

Planning & Development Department
Scanning Cover Sheet

Case No PM-06-01

APN 139-26-503-003

Location 22ND & 23RD ST BETWEEN OWENS & HINKLE

Applicant PARK NORTH, LLC

Subject

PARCEL MAP FOR PARK NORTH LLC



FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

r/d

PROJECT NAME/LOCATION: PA-6-01 NWC TWENTY-THIRD ST. / HINCKE DR.

M- - SURVEYOR/ENGINEER: ACCLAIM SURVEYING, INC.

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND AND DEVELOPMENT	7-10-01	JESUS	APPROVED	7-10-01	FOR USE 7-19-01 SURVEYOR'S ONLY	CNC
RIGHT-OF-WAY	7-10-01	CMC	APP'D	7-10-01		
FLOOD CONTROL	7-10-01	JWB	Approved	7-10-01		
SANITATION	7/10/01	S. Day	APPROVED	7/10/01		
DEVELOPMENT COORDINATION	7/10/01	B/A	APP'D	7/10/01		
	7/10/01	REJ	App'd	7/10/01		
PLANNING & DEVELOPMENT	7/11/01	MP	NOT APPROVED	7/11/01		
	7/19/01	MP	APPROVED	7/19/01		
SURVEY 1ST	7/13/01	RA	NOT APPROVED		7/13/01	
2ND						

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION VERIFY ROW DEDICATIONS @ CORNERS - SHOW AS OFFERED FOR DED.

PLANNING & DEVELOPMENT _____

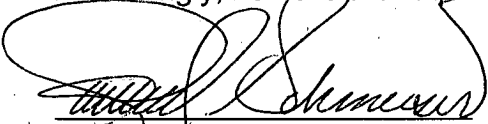
Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY SEE ATTACHED COMMENTS & CLV MEMORANDUM

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: July 19, 2001
Re: Parcel Map for Broadbent & Associates (PM-06-01)

I have reviewed the above subdivision for compliance with the trail routes adopted by the City. Accordingly, no trails are required within the subject area.



Donald Schmeiser, AICP
Senior Planner

92



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: May 17, 2001
OWNER: Park North LLC
PM NO: CLV 6-2001
SURVEYOR: Boyd R Urie

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.

PLANNING AND
DEVELOPMENT

JUN 4 7 47 AM '01

RECEIVED



**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

<p>DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION</p>	<p>DATE May 8, 2001</p>
<p>TO:</p> <p>CLARK COUNTY HEALTH DISTRICT - EDMUND J WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH</p>	
<p>SUBJECT: PARCEL MAP PM - 6 - 01 PARK NORTH L.L.C.</p>	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before May 18th, 2001

n/a
M Dobosh
6/1/01

ATTACHMENT: MAP

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 Dowley, Land Development; O. C. White, Traffic Engineering;
Rita Lumos, Survey (FM, PM, & A's only)
Date: May 22, 2001
Re: **PM-6-01** Park North, LLC E side of Twenty Second Street, S of Owens Avenue
Parcel Map



CONDITIONS OF APPROVAL:

1. This Parcel Map needs to show the following right-of-way dedications prior to recordation: **a)** a 15 foot radius at the northeast corner of 23rd Street and Hinkle Drive and **b)** a 15 foot radius at the northwest corner of 22nd Street and Hinkle Drive as required by the Department of Public Works.
2. Construct a handicap ramp on the northeast corner of 22nd Street and Hinkle Drive as required by the Department of Public Works.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to recordation of this parcel map as required by the Department of Public Works.
4. Grant an appropriate public sewer easement from Owens Avenue to Hinkle Avenue at a location and in an alignment acceptable to the City Planning Engineer as required by the Department of Public Works.
5. A note must be added to the face of this Parcel Map prior to recordation to provide perpetual parking rights and vehicular access between both parcels and all driveways connecting this site to the abutting public streets, unless the City deems such adjacent uses incompatible.
6. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
7. 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.

COMMENTS TO THE APPLICANT / CONSULTANT: *The following conditions must be incorporated prior to the recordation of this Parcel Map:*

- a. Add the word "Private" to the ingress/egress easement.
- b. Revise the Owner's Certificate to comply with current standards.

Memorandum

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

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

To: Boyd Urie, PLS
Acclaim Surveying, Inc.

From: Rita M. Lumos, PLS
City Surveyor *RML*

CC: Matt Pinjuv
Planning and Development

Date: May 21, 2001

Re: **PM 6-01**
Broadbent & Associates

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 ensure that all text meets the minimum size requirement of 0.1 inches.

If the dimensions shown on Owens Avenue, Eastern Avenue, 23rd Street north of Hinkle, and the street centerlines surrounding the parcel being divided are held, some of the other dimensions on surrounding streets do not close as shown. Please correct as needed.

It appears there is an angle point on the west line of Parcel 1 near the north end. A monument should be set at that point.

RECEIVED
MAY 23 4 17 PM '01
PLANNING AND DEVELOPMENT

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CURRENT PLANNING DIVISION**

**DATE
May 8, 2001**

**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 - 6 - 01
PARK NORTH L.L.C.**

**PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
On or Before May 18th, 2001**

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 8, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM - 6 - 01 PARK NORTH L.L.C.	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before May 18th, 2001

ATTACHMENT: MAP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) 22nd & 23rd Street between Owens & Hinkle

Project Name Park North LLC Parcel Map Proposed Use _____

Assessor's Parcel #(s) 139-26-503-003 & 004 Ward # 5

General Plan: existing _____ proposed _____ Zoning: existing R3 proposed R3

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 3.42 acres Lots/Units 2 lots Density _____

Additional Information _____

PROPERTY OWNER <u>Park North LLC</u>	Contact <u>P. Sherman</u>
Address <u>1108 Sidehill Way</u>	Phone: _____ Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89110-2909</u>

APPLICANT <u>USA Capitol</u>	Contact <u>Devin Lee</u>
Address <u>4484 South Pecos Road</u>	Phone: <u>734-2400</u> Fax: <u>734-0163</u>
City <u>Las Vegas, NV</u>	State <u>NV</u> Zip <u>89121</u>

REPRESENTATIVE <u>Broadbent & Associates, Inc.</u>	Contact <u>Denise Burton</u>
Address <u>8 West Pacific Avenue</u>	Phone: <u>563-0600</u> Fax: <u>563-0610</u>
City <u>Henderson</u>	State <u>NV</u> Zip <u>89015</u>

Property Owner Signature Denise Burton

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

Print Name Denise Burton, Owners Representative

Subscribed and sworn before me

This _____ day of Not Applicable, 20____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>PM-6-01</u>
Meeting Date:	<u>N/A</u>
Signs Required:	<u>N/A</u>
Map #	<u>M-26-2</u>
Total Fee:	<u>\$300.00</u>
Receipt #	<u>Call 412</u>
Date Accepted:	<u>4/23/01</u>
Accepted By:	<u>Chris Duvall</u>

* 4/23/01 COMPLETE APP. REC.

ADT I.R.S. 1

990406.00883

QUITCLAIM DEED

In consideration of \$ _____ receipt of which is acknowledged Philip G. Sherman, an unmarried
man

do hereby quitclaim to Park North, L.L.C., a Nevada Limited Liability Company

County of Clark the real property in the
State of Nevada, described as:

See exhibit "A"

APN 139-26-503-003

Dated Philip G. Sherman

PHILIP G. SHERMAN

STATE OF NEVADA.

COUNTY OF _____

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

Philip G. Sherman

known to me to be the person described in and who executed
the foregoing instrument, was acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

WITNESS my hand and official seal.

Shirley A. ...

Notary Public in and for the State of Nevada

SHERMAN

SCROW NO. }
ORDER NO. }

WHEN RECORDED MAIL TO: GUARANTEE CO
Gordon C. Richards, Esquire

2030 E. Flamingo Rd., #110
Las Vegas, Nevada 89119

EXHIBIT "A"

A portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, N.D.M., more particularly described as follows:

BEGINNING at the Northwest (NW) corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26;
THENCE North 89°24'52" East, 344.00 feet along the North line of said Northeast Quarter (NE 1/4) to a point;
THENCE South 0°19'32" East and parallel to the West line of said Northeast Quarter (NE 1/4), 50.00 feet to the **TRUE POINT OF BEGINNING**;
THENCE continuing South 0°19'32" East, along the Easterly right of way line of 22nd Street, 588.95 feet to a point;
THENCE North 89°29'02" East, along the Northerly right of way line of Binkle Drive, 179.34 feet to a point;
THENCE North 0°28'41" West, along the Westerly right of way line of 23rd Street, 585.36 feet to a point;
THENCE South 89°24'52" West, 277.72 feet to the **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM the following described Parcels A and B:

PARCEL A:

A portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, N.D.M., more particularly described as follows:

BEGINNING at the Northwest (NW) corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26;
THENCE North 89°24'52" East, 344.00 feet along the North line of said Northeast Quarter (NE 1/4) to a point;
THENCE South 0°19'32" East and parallel to the West line of said Northeast Quarter (NE 1/4) of Section 26, 50.00 feet to the **TRUE POINT OF BEGINNING**;
THENCE North 89°24'52" East, 129.72 feet to a point;
THENCE South 0°28'41" East, 55.59 feet to a point;
THENCE South 89°40'28" West, 129.87 feet to a point;
THENCE North 0°13'32" West, 55.00 feet to the **TRUE POINT OF BEGINNING**.

PARCEL B:

A portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, N.D.M., more particularly described as follows:

BEGINNING at the Northwest (NW) corner of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26;
THENCE North 89°24'52" East, 344.00 feet along the North line of said Northeast Quarter (NE 1/4) of Section 26 to a point;
THENCE South 0°19'32" East and parallel to the West line of said Northeast Quarter (NE 1/4) of Section 26, 50.00 feet to a point;
THENCE North 89°24'52" East, 149.72 feet to the **TRUE POINT OF BEGINNING**;
THENCE continuing North 89°24'52" East, 128.00 feet to a point;
THENCE South 0°28'41" East, 55.34 feet to a point;
THENCE South 89°31'19" West, 128.00 feet to a point;
THENCE North 0°28'41" West, 55.00 feet to the **TRUE POINT OF BEGINNING**.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
G RICHARDS

04-06-99 13:50 CPD

BOOK: 990486 INST: 00883

FEE: 9.00 RPT: EX010

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.


MAP LEGEND	AVERAGE QA VALUE	ASSESSOR'S PARCELS - CLARK CO., NV.	
	45	M. W. Schofield, Assessor	
—	PARCEL BOUNDARY	001	PARCEL NUMBER
---	SUBD BOUNDARY	1.00	ACREAGE
- - - -	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
---	PW/LD BOUNDARY	PR 25-45	PLAT RECORDING NUMBER
- - - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
---	MATCH LINE	5	LOT NUMBER
---	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

BOOK	T20S R61E		
R60E	R61E	R62E	
125	124	123	
138	139	140	
163	162	161	

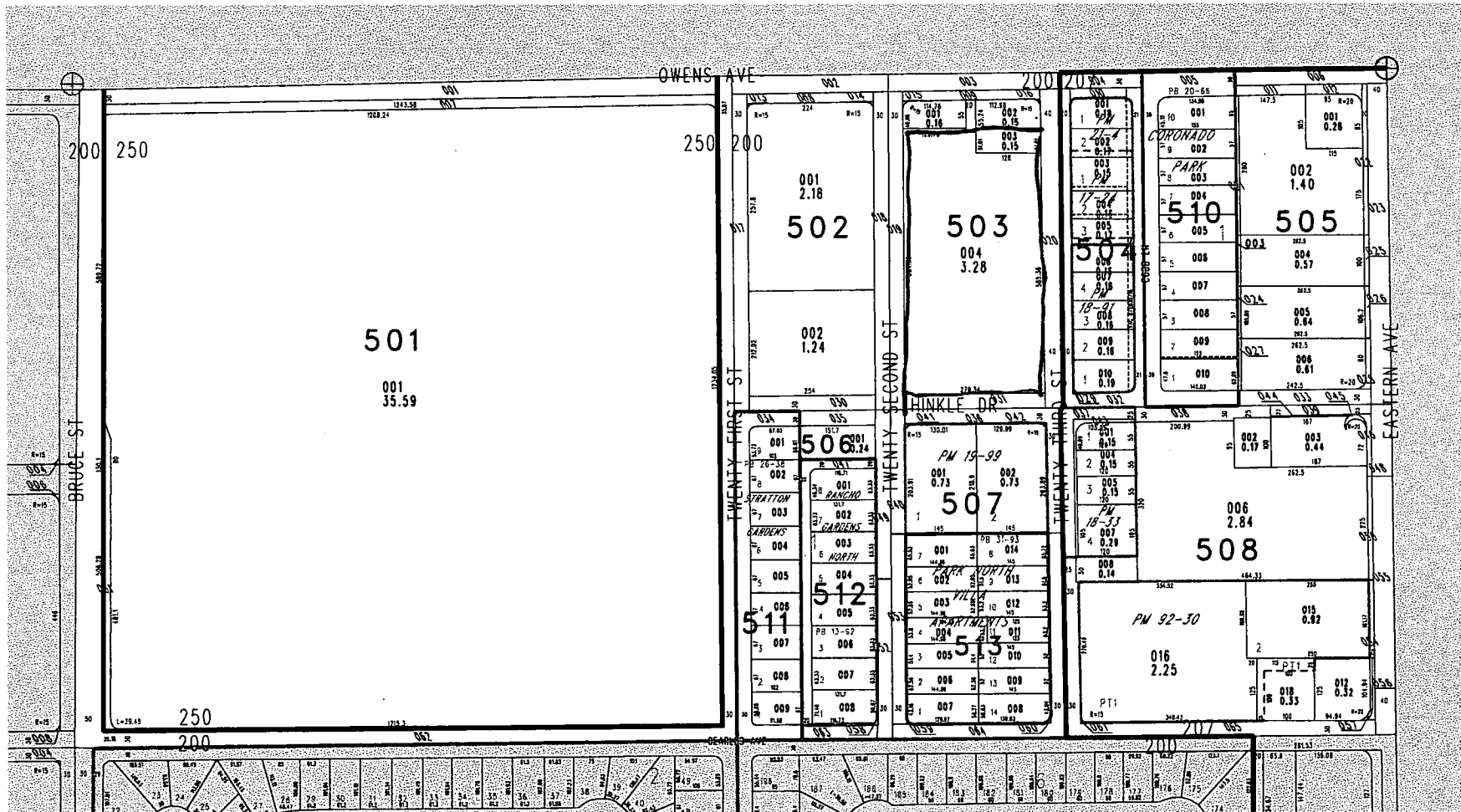
SECTION	26			
8	5	4	3	2
7	8	9	10	11
6	17	16	15	14
5	20	21	22	23
4	28	27	26	25
3	32	33	34	35
2	31	32	33	34
1	30	29	28	27

TWP	N 2 NE 4		
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-26-5



Scale: 1"=200' Rev: 01/31/00



TAX DIST 200,207,250



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: none
 Property accessed from Owens Avenue, adjacent to property
3. Describe the existing improvements and/or condition of streets in item #2 above: paved
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: Property already being serviced.
5. Will property be serviced by the City Sanitary Sewer System? Already being serviced Yes No
6. Is immediate development proposed on the parcels of land to be created: Yes X* No
If yes, on which Parcel (#1, #2, etc.)? *Already developed
If yes, indicate type of development and anticipated date construction will commence:

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.