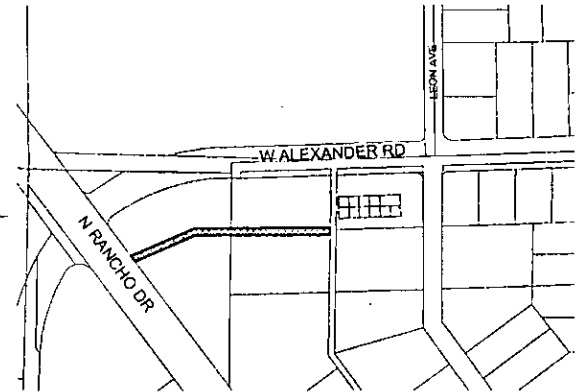
Meeting: Planning Commission
Date: *September 23, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-39118 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at the southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross).

Application Location



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

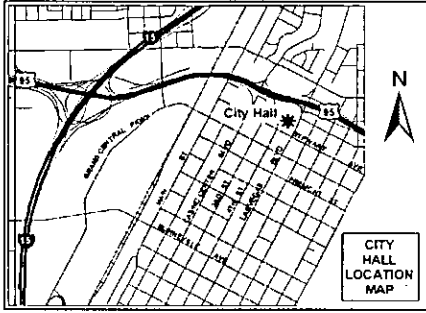
Public Hearing Information

Meeting: Planning Commission
Date: *September 23, 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

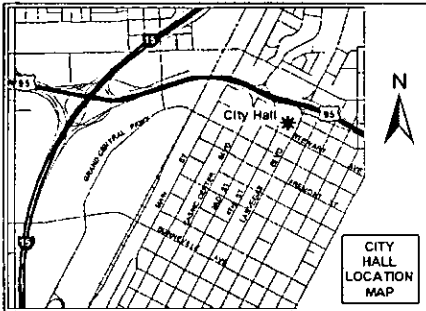
Please use available blank space on card for your comments.

VAC-39118

Planning Commission Meeting of 9/23/2010

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-39118

Planning Commission Meeting of 9/23/2010

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 Riekk, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **VAC-39118** Acquest Vegas, LLC SEC Rancho Dr. & Alexander Rd.
Request for a Petition of Vacation of a drainage easement

COMMENTS:

This Vacation application proposes to vacate an existing 20-foot wide public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be a twenty-foot wide Public Drainage Easement as granted per document numbers 20090213:03814, 20090213:03812, and 20090213:03815 excluding those portions being granted with Parcel Map PMP-38816 on property generally located at the southeast corner of Rancho Drive and Alexander Road.
2. Appropriate alternative drainage easements shall be granted prior to the recordation of this Petition of Vacation.
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.

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID (420 N. FOURTH STREET) SURVEY TRAFFIC ENGINEERING ROGER BAILEY REBECCA WHITLOCK ALBERT SUNG DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER	
SUBJECT: PETITION OF VACATION APPLICANT: ACQUEST VEGAS, LLC FILE NUMBER: VAC-39118		

A REQUEST HAS BEEN SUBMITTED BY ACQUEST VEGAS, LLC TO VACATE A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT SOUTHEAST CORNER OF RANCHO DRIVE AND ALEXANDER ROAD, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TWENTY-FOOT (20') WIDE PUBLIC DRAINAGE EASEMENT LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST (NW1/4) OF SECTION 12, TOWNSHIP 20, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND LOCATED APPROXIMATELY 400' SOUTH OF THE CENTERLINE OF ALEXANDER ROAD.

COMMENTS DUE TO BART ANDERSON BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

(Revised 1/02)

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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: ACQUEST VEGAS, LLC		
FILE NUMBER: VAC-39118		

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COMMENTS DUE BY: AUGUST 24, 2010

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

All others: location map

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

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 08/13/10
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:	ACQUEST VEGAS, LLC	
FILE NUMBER:	VAC-39118	

A REQUEST HAS BEEN SUBMITTED BY ACQUEST VEGAS, LLC TO VACATE A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT SOUTHEAST CORNER OF RANCHO DRIVE AND ALEXANDER ROAD, WARD 6 (ROSS).

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COMMENTS DUE BY: AUGUST 24, 2010

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

PLANNING COMMISSION MEETING: SEPTEMBER 23, 2010

ATTACHMENT:

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

U(ML)

ALEXANDER RD

**RIGHT-OF-WAY
TO BE
VACATED**

U(ML)

5715

OFFICE

OFF.

C-2

RANCHO

DR

ROWLAND
AVE

C-2

C-1

U-HAUL
MINI-STORAGE

C-1

C-2

SHOPS

3963

3965

3955

3963

3951

3960

0 100 200 Feet

CASE: VAC-39118



YK

Report Date 08/10/2010 12:51 PM

Submitted By

Page 1

A/P # 39118 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/09/2010 10:39	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAC-39118 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Petition to Vacate a 20-foot wide public drainage easement at southeast corner of Rancho Drive and Alexander Road, Ward 6 (Ross).

Parent A/P

Project #	39118	Project/Phase Name	Phase #
Size/Area	0.00	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 13812102001

Location

Owner/Tenant

Contact ID AC1783813	Name	ACQUEST VEGAS L L C	
Mailing Address 80 CARTWRIGHT DR #5	Organization		
City AMHERST	State/Province NY		
ZIP/PC 14221-7055	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

13812102001
13812102002
13812110011

Report Date 08/10/2010 12:51 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1808563 ☐ Foreign
Effective
Name BRIAN VANDERBURGH
Day Phone (702)561-3015 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 80 CURTWRIGHT DR
#5
WILLIAMSVILLE, NY 14221
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1783813 ☐ Foreign
Effective
Name ACQUEST VEGAS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 80 CARTWRIGHT DR #5
AMHERST, NY 14221-7055
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	08/09/2010 10:43	500.00
NOTIFICATION & ADVERTISING FEE	P	08/09/2010 10:43	500.00
Total Unpaid	0.00	Total Paid	1000.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC) Modified By JMARSHALL Modified Date/Time 08/09/2010 10:39
Comments
No Comments

Report Date 08/10/2010 12:51 PM

Submitted By

Page 3

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 GKAGAFAS

Modified Date/Time 08/10/2010 12:18

Comments

No Comments

PLANNING LEGAL

Enter legal description

A REQUEST HAS BEEN SUBMITTED BY ACQUEST VEGAS, LLC TO VACATE A PUBLIC DRAINAGE EASEMENT GENERALLY LOCATED AT SOUTHEAST CORNER OF RANCHO DRIVE AND ALEXANDER ROAD, WARD 6 (ROSS).

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Check Conditions

Condition
Approval
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project #

AP Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 08/10/2010 12:51 PM

Submitted By

Page 4

VACATION

N Parent Project link required?

Vacation Routing Process after City Council

N External (Utility) Comments required?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
09/23/2010	PC	SCHEDULED	0	0	0
JMARSHALL	08/09/2010				

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

There are no items in this list

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 08/09/2010 10:48 0.00
DENNIS LAYTON, HERITAGE SURVEYING; FOR ACQUEST VEGAS LLC; 2 CHECKS (EA \$500) CK#S 1049 & 1050; 702-474-6277;

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Acquest Vegas, LLC Vacation of Drainage Easements
Project Address (Location) SEC Rancho Drive & Alexander Road, Las Vegas, NV 89130
Project Name VA Outpatient Clinic Proposed Use Clinic
Assessor's Parcel #(s) 138.12.102.001, 002 & 138-12-110-011 Ward # 6
General Plan: existing N/A proposed N/A Zoning: existing C-2 proposed C-2
Commercial Square Footage 38,000 Floor Area Ratio 10.13
Gross Acres 8.84 Lots/Units 1 Density N/A
Additional Information _____

RECEIVED
CITY CLERK
2010 AUG 1
Cindy Daumen

PROPERTY OWNER Acquest Vegas, LLC Contact William Huntress
Address 80 Curtwright Dr., Suite 5 Phone: (716) 204-3570 Fax: (706) 204-3588
City Williamsville State NY Zip 14221
E-mail Address huntress@acquestdevelopment.com

APPLICANT Same as Owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE Brian Vanderburgh Contact same
Address 80 Curtwright Dr., Suite 5 Phone: (702) 561-3015 Fax: _____
City Williamsville State NY Zip 14221
E-mail Address bvanderburgh@acquestdevelopment.com

Property Owner Signature _____

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

Print Name William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010

Cindy Daumen

Notary Public in and for said County and State CINDY DAUMEN

Notary Public - State of New York
No. 01DA6169974

Qualified in Erie County

My Commission Expires July 2, 2011

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAC-39119</u>
Meeting Date:	<u>09/23/10</u>
Total Fee:	<u>\$ 1000.00</u>
Date Received:	<u>8-9-10</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138.12.102.001,002 & 138.12.110.001

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vandergurgh, Construction Manager

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

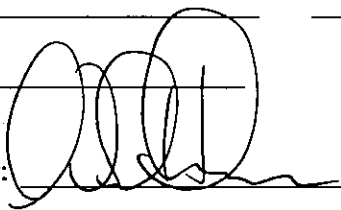
☒ No

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): _____

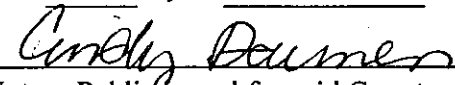
APN: _____

Signature of Property Owner: 

Print Name: William L. Huntress, Managing Member

Subscribed and sworn before me

This 29 day of June, 2010


Notary Public in and for said County and State

CINDY DAUMEN
Notary Public - State of New York
No. 01DA6169974
Qualified in Erie County
My Commission Expires July 2, 2011

RECEIVED
AUG 09 2010



Heritage Surveying

7207 W. Sahara Avenue, Suite 115

Las Vegas, Nevada 89117

www.heritage-surveying.com

(702) 474-6277 (HS4-MAPS)

(702) 255-6902 Fax

Project: 512.0029.02

August 6, 2010

Clark County Comprehensive Planning Department
500 S. Grand Central Pkwy., 1st Floor
Box 551799
Las Vegas, NV 89155

Subject: **Vacation of Drainage Easement - Justification Letter**
APNS: 138-12-102-001, 002 and 138-12-110-011

To Whom It May Concern:

On behalf of our client, Acquest Vegas, LLC, Heritage Surveying is submitting the attached drainage easement vacation for review and approval. It is our intent to vacate a drainage easement located near the southeast corner Rancho Drive and Alexander Road also lying within the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 12, Township 20, Range 60 East, M.D.M., in the City of Las Vegas, Clark County, Nevada, and recorded in the following documents: in Book 20090213, Instrument No. 0003812, recorded on February 13, 2009 of Official Records, in Book 20090213, Instrument No. 0003814, recorded on February 13, 2009 of Official Records and in Book 20090213, Instrument No. 0003815, recorded on February 13, 2009 of Official Records. This drainage easement is no longer necessary due to development of the parcel.

If you have any questions or need additional information, please contact me at (702) 474-6277.

Sincerely,

Paul A. Sansoucy Jr., PLS
Professional Land Surveyor
Nevada License No. 18180

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APN NO: 138-12-102-001 and 002; 138-12-110-011

RECORDING REQUESTED BY:

Fidelity National Title

File No.: FT090017858-DS

AND WHEN RECORDED MAIL TO:

Acquest Vegas, LLC
80 Carnwright Drive, Suite 5
Amherst, New York 14221

AND WHEN RECORDED MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Att: RPTT: \$38,760.00

Inet #: 201005270000933

Fees: \$17.00 WCFee: \$0.00

RPTT: \$38,760.00 Ex: #

08/27/2010 10:00:17 AM

Receipt #: 201005270000933

Requestor: FIDELITY NATIONAL TITLE

NEVADA TITLE LAS VEGAS

Recorded By: KOD Page: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH, THAT:

Three Peaks Investments, Inc., a Nevada corporation as to an undivided 75% interest, and L. Mario Sanchez, a married man as his sole and separate property as to an undivided 25% interest as to Parcels One (1) and Two (2) and 3920 Rowland, LLC, a Nevada limited liability company, who erroneously acquired title as 3920 Rowland Avenue, LLC, a Nevada limited liability company as to Parcel Three (3)

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to:

Acquest Vegas, LLC, a New York limited liability company

All that real property situated in the County of Clark, State of Nevada, described as follows:

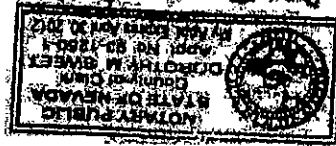
See Exhibit "A" attached hereto and made a part hereof by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

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1-058-36-01
+ 31118-11-112323



My commission expires: 4/30/2012

Notary Public
Christy M. Smith

who acknowledged that he/she/they executed
the above instrument.

J. Mario Sanchez

Matthew Brady

On 01/10
personally appeared before me, a Notary Public

STATE OF NEVADA
COUNTY OF CLARK

J. Mario Sanchez
J. Mario Sanchez

Matthew Brady, President
Matthew Brady, President

Three Peaks Investments, Inc., a Nevada corporation
Three Peaks Investments, Inc., a Nevada corporation

3920 Rowland, LLC, a Nevada limited liability company
3920 Rowland, LLC, a Nevada limited liability company

Matthew Brady, Manager
Matthew Brady

General and special taxes for the current fiscal year;
Covenants, conditions, restrictions, right of way, easements and
reservations of record.

SUBJECT TO:
1.
2.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE (1):

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 95 (RANCHO DRIVE) AS THE SAME NOW EXISTS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEEDS RECORDED OCTOBER 11, 1979 IN BOOK 1131 AS INSTRUMENT NO. 1090371 AND 1090372 OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING NORTH OF THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS IN THE ABOVE REFERENCED DEEDS.

ASSESSOR'S PARCEL NUMBER: 138-12-102-001

PARCEL TWO (2):

LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK TWO (2) OF TONOPAH TERRACE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF VACATED ROWLAND AVENUE APPURTENANT THERETO, AS VACATED BY THOSE CERTAIN INSTRUMENTS RECORDED AUGUST 6, 1998 IN BOOK 980806 AS DOCUMENT NO. 00848, OFFICIAL RECORDS, AND RECORDED FEBRUARY 26, 1999 IN BOOK 990226 AS DOCUMENT NO. 01612, OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW.

ASSESSOR'S PARCEL NUMBER: 138-12-110-011

PARCEL THREE (3):

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ALL THE LAND REVERTED BACK TO ACREAGE AS SHOWN IN THAT CERTAIN FINAL MAP TITLED "REVERSIONARY PLAT MAP OF A PORTION OF TONOPAH TERRACE", RECORDED IN BOOK 141, PAGE 37 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AND LYING WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LEON AVENUE AND ALEXANDER ROAD AS SHOWN ON SAID REVERSIONARY FINAL MAP; THENCE ALONG THE CENTERLINE OF SAID ALEXANDER ROAD, SOUTH 88°25'43" WEST, 331.29 FEET; THENCE DEPARTING SAID STREET CENTERLINE, SOUTH 01°13'22" WEST, 50.06 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID ALEXANDER ROAD WITH THE WEST RIGHT-OF-WAY OF A 20 FOOT WIDE ALLEY AS SHOWN IN THAT CERTAIN FINAL MAP TITLED "TONOPAH TERRACE", RECORDED IN BOOK 4, PAGE 19 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID ALLEY, SOUTH 01°13'22" WEST, 380.00 FEET TO THE NORTHEAST CORNER OF LOT 18 OF BLOCK 2 AS SHOWN IN SAID "TONOPAH TERRACE" FINAL MAP; THENCE ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 88°26'24" WEST, 284.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, BEING THE EAST RIGHT-OF-WAY OF ROWLAND AVENUE; THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID ROWLAND AVENUE, NORTH 01°23'15" EAST, 380.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID ALEXANDER ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID ALEXANDER ROAD, NORTH 88°25'43" EAST, 282.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY DENNIS W. LAYTON, PLS. NO. 11879.

TOGETHER WITH THOSE PORTIONS OF VACATED ROWLAND AVENUE APPURTENANT THERETO AS VACATED BY THAT CERTAIN INSTRUMENT RECORDED FEBRUARY 13, 2009 IN BOOK 20090213 AS DOCUMENT LNO. 03812, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 138-12-102-002

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August 6, 2010
P. Sansoucy Jr.
APN: 139-20-501-001, 002, 139-20-511-003

Exhibit 'A'

Explanation

This legal is to accompany an application for a drainage easement vacation with the City of Las Vegas. It describes that drainage easement over a parcel of land generally located at the southwest corner of Rancho Drive and Alexander Road.

Legal Description

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D. M., in the City of Las Vegas, County of Clark, State of Nevada, being a portion of that parcel of land described by GRANT, BARGAIN, SALE DEED, recorded January 31, 2007 in Book 20070131 as Instrument number 04181 of Clark County, Nevada Records, described as follows:

COMMENCING at the centerline intersection of Alexander Road and Leon Avenue as shown on the plat of TONOPAH TERRACE, on file in Book 4 of Plats, Page 19, of Clark County, Nevada Records; thence along the centerline of said Alexander Road as shown on said TONOPAH TERRACE plat, South 88°25'45" West, 646.58 feet to the west line of that portion of Rowland Avenue as shown on said TONOPAH TERRACE plat; thence along said west line, South 01°23'15" West, 220.02 feet to the **POINT OF BEGINNING**, thence South 88°26'06" West, 135.87 feet; thence South 53°34'00" West, 189.85 feet to the southwesterly line of said GRANT, BARGAIN, SALE DEED parcel; thence along said southwesterly line, and along the northeasterly line of Rancho Drive, South 36°26'00" East, 20.00 feet; thence, North 53°34'00" East, 183.57 feet; thence North 88°26'06" East, 128.56 feet to the west line of Rowland Avenue as shown on said TONOPAH TERRACE plat; thence along said west line, North 01°23'15" East, 20.03 feet to the **POINT OF BEGINNING**

Together with that portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the centerline intersection of Alexander Road and Leon Avenue as shown on the plat of TONOPAH TERRACE, on file in Clark County, Nevada Records; thence along the centerline of said Alexander Road as shown on said TONOPAH TERRACE plat, south 88°25'45" West, 616.54 feet to the northerly projection of the west line of Lot 15 in Block 2 of said Tonopah terrace plat; thence along the northerly projection of, and along the west line of said Lot 15, South 01°23'15" West, 220.03 feet to the **POINT OF BEGINNING**; thence along a line parallel with and lying 10.00 feet north of the south line of said Lot 15, North 88°26'06" East, 283.89 feet the east line of said Lot 15; thence along said east line, South 01°13'22" west, 10.01 feet to the southeast corner of said Lot 15, also being the northeast corner of Lot 14 in said Block 2; thence along the east line of said Lot 14, South 01°13'22" West, 10.01 feet; thence along a line parallel with and lying 10.00 feet south of the north line of said Lot 14, South 88°26'06" West, 283.94 feet to the west line of said Lot 14; thence along said west line, North 01°23'15" East, 10.01 feet to the northwest corner of said Lot 14, also being the southwest corner of said Lot 15; thence along the west line of said Lot 15, North 01°23'15" East, 10.01 feet to the **POINT OF BEGINNING**.

P:_Current Projects\512.0029_Legals\5120029VAC01.doc • Page 1 of 3



Heritage Surveying

7207 W. Sahara Avenue, Suite 115 • Las Vegas, NV 89117 • (702) 474-6277 • (702) 255-6902 - Fax
www.Heritage-Surveying.com

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Together with that portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of Rowland Avenue (30 feet wide) as shown on the plat of TONOPAH TERRACE, on file in Book 4 of Plats, Page 19, of Clark County, Nevada Records, described as follows:

That portion of Rowland Avenue (30 feet wide), as shown on said TONOPAH TERRACE plat, bounded as follows: bounded on the north by the westerly projection of a line parallel with and lying 20 feet south of the north line of Lot 15 in Block 2 of said TONOPAH TERRACE plat, said parallel line also being the south line of that parcel of land described by QUITCLAIM DEED, recorded May 2, 1978 in Book 881 as Instrument Number 840183 of Clark County, Nevada Records; and bounded on the south by the westerly projection of the north line of Lot 13 in said Block 2.

RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public streetlight purposes, public fire hydrant purposes and appurtenances thereto, over, across and under the north 5.00 feet of the above-described parcel of Land together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement city OF Las Vegas for public drainage purposes and appurtenances thereto, together with reasonable rights of ingress thereto and egress therefrom, over, across and under that parcel of land described as follows:

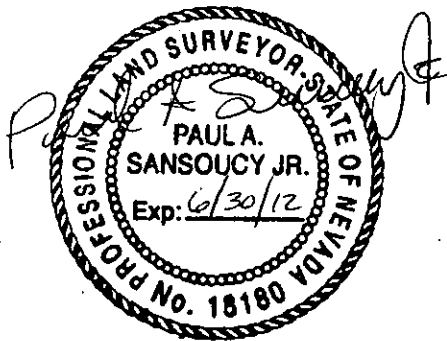
That portion of said Rowland Avenue, bounded as follows: bounded on the north by the westerly projection of a line parallel with and lying 10 feet north of the south line of Lot 15 in Block 2 of said TONOPAH TERRACE plat; and bounded on the south by the westerly projection of a line parallel with and lying 10 feet south of the south line of said Lot 15 said easement is to be privately maintained.

Contains 12,658 square feet, more or less.

(See Exhibit 'B' attached hereto and by this reference made a part hereof)

End of description.

Paul A. Sansoucy Jr., PLS
Professional Land Surveyor
Nevada License No. 18180



6 Aug 10



Heritage Surveying

7207 W. Sahara Avenue, Suite 115 • Las Vegas, NV 89117 • (702) 474-6277 • (702) 255-6902 - Fax
www.Heritage-Surveying.com

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BUILDING & SAFETY



DEVELOPMENT
SERVICES CENTER

DSC, Permits Division
731 South 4th Street
Las Vegas NV 89101
702-229-6251
702-474-7369 FAX
8AM to 5PM on Mon/Tue/Thu/Fri
8:30AM to 5PM on Wed

PLAN READY NOTICE

Total Fees Due: 225.00

Date: 8/9/2010

To: WHITING TURNER CONTRACTING COM

Re: AP# 168824 REVISIONS

SMITHS PERFORMING ARTS CENTER

Fee Breakdown

ADMIN	50.00
DEFERRED SUBMITTAL	100.00
PLAN CHECK	75.00

Building & Safety Fees Due: 225.00

Your plans are ready to be picked-up. Please pull a ticket to see a cashier, and if paying by check, make it payable to the City of Las Vegas. MasterCard, Visa, and Discover credit/debit cards are also accepted. If you have any questions, please call the number above.

When picking-up a permit:

Licensed contractors must provide their:

- pre-printed company check or company credit card (company name must match license); **or**
- **if paying by any other means**, original Nevada State Contractors' Board card; **or**
- **if applicable**, authorized designee with a letter on company letterhead, signed by a principal of their company, specifically listing their designee's name, check number, and check amount.

Owner builders must provide their:

- proof of ownership (i.e., copy of deed to project property); **and**
- completed Nevada State Contractors' Board Owner Builder Affidavit of Exemption form; **and**
- **if applicable**, authorized designee with a notarized letter, signed by the property owner, specifically listing their designee's name and their permission to pick-up their permit.

**Photo ID is required
with all in-person transactions.**

Cashiers Close at 4:30 PM.

ACQUEST VEGAS LLC**Business Entity Information**

Status:	Active	File Date:	10/16/2009
Type:	Foreign Limited-Liability Company	Entity Number:	E0561512009-2
Qualifying State:	NY	List of Officers Due:	10/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV20091499633	Business License Exp:	10/31/2010

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Managing Member - WILLIAM L HUNTRESS			
Address 1:	80 CURTWRIGHT DRIVE, SUITE #5	Address 2:	
City:	WILLIAMSVILLE	State:	NY
Zip Code:	14221	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20090748140-35	# of Pages:	1
File Date:	10/16/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090748143-68	# of Pages:	1
File Date:	10/16/2009	Effective Date:	
(No notes for this action)			

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Exception No. 13

(6)

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101
APN: 138-12-199-007

20090213-0003812

Fee: \$19.00
N/C Fee: \$0.00
02/13/2009 14:29:47
T20090050899
Requestor:
LAS VEGAS CITY
Debbie Conway JAU
Clark County Recorder Pgs: 6

ORDER OF VACATION

WHEREAS, a petition dated the 22nd day of May 2008, 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 10th day of July 2008, 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

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VAC-28269

- 1 -

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WHEREAS, the notices were mailed and a notice of hearing was published on the 27th day of June 2008, and

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WHEREAS, The City Council having held a hearing on the 6th day of August 2008, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

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

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

EXPLANATION:

This legal description describes a public road parcel generally located south of Alexander Road and east of Rancho Drive, to be vacated.

LEGAL DESCRIPTION:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of ROWLAND AVENUE (30 feet wide) as shown on the plat of

VAC-28269

- 2 -

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TONOPAH TERRACE, on file in Book 4 of Plats, Page 19, of Clark County, Nevada Records, described as follows:

That portion of ROWLAND AVENUE (30 feet wide), as shown on said TONOPAH TERRACE plat, bounded as follows: bounded on the north by the westerly projection of a line parallel with and lying 20 feet south of the north line of LOT 15 in BLOCK 2 of said TONOPAH TERRACE plat, said parallel line also being the south line of that parcel of land described by QUITCLAIM DEED, recorded May 2, 1978 in Book 881 as Instrument Number 840183 of Clark County, Nevada Records; and bounded on the south by the westerly projection of the north line of LOT 13 in said BLOCK 2.

RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public streetlight purposes, public fire hydrant purposes and appurtenances thereto, over, across and under the north 5.00 feet of the above-described parcel of land, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public drainage purposes and appurtenances thereto, together with reasonable rights of ingress thereto and egress therefrom, over, across and under that parcel of land described as follows:

That portion of said ROWLAND AVENUE, bounded as follows: bounded on the north by the westerly projection of a line parallel with and lying 10 feet north of the south line of LOT 15 in BLOCK 2 of said TONOPAH TERRACE plat; and bounded on the south by the westerly projection of a line parallel with and lying 10 feet south of the south line of said LOT 15. Said easement is to be privately maintained.

The MAP EXHIBIT accompanying this legal description is attached hereto and made a part hereof.
END OF DESCRIPTION

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

1. The limits of this Petition of Vacation shall be defined as the entire width of Rowland Avenue, south of Alexander Road;

VAC-28269

- 3 -

RECEIVED
AUG 09 2010

2. Prior to the recordation of an Order of Vacation, a Reversionary Map or other action acceptable to the City Surveyor shall record to eliminate the existing property lines so that all parcels remain adjacent to a public street upon this vacation action;
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;
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 an Order of Vacation;

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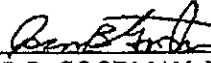
5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first;
6. 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;
7. All development shall be in conformance with code requirements and design standards of all City Departments;
8. 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

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other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained; and

9. 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.

DATED this 29th day of January, 2009.

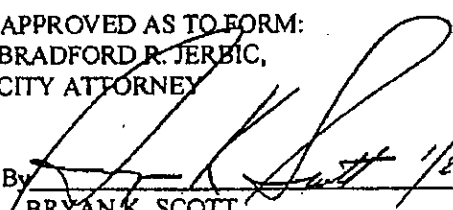

OSCAR B. GOODMAN, MAYOR

ATTEST:

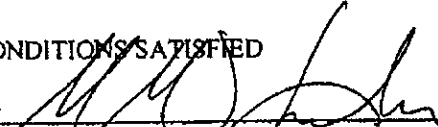
BEVERLY K. BRIDGES,
CMC CITY CLERK

ORIGINAL

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

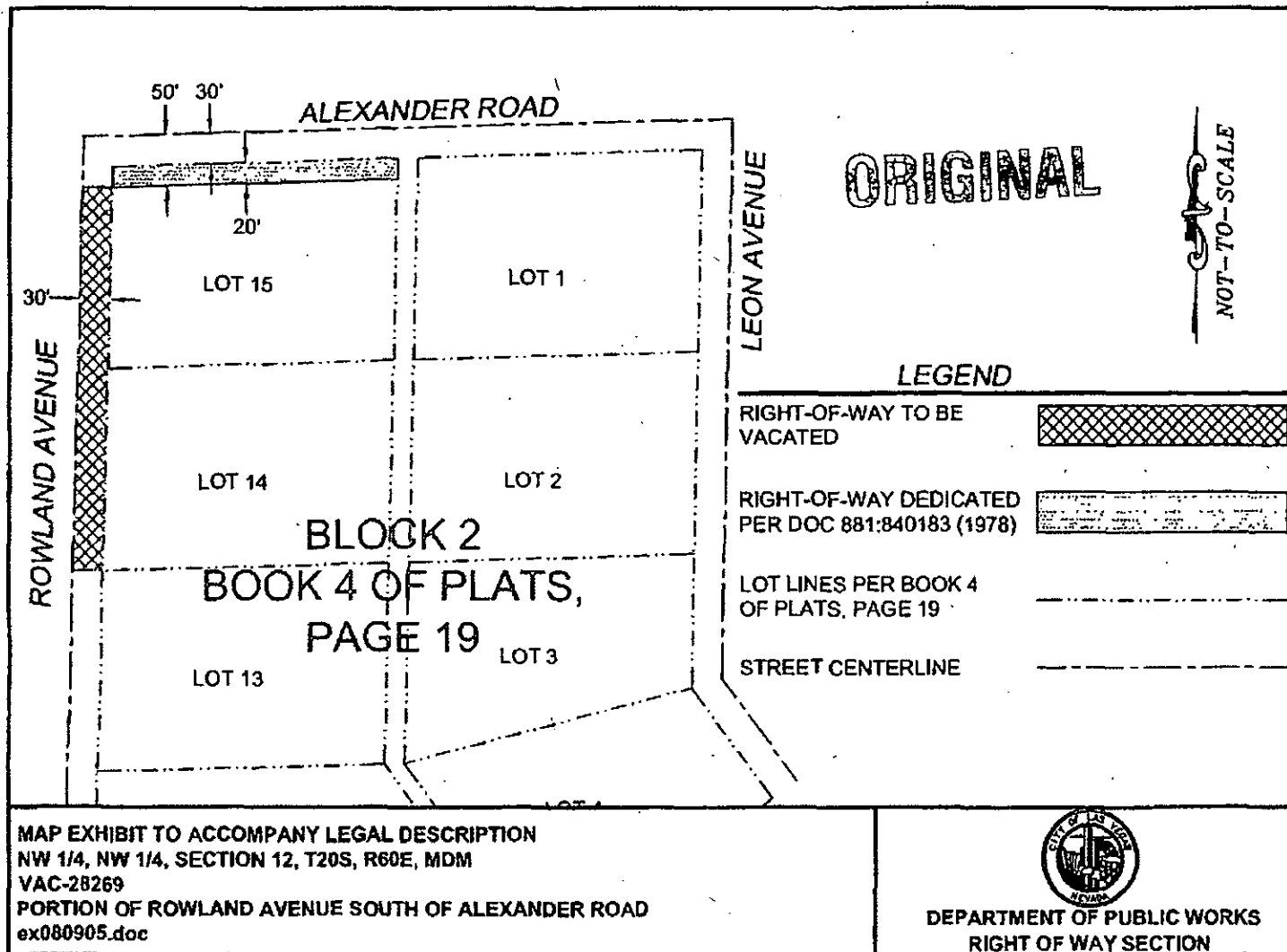
By  /27/09
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

CONDITIONS SATISFIED

By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

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AUG 09 2010

RECEIVED
AUG 09 2010



Exception No. /S

20090213-0003815

APN: 138-12-110-009
138-12-110-010

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

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

02/13/2009 14:29:47
T20090050899

Requestor:
LAS VEGAS CITY

Debbie Conway JAU
Clark County Recorder Pgs: 5

RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES

I (WE): 3920 ROWLAND AVENUE, LLC., a Nevada limited liability company, the undersigned, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State of Nevada, its successors and assigns, all rights necessary for the construction, operation, repair and renewal of surface and subsurface drainage channels, pipes, conduits and attached appurtenances; upon, over, under and across the parcel of land hereinafter described, and the right of ingress and egress to and over said parcel. Said parcel of land being described as follows:

(DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED)

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

For: Drainage easement located south of Alexander Rd, east of the Rowland Avenue alignment.

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

ORIGINAL

CONTINUED
NW/CLV
CMC

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AUG 09 2010

RECEIVED
AUG 09 2010

EXHIBIT "A"
138-12-110-009, -010

EXPLANATION:

This land description describes a parcel of land to be granted as a public drainage easement, generally located south of Alexander Road, east of Rancho Drive.

ORIGINAL

LEGAL DESCRIPTION:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the centerline intersection of ALEXANDER ROAD and LEON AVENUE as shown on the plat of TONOPAH TERRACE, on file in Book 4 of Plats, Page 19, of Clark County, Nevada Records; thence along the centerline of said ALEXANDER ROAD as shown on said TONOPAH TERRACE plat, South 88°25'45" West, 616.54 feet to the northerly projection of the west line of LOT 15 in BLOCK 2 of said TONOPAH TERRACE plat; thence along the northerly projection of, and along the west line of said LOT 15, South 01°23'15" West, 220.03 feet to the POINT OF BEGINNING; thence along a line parallel with and lying 10.00 feet north of the south line of said LOT 15, North 88°26'06" East, 283.89 feet to the east line of said LOT 15; thence along said east line, South 01°13'22" West, 10.01 feet to the southeast corner of said LOT 15, also being the northeast corner of LOT 14 in said BLOCK 2; thence along the east line of said LOT 14, South 01°13'22" West, 10.01 feet; thence along a line parallel with and lying 10.00 feet south of the north line of said LOT 14, South 88°26'06" West, 283.94 feet to the west line of said LOT 14; thence along said west line, North 01°23'15" East, 10.01 feet to the northwest corner of said LOT 14, also being the southwest corner of said LOT 15; thence along the west line of said LOT 15, North 01°23'15" East, 10.01 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 5,678 square feet, more or less.

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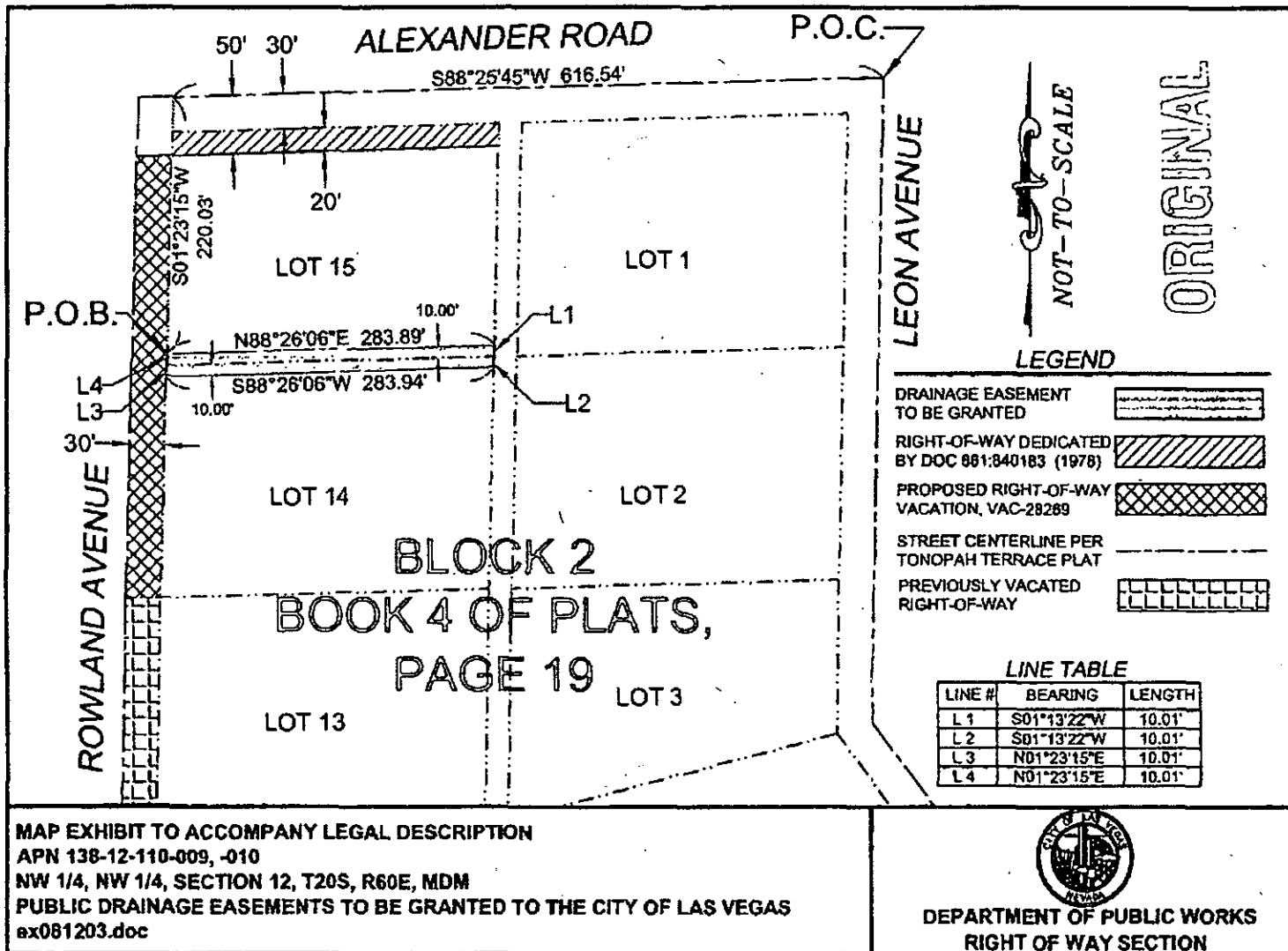
The Basis of Bearings for this land description is North 88°25'45" East, being the centerline of ALEXANDER ROAD as shown on the plat of TONOPAH TERRACE, on file in Book 4 of Plats, Page 19, of Clark County, Nevada Records.

Written By:
Neil Wacaser
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(702) 229-2475
nwacaser@lasvegasnevada.gov

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

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