

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-10-01

APN 138-36-408-007

Location CHARLESTON AND MOHAWK

Applicant WELLS FARGO BANK

Subject

PARCEL MAP FOR CREATION OF TWO LOTS



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

PROJECT NAME / LOCATION: PM-10-01- CHARLESTON/MOHAWK
 MAP: PM-10-01 SURVEYOR / ENGINEER: DWYER 254-2200

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/12	HES	☒ ☐	9/13	FOR SURVEYORS USE ONLY	
TRAFFIC (GARY P.)	9/13	HES FOR G.P.	☒ ☐	9/13		
RIGHT OF WAY	9/13/01	CSullivan	☒ ☐	9/13/01		
FLOOD CONTROL	9/13/01	JAB	☒ ☐	9/13/01		
SANITATION	9/13/01	J.DAY	☒ ☐	9/13/01		
DEVCO	9/13/01	CE	☒ ☐	9/13/01		
TRAFFIC (RICK S.)	9/13/01	RES	☒ ☐	9/13/01		
PLANNING & DEVELOPMENT	9/13/01	MP	☒ ☐	9/17/01		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT _____

RIGHT - OF - WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

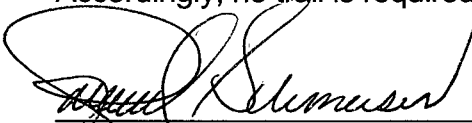
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: September 17, 2001
Re: Parcel Map for Wells Fargo Bank (PM-0010-01)

I have reviewed the subject map for compliance with the trail routes approved by the City. Accordingly, no trail is required within this subdivision.

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

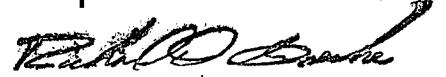
Donald Schmeiser, AICP
Senior Planner

2 lots
2.76 acres

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: June 28, 2001
Re: **PM-10-01** Wells Fargo Bank NWC of Charleston Boulevard and Mohawk Street
Parcel Map



CONDITIONS OF APPROVAL:

1. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Charleston Boulevard and Mohawk Street as required by the Department of Public Works.
2. No improvements, or bonds for improvements are required prior to the recordation of this parcel map.
3. 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.

Memorandum

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

Phone (702) 229-6217

Fax (702) 804-8582

To: Tom Hellums, PLS
Dwyer Engineering, Inc.

From: Rita M. Lumos, PLS
City Surveyor *njp for:*

CC: Matt Pinjuv
Planning and Development

Date: June 21, 2001

Re: **PM 10-01**
Wells Fargo Bank

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 correct all spelling and typographical errors as noted.

The Owner's Certificate should be the one prescribed in CLV Municipal Code Title 18 and dedication should be to the City of Las Vegas rather than Clark County.

Please check the dimension on Charleston Boulevard between the north quarter of Section 1 and the south quarter of Section 36.

The Government Patent Easement should be labeled through the center of this parcel if it has not been vacated.

The sides of the access easement are not parallel and do not match the bearing on the parcel line that bisects them. It is doubtful that is your intention.

Under Lot 1, the label says it is Government Lot 56. That is not accurate and should be removed. The adjacent lot says it is Government Lot 55, while it is only a portion of Government Lot 55. Please correct.

The street name for Cory Avenue is misspelled.

Points on the sixteenth line are identified as calculated positions. While we agree that the center south sixteenth corner is probably not existing, we believe that the southwest sixteenth corner is existing. It is really not necessary to show that line since there's adequate control found on the centerline of Cory Place, at both Upland and Mohawk Street to define this property.



CLARK COUNTY HEALTH DISTRICT

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

DATE: June 8, 2001
OWNER: Wells Fargo Bank
PM NO: CLV 10-2001
SURVEYOR: Thomas L Hellums

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.

RECEIVED

JUN 18 4 01 PM '01

PLANNING AND
DEVELOPMENT



**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 1, 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 - 10- 01 WELLS FARGO BANK	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
On or Before June 15th, 2001

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 1, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM - 10- 01 WELLS FARGO BANK	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before June 15th, 2001

ATTACHMENT: MAP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map
 Project Address (Location) Charleston & Mohawk
 Project Name Wells Fargo Parcel Map Proposed Use _____
 Assessor's Parcel #(s) 138-36-408-007 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.79 Lots/Units 2 Density _____
 Additional Information Parcel map to create two lots.

PROPERTY OWNER Wells Fargo Bank Contact Bob Hesse
 Address PO Box 98588 Phone: 791-6603 Fax: 791-6608
 City Las Vegas State NV Zip 89193

APPLICANT Dwyer Engineering Contact Tom Hellums
 Address 7310 Smoke Ranch Road, Ste. E Phone: 254-2200 Fax: 254-2236
 City Las Vegas State NV Zip 89128

REPRESENTATIVE same as applicant Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature Thomas L. Hellums
 Print Name Thomas L. Hellums

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # PM-10-01
 Meeting Date: 6/14/01
 Signs Required: —
 Map # L-36-7
 Total Fee: 300.00
 Receipt # 66760
 Date Accepted: 5/15/01
 Accepted By: PPB

9 4 0 5 0 3 0 0 8 3 5

ESCROW NO. 149091-PE
ORDER NO. 149091-PE

WHEN RECORDED, MAIL TO:
First Interstate Bank of Nevada, N.A.
Corporate Property 700 Las Vegas
P. O. Box 95308
Las Vegas, NV 89156
Attn: Jeff McAllister

A/Gr R.P.T.T. \$1,170.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH that

WILAI PAHN WONGVANIJ, an unmarried woman, and
UNYA VONGVANIJ, an unmarried woman,

FOR A VALUABLE CONSIDERATION paid to the Accommodator named below, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey

FIRST INTERSTATE BANK OF NEVADA, N.A.
a National Banking Association

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

For legal description, see Exhibit 'A' attached hereto and by reference made a part hereof.

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.

9 4 0 5 0 3 0 0 8 3 5

2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

THE WITHIN DESCRIBED PROPERTY is being conveyed directly by Grantor to Grantor in connection with an exchange under Section 1031 of the Internal Revenue Code of 1986, pursuant to Exchange Agreement dated _____, 1994, and is intended to comply with the provisions of said Code Section, the Regulations promulgated thereunder, and of Revenue Ruling 90-34.

AND T.C. SUPER EXCHANGE CORP., a Hawaii corporation (herein called "Accommodator") joins in the execution of this Deed to relinquish any interest in the property described herein acquired in connection with acting as Grantor's accommodator to affect a 1031 tax-deferred exchange.

TOGETHER WITH all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS DEED may be executed in counterparts, each of which when executed shall, irrespective of the date of its execution and delivery, be deemed an original, and said counterparts together shall constitute one and the same Agreement, which shall be binding upon all of the parties to this Deed, even if all of the parties do not sign the original or the same counterparts. The parties' signatures may be separated on different pages. For all purposes, including, without limitation, recordation, filing and delivery of this Deed, duplicate unexecuted and acknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

WITNESS our hands this _____ day of _____, 1994.

9 4 0 5 0 3 0 3 3 5

COUNTERPART SIGNATURE PAGE TO BE EXECUTED BY WILAFAHN WONGVANI:

IN WITNESS WHEREOF, WILAFAHN WONGVANI has caused this Deed to be executed this 27 day of April, 1994.

Wilafahn Wongvani
By Donald G. Kong, Jr.
Attorney-in-Fact
WILAFAHN WONGVANI,
By DONALD G. KONG, Her Attorney-in-Fact

STATE OF HAWAII
CITY AND COUNTY OF HONOLULU

On this 27 day of April, 1994, before me personally appeared DONALD G. KONG,

- ☐ to me personally known
- ☒ proved to me on satisfactory evidence

to be the person described in and who executed the foregoing instrument in behalf of and as Attorney-in-Fact for WILAFAHN WONGVANI pursuant to Special Power of Attorney (Durable) dated April 5, 1994, and said DONALD G. KONG acknowledged that he executed the same in behalf of and as the free act and deed of said WILAFAHN WONGVANI.



Donald G. Kong, Jr.
Notary Public, State of Hawaii
My commission expires: 9.29.97

9 4 0 5 0 3 0 0 8 3 5

COUNTERPART SIGNATURE PAGE, TO BE EXECUTED BY UNYA VONGVANNI:

IN WITNESS WHEREOF, UNYA VONGVANNI has caused this Deed to be executed this 27 day of April, 1994.

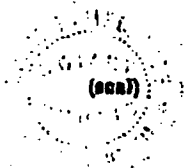
Unya Vongvanni
By Attorney-in-Fact
UNYA VONGVANNI
By DONALD G. KONG, Her Attorney-in-Fact

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) ss:

On this 27 day of April, 1994, before me personally appeared DONALD G. KONG,

☐ to me personally known
☒ proved to me on satisfactory evidence

to be the person described in and who executed the foregoing instrument in behalf of and as Attorney-in-Fact for UNYA VONGVANNI pursuant to Special Power of Attorney (Durable) dated April 5, 1994, and said DONALD G. KONG acknowledged that he executed the same in behalf of and as the free act and deed of said UNYA VONGVANNI.



Donna L. Medina
Notary Public, State of Hawaii
My commission expires 9.29.97

9 4 0 5 0 3 0 0 8 3 5

COUNTERPART PAGE TO BE EXECUTED BY T.G. SUPER EXCHANGE CORP.

IN WITNESS WHEREOF, the undersigned has caused this Deed to be executed this 26th day of April, 1994.

T.G. SUPER EXCHANGE CORP.

By Craig Y. Endo
CRAIG Y. ENDO-ASSISTANT VICE PRESIDENT

By Julie Ann Takushi
JULIE ANN TAKUSHI-ASSISTANT TREASURER

(seal)

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

On this 26th day of APR 26, 1994, before me personally appeared
CRAIG Y. ENDO and JULIE ANN TAKUSHI
to me personally known, who, being by me duly sworn, did say that they are the
ASSISTANT VICE PRESIDENT and ASSISTANT TREASURER
respectively, of T.G. SUPER EXCHANGE CORP., a Hawaii corporation,
☐ that the seal affixed to the foregoing instrument is the corporate seal of
said corporation

☐ having no corporate seal

and that said instrument was signed (and sealed) in behalf of said corporation by
authority of its Board of Directors, and said officers acknowledged said instrument
to be the free act and deed of said corporation.



Walter Paul
Notary Public, State of Hawaii

My commission expires: MAR 01 1996

9 4 0 5 0 3 0 0 8 3 5

EXHIBIT "A"

LEGAL DESCRIPTION

PT S1SW4 Section 36 Township 20 Range 60, Lots 55 and 56.

Also known as Assessor's Parcel Number 138-36-608-007.

Situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

government Lot Fifty-Five (55) in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 60 East, M.D. M.

EXCEPTING THEREFROM the West 150 feet.

ALSO EXCEPTING THEREFROM the North 38.00 feet and the South 50.00 feet as conveyed to the City of Las Vegas.

EXCEPTING AND RESERVING to the United States all oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

PARCEL II:

Government Lot Fifty-Six (56) in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 60 East, M.D. M.

EXCEPTING THEREFROM the South 50 feet; the East 30 feet; the North 30 feet and those spandrel areas in the Northeast corner and southeast corner thereof as conveyed to the City of Las Vegas.

EXCEPTING AND RESERVING to the United States all oil, gas and other mineral deposits in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of said Act of June 1, 1938.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA
68-03-44-2A:00-21.0
BOOK 946683 PAGE 68635
FEB 12. 68 12.00 1,170.00

PLANNING & DEVELOPMENT DEPARTMENT

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: Alpine Place,
Mohawk Street
3. Describe the existing improvements and/or condition of streets in item #2 above: curb, gutter, & a.c.
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, lines in Charleston and
Alpine
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: _____ Yes X No _____
If yes, on which Parcel (#1, #2, etc.)? _____
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.