

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-13-00

APN 138-02-102-003

Location 4700 N. RANCHO DR, E FACING LONE MTN

Applicant WILLIAM A. FRANCIS

Subject

PARCEL MAP



PM-13-00

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

OBJECT NAME/LOCATION: PM-13-00-
-13-00
SURVEYOR/ENGINEER: Loggemyer Design Group

SUBMITTAL		DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT		OCT 13	Diane	App'd	10/18/00	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY		10/19/00	CMC	App'd	10/23/00		
ROAD CONTROL		10/19/00	JWB	Approved	10/19/00		
UTILIZATION		10/19/00	BAA	App'd	10/19/00		
LAND DEVELOPMENT COORDINATION	TED	I TALKED TO Cheri - CMC					
		10/20/00	RES	App'd	10/20/00		
PLANNING & DEVELOPMENT		10/23/00	WJ	APPROVED	10/30/00		
SURVEY	1ST						
	2ND						

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

Cheri - Ignore Condition 4 AS Both Pds have access
to road ways. (COND was perpetual parking & access, etc.)

ROAD CONTROL

UTILIZATION

LAND DEVELOPMENT COORDINATION

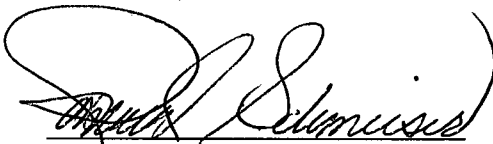
PLANNING & DEVELOPMENT

SURVEY

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: October 30, 2000
Re: Parcel Map for Depak and Kusum Desai (PM-13-00)

I have reviewed the above subdivision for compliance with the approved trail routes of Map #7 of the Northwest Sector Plan. Accordingly, no trails are required by this plan.

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

Donald Schmeiser, AICP
Senior Planner

cc: Chris Knight, Comprehensive Planning Manager

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: May 10, 2000
Re: **PM-13-00** Dipak and Kusum Desai S of Lone Mountain Rd, btwn Rancho Dr & Torrey Pines Dr
Parcel Map



CONDITIONS OF APPROVAL:

1. This Parcel Map needs to show the following right-of-way dedications prior to recordation: a) 40 feet of right-of-way adjacent to this site for Torrey Pines Drive, b) any additional right-of-way, if required by the Traffic Engineer, to meet Standard Drawings #201.1, 234.1 and 234.2 as required by the Department of Public Works.
2. Construct all incomplete half-street improvements on Torrey Pines Drive and Rancho Drive adjacent to this site concurrent with the first phase of development of this site as required by the Department of Public Works. Also, if legally able, construct a minimum of two lanes of temporary paving on Torrey Pines Drive, west of the centerline, from the south edge of this site southward to tie into existing improvements and from the north edge of this site northward to Lone Mountain road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.
3. Each legal parcel must connect to public sewer at the time of development, unless an alternate plan is submitted to and approved by the City Engineer. Extend public sanitary sewer in the Torrey Pines Drive alignment to the north edge of this site, to a location acceptable to the City Engineer, concurrent with development of this site as required by the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
4. A note must be added to the face of this Parcel Map 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.
5. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. 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.
6. Future development of the parcels created with the recordation of this Parcel Map, shall be in compliance with all applicable conditions of approval for Zoning Reclassifications Z-7-99 and Z-8-99 and all other applicable subsequent site-related actions as required by the Department of Public Works.
7. 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.
8. 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. Show Rancho Drive with the correct right-of-way split of 75 feet on the west side of Rancho Drive and 50 feet on the east side.
- b. Move the bold line to the center of Torrey Pines Drive; per condition #1 above, dedicate 40 feet of right-of-way adjacent to this for Torrey Pines Drive.

Memorandum

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

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

To: Alan Dill, PLS
Poggemeyer Design Group

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: April 10, 2000

Re: **PM 13-00 (Dipak and Kusum Desai)**

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 deed provided for this property does not include the middle initials for the owners. Please correct the Owner's Certificate to match the deed.

The area being dedicated for the half street for Torrey Pines Drive per this map should be included within the boundary. Please extend the boundary and the total dimensions to the centerline of Torrey Pines Drive.

Please correct the typographical errors in the notes as shown.



RECEIVED
00 APR 14 AM 11:09
PLANNING AND
DEVELOPMENT

City of Las Vegas Surveyor's Office

Parcel Map Check List

PM 13-00 DEPAK K. & KUSUM D. DESAI
 PARCEL MAP NAME & NUMBER

H. Jahanpour-Burke
 CHECKED BY

4/05/00
 DATE

POGGE MEYER DESIGN GROUP
 COMPANY

PM 13-00.PRO
 FILE NAME

Proper Certificates	✓
Date Survey Completed	✓
Sheet Numbers	✓
Proper Description in Title	✓
Basis of Bearings shown and described with map reference	✓
Graphic Border of Perimeter	✓
Monuments on Perimeter & at Lot Corners	✓
Survey Analysis sufficient to delineate boundary controlling monuments	✓
Street names, widths, Public/Private, & C/L symbols	✓
Monuments set at all centerline P.C., P.T. (or P.I.), intersections & angle points	✓
Legend	✓
Area of Lots (Sq. Ft. or Ac. per NRS)	✓
North Arrow & appropriate scale	✓
Radial Bearings	✓
Proposed Easements - Public or Private	.
Existing Easements - Indicate recording data	
Lot Numbers	✓
Utility Easements shown or described	
Identification of Adjoining Properties	
Legibility (Minimum letter size: 0.10")	✓
Closure Checks (1:10,000 maximum error)	✓

COMMENTS:





CLARK COUNTY HEALTH DISTRICT

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

DATE: March 29, 2000
OWNER: Dipak K & Kusum D Desai
PM NO: 13-2000, CLV
SURVEYOR: Alan W Dill

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	260,449 sq ft	5.98 ac
Lot #2	221,720 sq ft	5.09 ac

RECEIVED
00 APR -7 AM 11:39
PLANNING AND
DEVELOPMENT

#7293

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER	DATE
CURRENT PLANNING DIVISION	March 22, 2000
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP - PM-13-00	
DIPAK and KUSUM DESAI	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by__ April 14TH, 2000

No street names
3/29/00
M Dobosh

ATTACHMENT: MAP

NO 53:11 00:52:44 0000

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE March 22, 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 (S I D)	
SUBJECT: PARCEL MAP - PM-13-00 DIPAK and KUSUM DESAI	

**PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
By_____ April 14th, 2000**

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE March 22, 2000
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-13-00 DIPAK and KUSUM DESAI	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by__ April 14TH, 2000

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

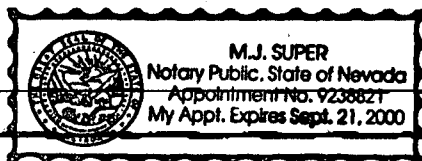
Date: March 13, 2000APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): <u>4700 N. Rancho Drive, Easterly portion facing Lone Mountain</u>	
Proposed Use: <u>Government Facility</u>	Assessor's Parcel No(s): <u>138-02-102-003</u>
Project Name: <u>Bureau of Land Management, Las Vegas, Nevada</u>	
Existing General Plan Designation: <u>SC + GC</u>	Proposed General Plan Designation: _____
Existing Zoning: <u>ROI C-1</u>	Proposed Zoning: <u>C-1</u> Ward No.: <u>6</u>
Commercial Sq. Ft.: <u>44,000 SF</u>	Floor Area Ratio: <u>2844</u>
Gross Acres: <u>5.09</u>	Lots/Units: <u>One</u> Density: _____
Additional Information: _____	

APPLICANT INFORMATION:

Property Owner(s): <u>Dipak Desai & V.A. Ram</u>	Contact: <u>Jack Super</u>
Address: <u>3420 Calle Del Torre</u>	Tel: <u>702-737-0001</u> Fax: <u>702-737-7965</u>
City: <u>Las Vegas</u>	State: <u>Nevada</u> Zip: <u>89102-3908</u>
Applicant: <u>William A. Francis</u>	Contact: <u>Bill Francis</u>
Address: <u>324 South 400 West, #C</u>	Tel: <u>801-539-1412</u> Fax: <u>801-539-1524</u>
City: <u>Salt Lake City</u>	State: <u>Utah</u> Zip: <u>84101</u>
Represented By: <u>Poggemeyer Design Group</u>	Contact: <u>Tim Pinter</u>
Address: <u>2601 N. Tenya Way</u>	Tel: <u>702-255-8100</u> Fax: <u>702-255-8375</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89128</u>

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)PROPERTY OWNER(S): [Signature]Print First & Last Name: DIPAK DESAISubscribed and sworn before me this 02 day of March 2000

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-13-00

Meeting Date: _____

No. Signs Required: _____ No. Provided: _____

Map No.: L-2-1Total Fee(s): \$300.00Receipt No.: 47255Date Accepted: 3/14/00Accepted By: [Signature]

App PAK 1999:pm:SyQuest.CurrPlan:ra/12-15-99

Mar. 01 2000 02:50PM PS

PHONE NO.: 8015391524

FROM: MR FRANCIS/RCR

16502
9 1 0 4 3 0 0 1 4 6 8
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LAND TITLE OF NEVADA, INC., as trustee

FOR AVAILABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to DIPAK DESAI and KUSUM DESAI, husband and wife as Joint Tenants

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 018-330-013

SUBJECT TO: 1) Taxes for the fiscal year 1990/1991
2) Restrictions, Conditions, Reservations, Rights, Rights of Way
and Easements now of record

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

Witness my hand this 5th day of March, 1991

STATE OF NEVADA }
COUNTY OF Clark } ss.

LAND TITLE OF NEVADA, INC., AS Trustee

Eileen Bechtol, Senior Vice President

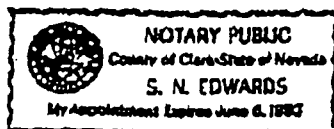
On March 5, 1991

personally appeared before me, a Notary Public,
Eileen Bechtol, known to me to be the
person whose name is subscribed to
the above instrument and

who acknowledged that she executed the above
instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)



ESCROW NO.) 91-110286SE
ORDER NO.)

WHEN RECORDED MAIL TO: Dr. and Dr. Desai
1905 Calanda Court Las Vegas, NV 89102

Vesting Deed
of Preliminary Report
99-04-2288 RB

Whole
Parcel

2 1 0 4 3 0 0 1 4 6 8

EXHIBIT "A"

LEGAL DESCRIPTION

Situate in the City of North Las Vegas, County of Clark, State of Nevada, described as follows:

That portion of Government Lots Three (3) and Four (4), Section 2, Township 20 South, Range 60 East, M.D.M., located East of Tonopah Highway, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 2; thence South $83^{\circ}40'36''$ East along the North Section line thereof, a distance of 737.64 feet to a point on the East right of way line of Tonopah Highway (125 feet wide); thence South $36^{\circ}36'$ East along said right of way line a distance of 559.33 feet to the TRUE POINT OF BEGINNING; thence continuing South $36^{\circ}36'$ East a distance of 559 feet to a point; thence South $83^{\circ}45'28''$ East a distance of 1,050.66 feet to a point on the East line of said Government Lot Three (3); thence North $0^{\circ}03'40''$ East along the said East line of said Lot Three (3) a distance of 412 feet to a point; thence North $83^{\circ}45'28''$ West to a point on the East line of said Tonopah Highway to the TRUE POINT OF BEGINNING.

EXCEPTING a one-half interest in crude oil, petroleum, gas, brea, asphaltum and all kindred substances, and other mineral under and in said land, as reserved in the Deed from Mrs. Nell Withington Gates, wife of Viret Gates, a daughter of W.H. Withington, deceased; Mrs. Florence Withington Wheatley, wife of Rex Wheatley, a daughter of W.H. Withington, deceased; Mrs. Laura Withington Shambaugh, wife of J.J. Shambaugh, a daughter of W.H. Withington, deceased; Donald Withington, a son of Ray Withington, deceased, and a grandson of W.H. Withington, deceased; and Mrs. Dorothy Withington Breshahan, a daughter of Ray Withington, deceased and a granddaughter of W.H. Withington, deceased, to Frank Ferrara and Michael Wilder, Trustees, dated March 11, 1955 and recorded April 28, 1955 as Document No. 45049 of Official Records, Clark County, Nevada records.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NV

04-30-91 15:21 PDR 2
BOOK 910430 INSTR 01468
FEE: 6.00 RPTD 1,650.00

GRANT, BARGAIN, SALE WARRANTY DEED

The undersigned grantors:

V.A. Ram and Girijamma Ram, Trustees of the V.A. Ram and
Girijamma Ram Family Trust, dated May 11, 1978

do hereby convey, grant, bargain, sell and warrant to the following grantees:

V.A. Ram and Girijamma Ram, Trustees of
The R. Paramahansa Trust, dated May 11, 1978
as amended or restated, and their successors

the grantors' interest in the real property located in the County of Clark, State of Nevada described as follows:

*See Exhibit "A" attached hereto and by this reference made a part
hereof for complete legal description.*

APN: 138-02-102-002 (approx. 4.28 acres of vacant land)

The property is conveyed with all warranties of title (subject to each encumbrance, covenant, restriction, reservation and right-of-way of record), together with each and every tenement, hereditament, and appurtenance thereof.

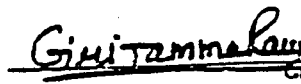
The grantee(s), as Trustee(s) of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantors, under penalties of perjury, declare that the actual consideration received for this conveyance was NIL.

DATED: JUN 14 1996

GRANTORS:


V.A. Ram


Girijamma Ram

21043001468

EXHIBIT "A"

LEGAL DESCRIPTION

Situate in the City of North Las Vegas, County of Clark, State of Nevada, described as follows:

That portion of Government Lots Three (3) and Four (4), Section 2, Township 20 South, Range 60 East, M.D.M., located East of Tonopah Highway, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 2; thence South 83°40'36" East along the North Section line thereof, a distance of 737.64 feet to a point on the East right of way line of Tonopah Highway (125 feet wide); thence South 36°36' East along said right of way line a distance of 559.33 feet to the TRUE POINT OF BEGINNING; thence continuing South 36°36' East a distance of 559 feet to a point; thence South 83°45'28" East a distance of 1,050.66 feet to a point on the East line of said Government Lot Three (3); thence North 0°03'40" East along the said East line of said Lot Three (3) a distance of 412 feet to a point; thence North 83°45'28" West to a point on the East line of said Tonopah Highway to the TRUE POINT OF BEGINNING.

EXCEPTING a one-half interest in crude oil, petroleum, gas, brea, asphaltum and all kindred substances, and other mineral under and in said land, as reserved in the Deed from Mrs. Nell Withington, Gates, wife of Viret Gates, a daughter of W.H. Withington, deceased; Mrs. Florence Withington Wheatley, wife of Rex Wheatley, a daughter of W.H. Withington, deceased; Mrs. Laura Withington Shambaugh, wife of J.J. Shambaugh, a daughter of W.H. Withington, deceased; Donald Withington, a son of Ray Withington, deceased, and a grandson of W.H. Withington, deceased; and Mrs. Dorothy Withington Breshahan, a daughter of Ray Withington, deceased and a granddaughter of W.H. Withington, deceased, to Frank Ferrara and Michael Wilder, Trustees, dated March 11, 1955 and recorded April 28, 1955 as Document No. 45049 of Official Records, Clark County, Nevada records.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NV

04-30-91 15:21 PDR 2
BOOK 910430 INST 01468
FEE: 6.00 AMT 1,530.00

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	Assessor's Parcel/Location Map	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	DINA (SB 191)	Site Plan and Floor Plan	Building Elevations	Landscape Plan	Color & Material Board	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
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 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		●	●		●		●	●			●	●					

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

3/3/00



Current Planning Division

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: _____
Torrey Pines Drive (Frontage) - Rancho Drive
3. Describe the existing improvements and/or condition of streets in item #2 above: _____
Torrey Pines - Existing Half Street, Curb and Gutter on East Side
Rancho Drive - Existing pavement with raised medians
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: _____
Las Vegas Valley Water District - Torrey Pines
5. Will property be serviced by the City Sanitary Sewer System? ☒ Yes ☐ No
If no, indicate how sewer service will be provided: _____
6. Is immediate development proposed on the parcels of land to be created: ☒ Yes ☐ No
On which Parcel? #1 _____ #2 ☒ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence: _____
BLM building - 9 months

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. 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.
- ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. 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.