

Planning & Development Department
Scanning Cover Sheet

Case No PM-04-02

APN 139-21-202-006

Location NW CORNER MLK BLVD AND LAKE MEAD

Applicant L.S.H.P., LIMITED PARTNERSHIP

Subject

PARCEL MAP FOR LOUISE SHELL/HARMONY PARK
SENIOR APARTMENTS



1 2 3 4 5 6

**PARCEL MAP PROCESSING
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: <u>LOUISE SHELL SR. APARTMENTS</u>						
MAP: <u>PM - 4 - 02</u>		SURVEYOR / ENGINEER: <u>WLB 458-2551</u>				
SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO		DATE ROUTED	DATE TO SURVEYOR RELEASED FOR RECORDATION
LAND DEVELOPMENT	2/15	HES	☒	☐	2/19	FOR SURVEYORS USE ONLY
TRAFFIC (GARY P.)	2/20	G. PHILLIPS	☒	☐	2/20	
RIGHT OF WAY	2/20	C MC	☒	☐	2/20	
FLOOD CONTROL	2/20/02	JWS	☒	☐	2/20/02	
SANITATION	2/20/02	J. DWY	☐	☒	2/20/02	
DEVCO			☐	☐		
TRAFFIC (RICK S.)	2/20/02	RES	☒	☐	2/20/02	
PLANNING & DEVELOPMENT	2/20/02	MF	☒	☐	2/21/02	
SURVEY 1ST			☐	☐		
2ND			☐	☐		

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

LAND DEVELOPMENT NO COMMENT

RIGHT - OF - WAY _____

FLOOD CONTROL _____

SANITATION PROVIDE A 20' PUBLIC SEWER EASEMENT AT THE ~~THE~~ NORTH EAST
CORNER FOR THE EX. SEWER.

DEVELOPMENT COORDINATION _____

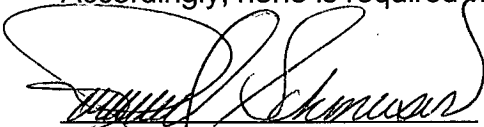
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: February 21, 2002
Re: Merger and Resubdivision Parcel Map at Lake Mead Blvd. and MLK (PM-004-02)

I have reviewed the subject map for compliance with the adopted trail routes of the City. Accordingly, none is required within the area of this map.

A handwritten signature in black ink, appearing to read 'Donald Schmeiser', is written over a horizontal line.

Donald Schmeiser, AICP
Senior Planner



72

DATE: January 29, 2002
OWNER: Harmony Park, L P
PM NO: CLV 4-2002
SURVEYOR: Robert C Johnson

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.



#8449

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 23, 2002
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-4-02 L.S. H.P., LIMITED PARTNERSHIP	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @

Development Services Center, 731 S. 4TH ST.

CURRENT PLANNING DIVISION

ON OR BEFORE FEBRUARY 15TH, 2002

for 2/4/02
No street names
M Dobosh

ATTACHMENT: MAP

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582

To: Robert Johnson, PLS
WLB Group

From: Rita M. Lumos, PLS 
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: February 1, 2002

Re: **PM 4-02**
LSHP Limited Partnership

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please change the name of the director of the Department of Planning and Development.

The owner's name shown on this map is different from the one in the deed provided. Please ensure that the ownership is correct and provide an updated deed, when available.

The bus turnout area shown as an easement along Lake Mead Boulevard needs to be changed as noted. The westerly portion of that easement was dedicated as right-of-way on the map of Whispering Timbers, Book 95, Page 6, so that should be shown as part of Lake Mead Boulevard rather than as an easement. The east part needs to be dedicated per this map and the dimensions must match both the Whispering Timbers map and the prior parcel map. The dimensions are slightly different on this map.

Parcel 1 should not include that area and the area and the length of this most southerly line on the west boundary should be revised.

The previous lot line which is going to be merged by this map should be either removed or dashed and the information on the individual parcels faded out. It would probably be less confusing if the lines and those notes were moved entirely.

The bearing is missing from the west line of the former northerly parcel.

February 1, 2002

Re: FM 6-02 (Lone Mountain Classics)

Please correct the line and curve tables as noted.

The sixteenth corner at the intersection of Comstock Drive and Balzar Avenue is mislabeled.
Please correct.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: January 30, 2002
Re: **PM-4-02** L.S. H.P. Limited Partnership NWC of Martin Luther King Blvd. and Lake Mead Blvd.
Parcel Map

CONDITIONS OF APPROVAL:

1. As required by Condition of Approval # 16 of Site Development Plan Review SD-53-01, provide proof of an existing private sewer easement or coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate location for a 20' public sewer easement for the existing sewer on the northeast corner of this property prior to the recordation of this parcel map.
2. Prior to the recordation of this parcel map or the submittal of any construction drawings, comply with the recommendations of the approved Drainage Plan and Technical Drainage Study for this site. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. We have no objection to the recordation of this parcel map at this time. No improvements, or bonds for improvements, are required prior to the recordation of this parcel map.
4. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 23, 2002
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (S I D)	
SUBJECT: PARCEL MAP PM-4-02 L.S. H.P., LIMITED PARTNERSHIP	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
ON OR BEFORE FEBRUARY 15TH, 2002

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 23, 2002
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-4-02 L.S. H.P., LIMITED PARTNERSHIP	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @
Development Services Center, 731 S. 4TH ST.
CURRENT PLANNING DIVISION
ON OR BEFORE FEBRUARY 15TH, 2002

ATTACHMENT: MAP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) NW Corner Martin L. King and Lake Mead

Project Name Louise Shell/Harmony Park Senior Apartments

Proposed Use R-3

Assessor's Parcel #(s) 139-21-202-006, 139-21-202-003

Ward # 5

General Plan: existing M proposed — Zoning: existing R-3 proposed R-3

Commercial Square Footage

Floor Area Ratio

Gross Acres 6.19

Lots/Units 100

Density 16.15 per acre

Additional Information

PROPERTY OWNER L.S.H.P.L.P.

Contact Frank Hawkins Jr.

Address 2009 Alta Drive

Phone: 873-8882

Fax: 868-4274

City Las Vegas

State NV

Zip 89106

APPLICANT L.S.H.P.L.P.

Contact Frank Hawkins Jr.

Address 2009 Alta Drive

Phone: 873-8882

Fax: 868-4274

City Las Vegas

State NV

Zip 89106

REPRESENTATIVE Community Programs Center of Nevada

Contact Frank Hawkins Jr.

Address 2009 Alta Drive

Phone: 873-8882

Fax: 868-4274

City Las Vegas

State NV

Zip 89106

Property Owner Signature* [Signature]

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

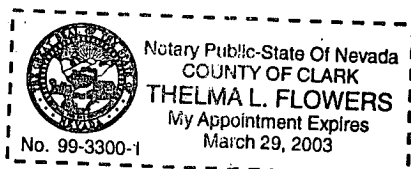
Print Name

Subscribed and sworn before me

This 22nd day of January, 2002

Thelma L. Flowers

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #

PM-4-02

Meeting Date:

Signs Required:

Map # M-21-3

Total Fee: \$300.00

Receipt # 79760

Date Accepted: 1/22/02

Accepted By: [Signature]



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-21-202-006 & 139-21-202-003

Name of Property Owner: L. S. H. P. L. P.

Name of Applicant: Frank Hawkins Jr

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

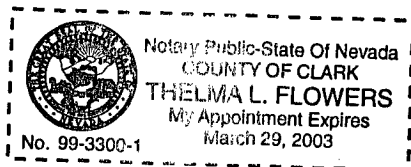
Signature of Property Owner/Authorized Agent: _____

Print Name: Frank Hawkins Jr

Subscribed and sworn before me

This 22nd day of January, 2002

Thelma L. Flowers
Notary Public in and for said County and State



RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.
Escrow No. 01-511828-VT
Title Order No. 00511828

**When Recorded Mail Document
and Tax Statement To:**

Community Development Program Center of NV
2009 Alta Drive
Las Vegas, NV 89106

RPTT: 1,437.50
APN: 139-21-202-006
139-21-202-003

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Community Development Program Center of Nevada, a Nevada Corporation**
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and
Convey to **LS/HP Limited Partnership, a Nevada Limited Partnership**

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

FOR LEGAL DESCRIPTIONS SEE EXHIBIT ONE AND TWO ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: 1. Taxes for the fiscal year 2001-2002
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: August 15, 2001

STATE OF NEVADA
COUNTY OF

Clark

This instrument was acknowledged before me

on August 16, 2001

by Frank Hawkins Jr

Community Development Program Center of Nevada, a
Nevada corporation

By: [Signature]
Frank Hawkins Jr

Signature

[Signature]

My Commission Expires: 2-21-05 Notary Public

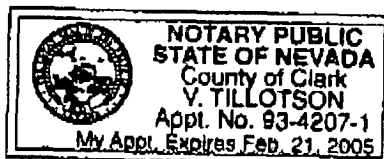


EXHIBIT "ONE"

That portion of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcel Two (2) as shown by map thereof in File 97 of Parcel Maps, Page 90, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 139-21-202-006

EXHIBIT "TWO"

That portion of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcel Two (2) as shown by map thereof in File 94 of Parcel Maps, Page 65, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 139-21-202-003

CLARK COUNTY, NEVADA			
JUDITH A. VANDEVER, RECORDER			
RECORDED AT REQUEST OF			
FIDELITY NATIONAL TITLE			
BB-1A-2001	455	GRD	3
BOOK	001001	INST.	02124
FEE	11.00	DEED	1,437.50
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL			

RECORDING REQUESTED BY:

Community Development Program Center of NV

Escrow No.

Title Order No.

**When Recorded Mail Document
and Tax Statement To:**

LS/HP Limited Partnership

2009 Alta Drive

Las Vegas, NV 89106

RPTT:

APN: 139-21-202-003

GRANT, BARGAIN, SALE DEED**THIS INDENTURE WITNESSETH:** That Community Development Program Center of Nevada**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to, LS/HP Limited Partnership

all that real property situated in Clark County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: 1. Taxes for the fiscal year 2001-2002
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: January 11, 2002**STATE OF NEVADA****COUNTY OF** _____

This instrument was acknowledged before me

on _____

by _____

Community Development Program Center of NV

BY: _____

Frank Hawkins Jr.

Signature _____

Notary Public

My Commission Expires: _____

**COPY**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 139-21-202-003

b) _____

c) _____

d) _____

e) _____

2. Type of Property:

a) ☒ XX Vacant Landb) ☐ Single Fam. Res.c) ☐ Condo/Twnhsed) ☐ 2 - 4 Plexe) ☐ Apt. Bldg.f) ☐ Comm'l/Ind'lg) ☐ Agriculturalh) ☐ Mobile Home☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of the Property
Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090. Section 1b. Explain Reason for Exemption: transfers between entities with identical ownership

5. Partial Interest: Percentage being transferred: 0%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

FRANK HAWKINS JR. CDPN

Capacity SELLER/GRANTOR

Signature _____

Capacity BUYER/GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name
CDPN

FRANK HAWKINS JR. CDPN

Address:

2009 ALTA DRIVE

City, State, Zip:

Las Vegas, NV 89106

BUYER (GRANTEE) INFORMATION (REQUIRED)

Name:

LS/HP, LP

Address:

same

City, State, Zip:

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

Print Name: _____

Address: _____

City, State and Zip: _____

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

COPY

JUDITH A. VANDEVER
CLARK COUNTY RECORDER

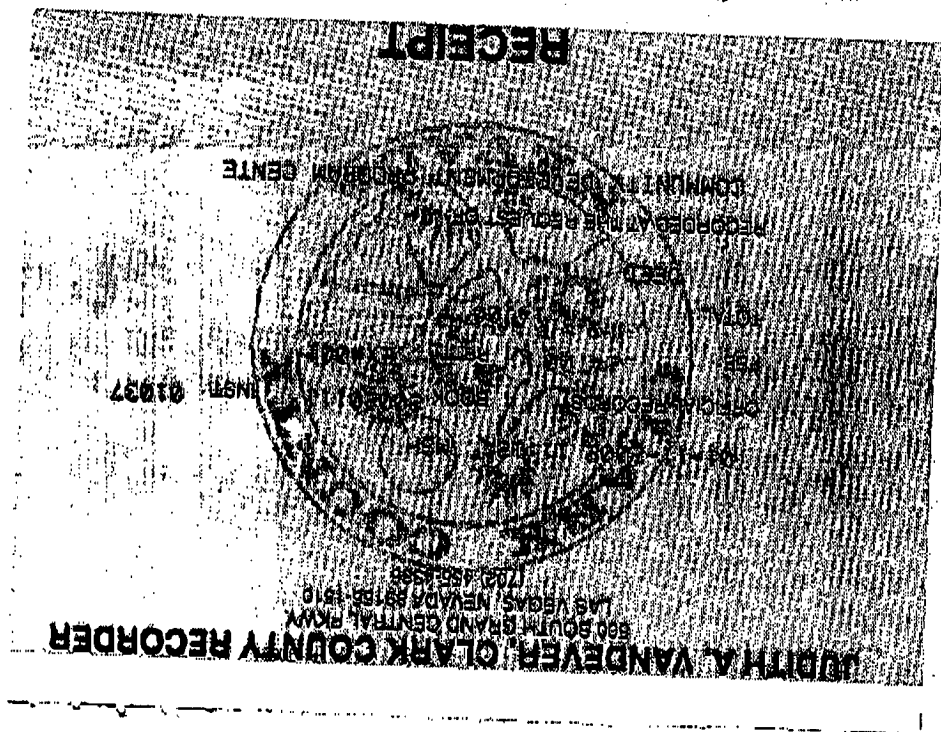
01-11-2002

CUSTOMER
70

NUMBER OF DOCS: 001 20020111-01037 THRU 20020111-01037

TYPE: DEED

TIME IN: 11:12:31



PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: Martin L. King, Lake Mead Blvd
3. Describe the existing improvements and/or condition of streets in item #2 above: Street condition is good. Martin L. King is to be repaved within 5 years
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: LUVWD. Existing line exists to property
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: X Yes No
If yes, on which Parcel (#1, #2, etc.)? both parcels
If yes, indicate type of development and anticipated date construction will commence: Senior Apartments

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend to denote the meaning of all symbols utilized.

NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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

SCALE IN FEET

0 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- ACREAGE
- 35
- ROAD BOUNDARY
- ROAD EASEMENT
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

001 PARCEL NUMBER
1.00 ACREAGE
202 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
015 GOV. LOT NUMBER

Scale: 1"=200'

Rev: 08/03/00

1205	1205	1195
163	162	161

5	1	5
8	4	8
7	3	7
6	2	6
5	1	5
4	8	4



139-21-2

