

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-10-98

APN 137-12-701-002

Location Cheyenne & Hualapai

Applicant Perma Bilt Homes

Subject



PROJECT NAME/LOCATION: PM - 10-98 Gowan & Phillips Perma
Bilt
Homes
~~PM~~ 10-98 SURVEYOR/ENGINEER: VTN Christine Roth 873 7550

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7-14-98	ED	Approved	7-15-98	FOR USE ONLY	SURVEYORS
RIGHT-OF-WAY	7-15-98	CMO	Approved	7-16-98		
FLOOD CONTROL	7/15/98	EREC	APP'D	7/16/98		
SANITATION	7/15/98	BWA	App'd	7/15/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	7/14/98	MP	APPROVED	7/17/98		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

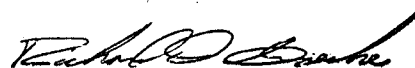
July 15, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-10-98
Perma-Bilt Homes

(S side of Gowan Road, W of Hualapai Way)

COPIES TO:

Cheri Edelman, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

COMMENTS:

We have no objection to this Reversionary Parcel Map application for property located on the south side of Gowan Road, west of Hualapai Way, for the purpose of reverting to acreage lots 1 and 2 of Certificate of Land Division: Book 870526, Instrument 00370. No improvements, bonds nor drainage plans/studies are required prior to the recordation of this Reversionary Parcel Map.

Date:

May 20, 1998

MEMORANDUM

TO: ALAN RIEKKI, PLS VTN NEVADA	FROM: Rita M. Lumos, PLS City Surveyor <i>RML</i>
SUBJECT: PM 10-98 REVERSION TO ACREAGE PERMA-BILT HOMES	COPIES TO: Matt Pinjuv 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:

The map is technically correct as submitted.



RECEIVED

MAY - 1 3 58 PM '98

LETTER OF TRANSMITTAL

TO: City of Las Vegas Planning

DATE: May 1, 1998

PROJECT: Cheyenne/Hualapai

W.O. NO.: 5016

ATTN: Matt Pinjuv

BY MAIL:

BY MESSENGER: XX

PICK-UP:

EXPRESS MAIL:

FAX:

FEDERAL EXPRESS:

No. Copies:

Description

14

Reversionary Land Division Bluelines

COMMENTS:

To be replaced with the 11 X 17 that were submitted on 4-17-98. A copy has already been sent to City of Las Vegas Survey. Should you have any questions, feel free to contact me. Thank you!

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING:

FILING:

APPROVAL:

YOUR FILES:

OTHER:

CC:

SENDER:


Christine Roth

Project Coordinator

ABOVE MATERIAL RECEIVED BY:

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-5148
TEL.: (702)873-7550 FAX: 362-2597

Rel 3932CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 28, 1998
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM-10-98 (REVERSIONARY) PERMA-BILT HOMES	

MATT PINJUV
PLEASE RETURN ANY COMMENTS TO: ~~ROBERT LINDER~~,
@ D. S. C. 781 S. 4TH ST. - CURRENT PLANNING DIVISION
by: MAY 27TH, 1998

*No Comment**Ann Kilbert
Alarm Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 28, 1998
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - STACEY CAMPBELL SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GARY PHILIPS/RICK SCHRODER SPECIAL IMPROVEMENT DISTRICT - D. BLISS	
SUBJECT: PARCEL MAP PM-10-98 (REVERSIONARY) PERMA-BILT HOMES	

PLEASE RETURN ANY COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION

by: MAY 27TH, 1998

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 28, 1998
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-10-98 (REVERSIONARY) PERMA-BILT HOMES	

MATT PINJUV
PLEASE RETURN ANY COMMENTS TO: ~~ROBERT LINDER~~,
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: MAY 27TH, 1998

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 4/17/98

APPLICATION/PETITION FOR: REVERSIONARY LAND DIVISION CERTIFICATE
(Type of Action Requested)

Project Address (Location): CHEYENNE / HUALAPAI

Proposed Use: RESIDENTIAL Assessor's Parcel No(s): 137-12-701-002

Project Name: _____

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

Existing Zoning: PD Proposed Zoning: N/A Ward No.: 4

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

Gross Acres: 4.36 Lots/Units: 2 Density: _____

Additional Information: LD-20-87; Z-33-97;

APPLICANT INFORMATION:

Property Owner(s): PERMA BILT HOMES

Address: 7150 POLLOCK DR. SUITE 104

City: LAS VEGAS

Applicant: SAME

Address: _____

City: _____

Represented By: VTN NEVADA

Address: 2727 S. RAINBOW BLVD.

City: LAS VEGAS

Contact: JOHN LOBROVICH

Tel: 896-9100 Fax: 896-9191

State: NV Zip: 89119

Contact: _____

Tel: _____ Fax: _____

State: _____ Zip: _____

Contact: Christine Roth

Tel: 873-7550 Fax: 362-2597

State: NV Zip: 89102

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

PROPERTY OWNER(S): Daniel Schwartz

Print First & Last Name: DANIEL SCHWARTZ

Subscribed and sworn before me this 13 day of APRIL 19 98

Rena L. Winters



Notary Public - State of Nevada
County of Clark
Pub. RENA L. WINTERS
My Appointment Expires
September 10, 2000

FOR DEPARTMENT USE ONLY

Case No.: PM-10-98 (REVERSIONARY)

Meeting Date: N/A

Required Signs: N/A

Map No.: K-12-6

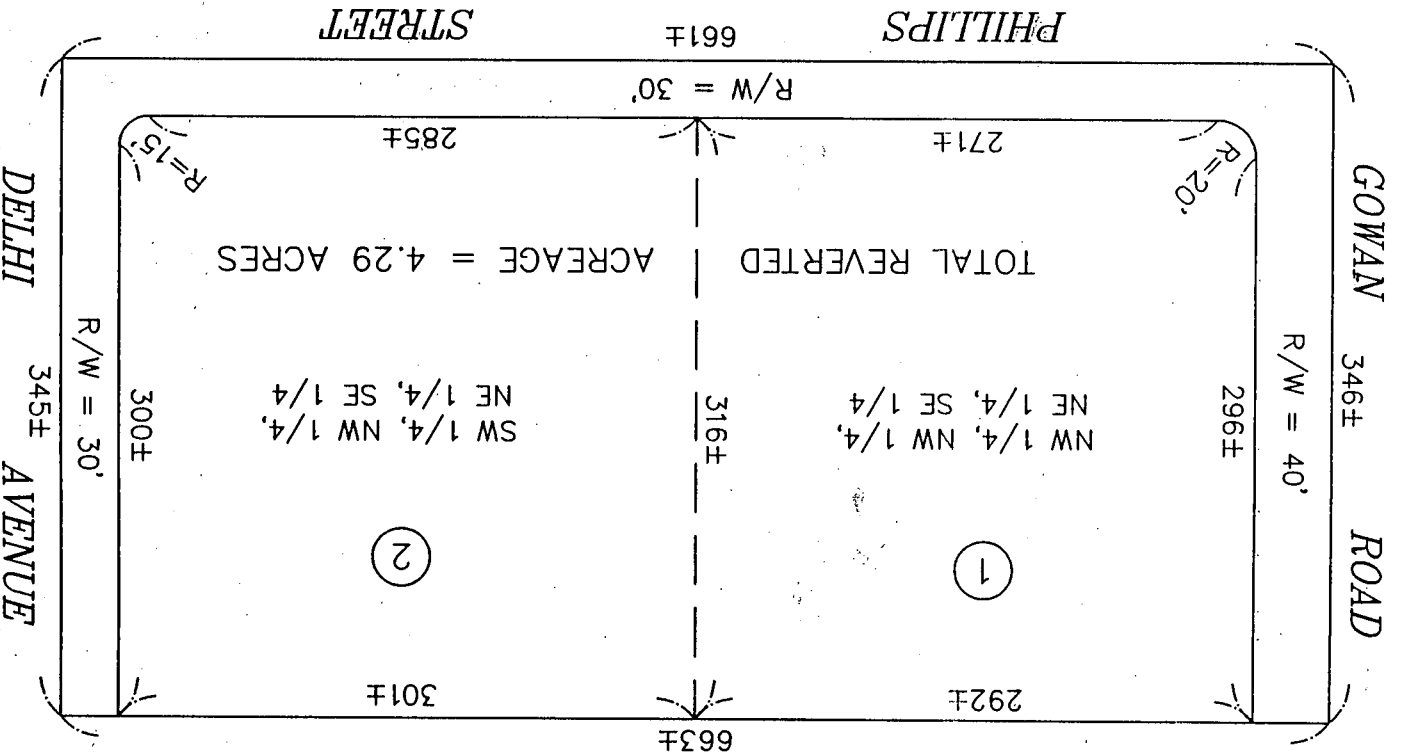
Total Fee(s): \$300.00

Receipt No.: #18823

Date Accepted: 04/17/98

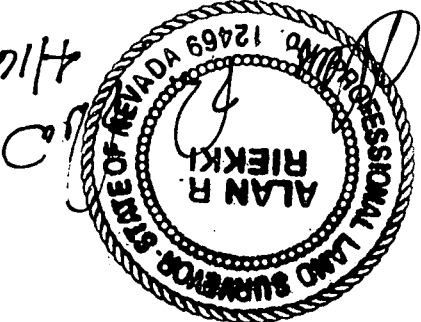
Accepted By: [Signature]

REVERSIONARY CERTIFICATE OF LAND DIVISION
OF LOT 1 AND LOT 2 OF DOC. NO. 870526:00370
OWNER, PERMA-BILT, A NEVADA CORPORATION



THIS DOCUMENT WAS PREPARED FROM EXISTING INFORMATION, LOCATED IN SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS RECORDED IN BOOK 870526, INSTRUMENT 00370, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM ANY SUCH PRIOR DOCUMENTS.

ALAN R. RIEKKI, PLS
NEVADA CERTIFICATE NO. 12469



I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT, ON THIS _____ DAY OF _____, 1998, I DID EXAMINE THIS REVERSIONARY MAP AND FIND IT TO BE TECHNICALLY CORRECT.

RITA M. LUMOS
CITY SURVEYOR
NEVADA CERTIFICATE NO. 5094

RJD
PAGE 1 OF 2
RETURN

THIS REVERSIONARY MAP IS APPROVED AND ACCEPTED
THIS _____ DAY OF _____, 1998
BY THE CITY OF LAS VEGAS, NEVADA.

VTN - NEVADA
2727 S. RAINBOW BLVD
LAS VEGAS, NV. 89102

Recorder's Office Only

THERESA A. O'DONNELL, DIRECTOR OF COMMUNITY
PLANNING AND DEVELOPMENT, AND SECRETARY OF
THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA

PURSUANT TO TITLE 28, CHAPTER 28.32.140, CLARK
COUNTY CODE, THIS DOCUMENT MUST BE RECORDED

BY _____, 1998

PM-10-98 (REVERSIONARY)

STAFF

REVERSIONARY CERTIFICATE OF LAND DIVISION
OF LOT 1 AND LOT 2 OF DOC. NO. 870526:00370

OWNER PERMA-BILT, A NEVADA CORPORATION

OWNER'S CERTIFICATE

PERMA-BILT, A NEVADA CORPORATION DOES HEREBY CERTIFY
THAT IT IS THE OWNER OF THE LAND WHICH IS SHOWN UPON THE
ATTACHED REVERSIONARY CERTIFICATE OF LAND DIVISION AND DOES HEREBY CONSENT
TO THE PREPARATION AND RECORDATION OF THIS REVERSIONARY CERTIFICATE OF LAND
DIVISION.

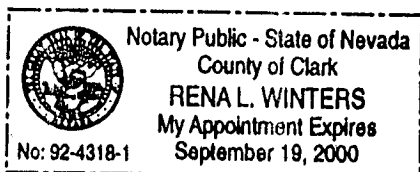
PERMA-BILT, A NEVADA CORPORATION, BY:

Daniel Schwartz

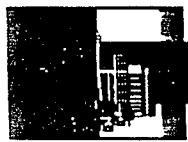
STATE OF NEVADA)
COUNTY OF CLARK) S.S.

ON April 9, 1998 PERSONALLY APPEARED BEFORE ME, A NOTARY
PUBLIC (JUDGE OR OTHER OFFICE, AS THE CASE MAY BE), DANIEL SCHWARTZ
AS President OF PERMA-BILT, A NEVADA CORPORATION
WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT

Rena L. Winters
(SIGNATURE)



RLD
PAGE 2 OF 2



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference	Application/Petition Form	Notarized Signature	Fee(s)	Deed and Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan and Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting	Assessor's Parcel/Location Map
Annexation		●	●		●	●								●			●
General Plan Amendment	●	●	●	●	●	●		●						●		●	●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●	●
Extension of Time		●		●		●											
Site Development Plan Review	●	●	●	●	●	●		●	●	●	●						
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●	●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●	●
Minor Exception/Certification Form		●	●	●	●	●			●		●						
Tentative Map		●		●	●			●				●				●	
Final Map		●		●	●			●					●			●	
Vacation of Public Rights-of-Way		●	●	●	●	●								●			●
Parcel Map (REVERSIONARY LAND DIVISION)		●		●	●								●			●	●
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		●	●	●	●	●	●		●		●						

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.

Applicant's Signature

Date

BOOK 746

7-05931

AMLS 10.45

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH: That WILLIAM FERRERO and VIOLET L. FERRERO, husband and wife
as joint tenants,

in consideration of \$ 10.00 the receipt of which is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to
SAGEBIRD, a Partnership composed of RENALDO M TIBERTIL, NIELS L PEARSON, FRANK J MORTON,
TIMOTHY R MORSE, THOMAS FRANK JONES IV, GARY CUTLER and BRUCE W CECIL

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

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the
Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 9,
Township 20-South, Range 60 East.



SUBJECT TO: 1. Taxes for the fiscal year 1976/1977
2. Rights of way, reservations, restrictions, easements and conditions
of record.

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

Witness OUR hand and seal this 3 day of May 1977

William Ferrero
WILLIAM FERRERO

Violet L. Ferrero
VIOLET L. FERRERO

STATE OF Nevada California
County of Clark Sinkiyon

On this 3 day of May 1977

Personally appeared before me, a Notary Public in and for said

County and State, William Ferrero

and Violet L. Ferrero

known to me to be the persons whose names are subscribed to the foregoing

instrument, and acknowledged to me that they executed the same for the

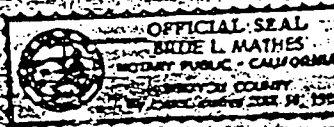
purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of May 1977

Notary Public

ESCROW NO. E-67254-B5

WHEN RECORDED MAIL TO: SAGEBIRD c/o GARY CUTLER
5559 CORRAL CIRCLE LAS VEGAS, NEVADA



GRANT, BARGAIN, SALE

DEED

(INDIVIDUAL)

TO

19

Lawyers Title
of LAS VEGAS

1111 S. LAS VEGAS, SUITE 200
LAS VEGAS, NEVADA

705931

OFFICIAL RECORD BOOK NO.
RECORDED AT NEVADA

746

LAWYERS TITLE OF LAS VEGAS, INC.

JAN 3 12 10 PM '77

IN THE COUNTY OF CLATSOP

STATE OF OREGON

RECEIVED