

Planning & Development Department
Scanning Cover Sheet

Case No PM-1-00

APN 139-21-202-004

Location NW CORNER LAKE MEAD & MLK

Applicant COMM. DEVELOPMENT PROGRAM OF NV

Subject

PARCEL MAP



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

PROJECT NAME / LOCATION: PM-1-00 (WHISPERING TIMBERS) NWC LAKE MEAD + MARTIN L. KING

MAP: PM-1-00 SURVEYOR / ENGINEER: WLB GROUP

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED		DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
			YES	NO			
LAND DEVELOPMENT	4/3/00	HES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/4/00	FOR SURVEYORS USE ONLY	
TRAFFIC (GARY P.)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	N/A		
RIGHT OF WAY	4/4/00	C Sullivan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/6/00		
FLOOD CONTROL	4/5/00	BYS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/5/00		
SANITATION	4/4/00	BHR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/4/00		
DEVCO			<input type="checkbox"/>	<input type="checkbox"/>			
TRAFFIC (RICK S.)	4/6/00	RSD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4/6/00		
PLANNING & DEVELOPMENT	4/7/00	MP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4/10/00		
	4/12/00	MP	APPROVED		4/13/00		
SURVEY	1ST	4/11/00	ngp	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4/12/00
	2ND			<input type="checkbox"/>	<input type="checkbox"/>		

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

LAND DEVELOPMENT _____

RIGHT - OF - WAY Rita - pls see attached comments
CS

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY Please make Planning + Survey Corrections - Return mylar to Planning for approval.

Memorandum

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

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

To: Eric Lander, PLS
WLB Group

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: March 14, 2000

Re: **PM 1-00**
Whispering Timbers



RECEIVED
MAR 20 1 48 PM '00
PLANNING AND
DEVELOPMENT

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 listed in the Owner's Certificate does not match the one in the deed provided for this project. Please provide proof of ownership, either a correct deed or a subdivision guarantee.

The Surveyor's Certificate is not the correct one for a parcel map. Please see the appendix to Title 18 for the correct one.

All text shown on the map must be a minimum of 0.1" in size. The legal descriptions shown on this map are smaller and appear to be put on with sticky backs. The recorder will not accept sticky backs and legal descriptions are not required on parcel maps. We suggest they be removed. If you choose to leave them on, they must be plotted directly on the map and various dimensions corrected as shown.

The note about the title report is not complete and is probably not appropriate.

The date the survey was completed in the Surveyor's Certificate must be filled in.

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: March 7, 2000
Re: **PM-1-00** Community Development Program Center of Nevada NWC of Lake Mead Boulevard and Martin L King Boulevard
Parcel Map



CONDITIONS OF APPROVAL:

1. Grant an appropriate 20 foot wide sewer easement, between lots 15 and 16 of the Whispering Timbers subdivision, across Parcel 2 and extending eastward to Lake Mead Boulevard prior to or concurrent with the recordation of this Parcel Map.
2. Future development of the parcels created with the recordation of this Parcel Map, shall be in compliance with all applicable conditions for Zoning Reclassification Z-54-99, the Whispering Timbers subdivision and all other applicable subsequent site-related actions.
3. Prior to the recordation of this parcel map or the submittal of any construction drawings, the submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is 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.
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.
5. No improvements or bonds for improvements are required prior to the recordation of this parcel map.
6. We reserve the right to impose site-specific conditions as each parcel is developed.



CLARK COUNTY HEALTH DISTRICT

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

DATE: February 7, 2000
OWNER: Sunset Park Investors, LP
PM NO: 1-00
SURVEYOR: Earl Lander

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.

Lot #1	26.59 ac
Lot #2	3.36 ac

RECEIVED
00 FEB 22 PM 3:59
PLANNING AND
DEVELOPMENT

Ref 7169

2000 FEB 04 12:00 PM

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 28, 2000
--	---------------------------------

TO:

- CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ**
- FIRE PREVENTION - JEFF DONAHUE**
- FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH**

**SUBJECT: PARCEL MAP PM-1-00
COMMUNITY DEVELOPMENT PROGRAM CENTER OF NEVADA
(A NON-PROFIT-CORPORATION)**

0

**PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by- February 18th, 2000**

No street names. 2/4/00 M Dobosh

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 28, 2000
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - D. BLISS DISTRICT (SID)	
SUBJECT: PARCEL MAP PM-1-00 COMMUNITY DEVELOPMENT PROGRAM CENTER OF NEVADA (A NON-PROFIT-CORPORATION)	

**PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by February 18th, 2000**

ATTACHMENTS: APPLICATION, DEED, & MAP

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE January 28, 2000
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-1-00 COMMUNITY DEVELOPMENT PROGRAM CENTER OF NEVADA (A NON-PROFIT-CORPORATION)	

0

**PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by- February 18th, 2000**

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

APPLICATION/PETITION FOR: PARCEL MAP - WHISPERING TIMBERS
(Type of Action Requested)

Project Address (Location): NW CONNER LAKE MEAD/MLK

Proposed Use: RPO 8 Assessor's Parcel No(s): 139-21-202-004

Project Name: WHISPERING TIMBER

Existing General Plan Designation: _____ Proposed General Plan Designation: _____

Existing Zoning: RPO 8 Proposed Zoning: NA Ward No.: _____

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

Gross Acres: 26 ± Lots/Units: _____ Density: _____

Additional Information: Z-54.99 FM-0006-00

APPLICANT INFORMATION:

Property Owner(s): COMM. DEVEL. PROG. OF NV Contact: FRANK HAWKINS

Address: 5420 W. SAHARA # 201 B Tel: 873-8882 Fax: 873-8942

City: LV NV 89146 State: _____ Zip: _____

Applicant: 11 Contact: 11

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____

Represented By: 11 Contact: 11

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____

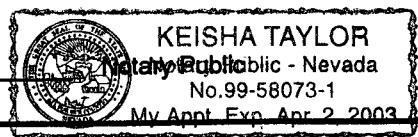
SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): Community Development Program Center

Print First & Last Name: Frank Hawkins Jr.

Subscribed and sworn before me this 9th day of December 19 99

Keisha Taylor



FOR DEPARTMENT USE ONLY

Case No.: PM-1-00

Meeting Date: _____

No. Signs Required: 0 No. Provided: _____

Map No.: M-21-3

Total Fee(s): 300.00

Receipt No.: 44668

Date Accepted: 1/13/00

Accepted By: TROY

U 11 U 1

990804.01990

ORIGINAL

WHEN RECORDED MAIL TO:
Community Development Programs
Center of Nevada
6420 W. Sahara, Ste 201-B
Las Vegas, NV 89102

QUITCLAIM DEED

This document was filed for recording by Stewart Title as an accommodation only. It has not been examined as to its execution or as to its effect upon the title, or its recordability.

AMT: RPTT 2,457.50
2,457.50

FOR VALUABLE CONSIDERATION the receipt of which is hereby acknowledged

Sunset Park Investors Limited Partnership, a Nevada Limited Partnership

do(es) hereby Grant, Bargain, Sell and convey to

Community Development Programs Center of Nevada, a Non-profit Corporation

All that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

That portion of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 20 South, Range 51, M.L.D.B. & M. described as follows:

Parcel Two and Three as shown by Parcel Map on File in File 94, Page 65, in the Office of the County Recorder of Clark County, Nevada and recorded March 28, 1999 in Book 990328 as Document No. 01465, Official Records.

APN: 133-21-202-003 & 133-21-202-004

SUBJECT TO: 1. Taxes for fiscal year 1999-2000.
2. Reservations, restrictions and conditions if any, rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging in otherwise appertainin g.

DATED: July 20, 1999

Sunset Park Investors Limited Partnership,
a Nevada Limited Partnership
By: Community Development Programs Center of Nevada, a non-profit corporation

[Signature]

[Signature]
By: Frank Hawkins, Jr.
Executive Director

By:
It:

STATE OF NEVADA

COUNTY OF CLARK

ESCROW NO: 9926-0049 JH

On July 20, 1999

Before me, my undersigned, a Notary Public in and for
Said County and State, personally appeared
Frank Hawkins, Jr., Executive Director Community Development Programs
Center of Nevada, a non-profit corporation
Sunset Park Investors Limited Partnership, a Nevada Limited Partnership

Known to me to be the person(s) described to and who
Executed the foregoing instrument, who 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.

[Signature]
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA L. HENSLEY
Exp. No. 03-44887
Exp. Date 7-2001

CLARK COUNTY, NEVADA
JUDITH A. VANOVER, RECORDER
RECORDED AT REQUEST OF:

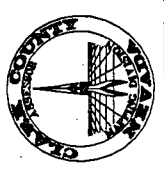
STEWART TITLE OF NEVADA
88-9-1999 15:25 C.B.
OFFICIAL RECORDS
BOOK: 990804 INST. 01998
FEE 7.00 AMT: 2,457.50

Nelson
Original Quitclaim
Copy of App. Reg
Copy of Check
for your files

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

139-21-2



S 2 NW 4

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

21

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

T20S R61E

125	124	123
138	139	140
163	162	161

Rev. 04/20/99

Parcel Number: 000
 Acreage: 0.00
 Parcel Sub/Sec Number: 202
 Plat Recording Number: 29 21-45
 Block Number: 5
 Lot Number: 5
 Gov. Lot Number: G15

MAP LEGEND

Parcel Boundary
 Subd Boundary
 Road Easement
 P/W/D Boundary
 Non-Parcel Lot Line
 Match Line

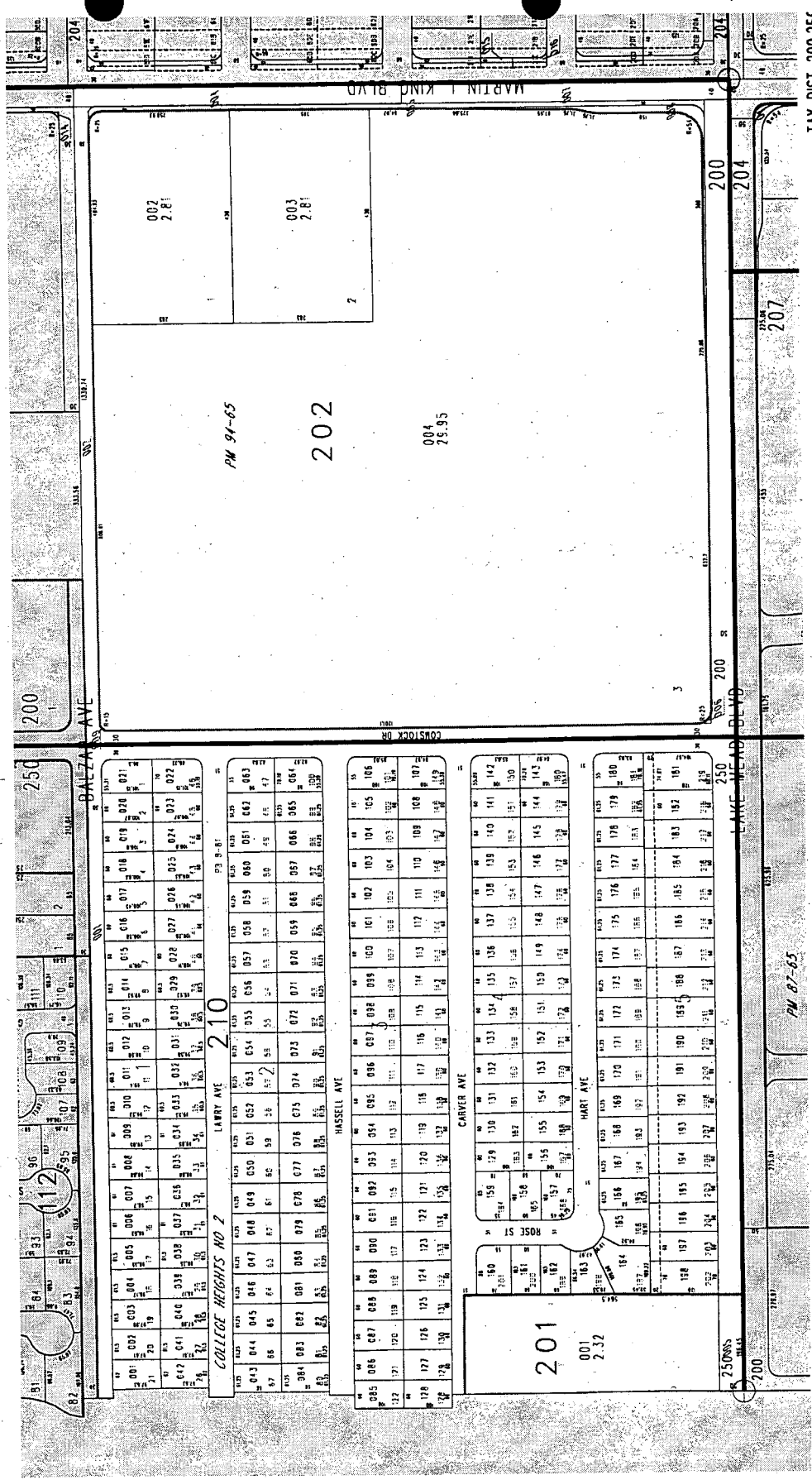
AVG VALUE: 35

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.



TAX DIST 200,25C



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? Yes No
2. List the names of public access streets between this property and the nearest major streets: LAKE MEAD BLVD, MARTIN LUTHER KING, COMSTOCK, BALZAR
3. Describe the existing improvements and/or condition of streets in item #2 above: ALL STREETS LISTED ABOVE HAVE BEEN FULLY IMPROVED W/ S/W, C&G AND PAVEMENT
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: LVVWD EXISTING 12" WATER IN MLK, EXIST 8" IN COMSTOCK, EXIST 6" IN BALZAR
5. Will property be serviced by the City Sanitary Sewer System? Yes No
6. Is immediate development proposed on the parcels of land to be created: Yes No

If yes, on which Parcel (#1, #2, 3tc.)? _____

If yes, indicate type of development and anticipated date construction will commence: RESIDENTIAL RPD 8 - SEE WHISPERING TIMBERS SUBDIVISION F.M. PROCESSING CONCURRENT TO THIS P.M.

B. 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.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Submittal Requirements Type of Application/Petition	Pre-Application Conference	Application/Petition Form & Fee(s)	Notarized Signature	Patent Easement Document	Deed and Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Color & Material Board	Landscape Plan	Site Plan and Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
Annexation *		●	●		●	●									●		●
General Plan Amendment	●	●	●		●	●	●	●							●		●
Rezoning	●	●	●		●	●	●	●	●	●	●	●			●		●
Extension of Time		●				●		●									
X Site Development Plan Review	●	●	●		●	●	●	●	●	●	●	●					
Special Use Permit (PC)	●	●	●		●	●	●	●	●	●	●	●					●
→ Variance (BZA)	●	●	●		●	●	●	●	●			●					●
Minor Exception/Certification Form		●	●		●	●			●			●					
Tentative Map	●	●			●			●					●				●
Final Map		●			●			●						●			●
Vacation of Patent Easements		●	●	●	●	●						●					
Vacation of Public Rights-of-Way		●	●		●	●						●					
Parcel Map		●			●									●			●
Temporary Commercial Permit		●	●			●			●			●					
Sign Certification Permit		●							●			●					
Review of Condition(s)		●				●	●					●					
All Other Applications	●	●	●		●	●			●			●					
Street Name/Address Change		●	●		●	●											
SUMMERLIN																	
Master Development Plan Review	●	●	●		●	●		●	●		●	●					
City Referral Group Site Plan Review	●	●					●		●	●	●	●					
Major Modification (PC)	●	●	●		●	●	●	●	●		●	●					●
Major Deviation (BZA)	●	●	●		●	●	●	●	●			●					●
Minor Modification		●	●		●	●	●					●					
Minor Deviation		●	●		●	●	●		●			●					

* Fees Not Required For This Application **ONLY**

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies found in exhibits submitted or with other requirements may cause the application to be deemed incomplete. This will result in processing delays. The applicant is responsible for correcting deficiencies and submitting additional data and documents as required.

[Handwritten Signature]

Applicant's Signature

Date