

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-13-98

APN 138-09-801-013

Location NE CORNER CHEYENNE AVE & CIMARRON RD

Applicant WESCO SURVEYS, INC

Subject

PARCEL MAP



PROJECT NAME/LOCATION:

PM-13-98 SAREB120

NE COR of Chapman
& CimarronPM
13-98

SURVEYOR/ENGINEER:

WESCO SURVEYS, INC

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11/20	JESUS	APPROVED	11/21/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	11/23/98 CMC	APP'U	11/24/98			
FLOOD CONTROL	11/23/98 CREG	APPD	11/23/98			
SANITATION	11/23/98 BHA	DISAPPROVED	11/23/98			
DEVELOPMENT COORDINATION	Review of Traffic - Needs to Review on Tues 1 Dec 98 - Hold -					
PLANNING & DEVELOPMENT	11/24/98 MP	APPROVED	11/30/98			
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____
ALONG NORTH EDGE
DEDICATE PRIVATE SEWER EASEMENT ACROSS LOT 1OR SHOW EVIDENCE OF EXISTING SEWER EASEMENT
ACROSS LOT 1.
DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

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

DATE

June 4, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-13-98
Sagebird Partnership

(NEC of Cimarron Rd & Cheyenne Ave)

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

CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements (sidewalk and streetlights) on Cheyenne Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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 occupancy of this site as required by the Department of Public Works.
2. Dedicate all additional rights-of-way adjacent to this site as required by Standard Drawing #201.1, 234.1, and 234.2, unless the applicant submits written documentation from the Traffic Engineer that such right-of-way is not needed, prior to or concurrent with the recordation of this Parcel Map as required by the Department of Public Works.
3. Contribute \$10,000 to partially fund a traffic signal system at the intersection of Cheyenne Avenue and Cimarron Road prior to the recordation of this Parcel Map as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
4. A note must be added to the face of this parcel map prior to recordation to establish common access and parking rights between the parcels being created and all driveways connecting the overall commercial parcel map site to the abutting public streets as required by the Department of Public Works. The number and location of the driveways shall be in accordance with the approved site plan for Z-70-93(1) unless a different site plan is submitted to and approved by the Traffic Engineer.
5. An addendum to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of this Parcel Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways, including that portion of the improvements to the Las Vegas Wash, as recommended in the approved drainage plan/study.
6. 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.
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.

COMMENTS:

The 25 foot radius shown on the northeast corner of Cimarron Road and Cheyenne Avenue should be changed to read 54 foot radius per Document Number 980320:01298.

May 20, 1998

MEMORANDUM

TO: WILLIAM T. AVERY, PLS WESCO SURVEYS, INC.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM-13-98 SAGEBIRD PARTNERSHIP	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:

It is our understanding that there is actually software available with spellchecking capability. Perhaps someday your company could look into such a purchase.

Please change the name of the director of the Department of Planning and Development. Mr. Standerfer has been gone from the City of Las Vegas for at least half a decade.

**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-13-98 SAGEBIRD PARTNERSHIP	

**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-13-98 SAGEBIRD PARTNERSHIP	

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: _____

APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Northeast corner Cheyenne Avenue and Cinnamon Road
 Proposed Use: Restaurant, Bar, and Tire Store Assessor's Parcel No(s): 138-09-801-013
 Project Name: Putters II
 Existing General Plan Designation: commercial Proposed General Plan Designation: commercial
 Existing Zoning: commercial U (R01 C-1) Proposed Zoning: commercial Ward No.: _____
 Commercial Sq. Ft.: _____ Floor Area Ratio: _____
 Gross Acres: 2.50 Lots/Units: 2 Density: N/A
 Additional Information: Building Permit # C-PA-97 2-20-98 U-27-95(2)
F/S approved 11-10-97 PLAN approved 4-2-98

APPLICANT INFORMATION:

Property Owner(s): Sagebird Partnership
 Address: 500 S. 3rd Street Suite 3
 City: Las Vegas, NV 89101-6502
 Applicant: Wesco Surveys, Inc.
 Address: 3305 Spring Mountain Rd. Suite 82
 City: Las Vegas
 Represented By: Wesco Surveys, Inc.
 Address: 3305 Spring Mountain Rd, Suite 82
 City: Las Vegas

Contact: Ron Tiberti
 Tel: 386-6161 Fax: _____
 State: Nevada Zip: 89101-6502
 Contact: Bill Avery
 Tel: 367-0588 Fax: 367-8145
 State: Nevada Zip: 89102
 Contact: Bill Avery
 Tel: 367-0588 Fax: 367-8145
 State: Nevada Zip: 89102

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

PROPERTY OWNER(S): Ron Tiberti

Print First & Last Name: _____

Subscribed and sworn before me this 24th day of April, 19 98

Teri Press



Notary Public-State Of Nevada
COUNTY OF CLARK
TERI PRESS
My Appointment Expires
April 1, 2000
No 96-1940-1

FOR DEPARTMENT USE ONLY

Case No.: PM-13-98
 Meeting Date: 0
 Required Signs: 0
 Map No.: C-9-8
 Total Fee(s): 300⁰⁰
 Receipt No.: 19093
 Date Accepted: 4/24/98
 Accepted By: W/P

PLANNING AND DEVELOPMENT DEPARTMENT

PRE - APPLICATION CONFERENCE CHECKLIST

On _____ a pre-application conference was held with _____ regarding property located at _____. It was determined that the following application(s) will be required:

Application: _____ Use: _____

Application: _____ Use: _____

Application: _____ Use: _____

The following items were discussed with the applicant and / or his agent:

Possible meeting date: _____ Filing deadline: _____

Traffic Impact Analysis (NW Area only)	Required	Not Required	Already on File
--	----------	--------------	-----------------

Current Zoning: _____ **Do the Residential Adjacency Standards apply?** Yes No

Adjacent Uses: N: _____ S: _____
E: _____ W: _____

Do the Residential Adjacency Standards apply? Yes No

Are there any known uses which will require a Special Use Permit? Yes No

If yes, which use(s): _____

Justification Letter: A justification letter must briefly describe the type of request, the reason for the request and justification that the request is in the best interest of the City of Las Vegas, it's residents, and that the request further promotes the objectives of the General Plan.

Application Packet (One for each submittal): An application packet was highlighted and explained to the applicant for each submittal to be made.

Submittal Checklist: The Submittal Checklist items were stressed as the minimum information which would be accepted for each submittal.

Explanation of Requirements: Applicable requirements were highlighted and briefly discussed with the applicant.

Sign Posting: The applicant's responsibilities were explained with regard to sign posting and maintenance of the signs on the subject property until final action has been taken.

Additional Comments / Information / Codes Referenced / Case & Parcel History:

This form must accompany the application at the time of submittal

Applicant / Agent

Planner

Date _____



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: Cheyenne Avenue and Cimarron Road
3. Describe the existing improvements and/or condition of streets in item #2 above: fully developed rights-of-way.
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, waterlines located in Cheyenne Avenue and Cimarron Road.
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.)? all
If yes, indicate type of development and anticipated date construction will commence: April 1, 1998 for Restaurant/Bar and July 1, 1998 for Tire store.

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

MINOR EXCEPTION CERTIFICATION FORM

(Please Print and Use a Pen)

INSTRUCTION:

This certification form shall be completed and attached to an application for a Minor Exception. Signatures shall be collected by the property owner, applicant or representative. If the applicant is not the property owner, this certification form must be signed by both parties. False or erroneous information may be cause for revocation of a building permit.

CERTIFICATION (Required pursuant to Section 19A.18.080 of the City of Las Vegas Municipal Code):

Property Owner/Applicant _____ Phone _____

Property Address _____

Zoning _____ Assessor's Parcel No. _____

I, (We) _____

do hereby swear or affirm under the penalty of perjury that the names and addresses listed below of the abutting property owners are in agreement to the granting of a Minor Exception for: _____

ABUTTING PROPERTY OWNERS:

(Signature)	(Name)	(Address)

SIGNATURE OF CERTIFICATION:

Property Owner Signature

Applicant Signature

Subscribed and sworn to before me

This _____ day of _____, 19 _____

Notary of Public in and for Said County and State

Accepted _____ Date _____

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		●		●	●								●		●		●
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 _____

PLANNING & DEVELOPMENT



APPLICATION PACKET

DEVELOPMENT
SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

702 229-6301

This application packet is generic and to be used for all necessary planning applications and petitions. It includes a Pre-Application Checklist, a blank Application/Petition Form, an Application Matrix, Instructions and Submittal Requirements, a Fee Schedule, Applicant's Sign Posting Responsibility and Proof of Sign Posting Form, Minor Exception Certification Form, Parcel Map Checklist, Final Map and Tentative Map Checklist, and Planning Commission, Board of Zoning Adjustment, City Council, and City Referral Group Meeting Schedules.

*Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types.** Each application/petition is to be submitted separately (including all required documents and prints) according to the application matrix.*

960619.01479

137-12-701-002

ADA B.P.T.T. \$ 1,435.85

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That

SUMMIT HOLDINGS, LLC, A Limited Liability Company

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

PERMA-BILT, A Nevada Corporation

all that real property situated in the City of LAS VEGAS County of Clark
State of Nevada, bounded and described as follows:SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
FOR LEGAL DESCRIPTION.Assessor's Parcel No: 450-280-029 450-280-044 138-07-201-001
138-07-201-002

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.
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.

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

Witness my hand this 17th day of June, 1996

SUMMIT HOLDINGS, LLC

BY:

John A. Ritter, Manager

STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on

June 17, 1996

by (name(s))

of person(s)

John A. Ritter

as (type of authority, e.g., officer, trustee, etc.)

Manager

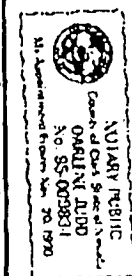
of (name of party on behalf of whom instrument was

executed) Summit Holdings, LLC

(Signature of notarial officer)

(Seal)

LTV 100

 RECORD NO. 169796D-DJ
 ORDER NO. 169796D-DJ
 WHEN RECORDED MAIL TO: PERMA-BILT
 7300 S. RICHARD, SUITE R LAS VEGAS, NV 89128


960619.01479

EXHIBIT

A

ESCROW NO.: 169796D-DJ

PARCEL I:

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M., Clark County, State of Nevada.

PARCEL II:

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North Forty (40) feet and the West Thirty (30) feet and that certain spandrel area as conveyed to Clark County by Deed recorded May 26, 1978 in Book 870526 as Document Number 00371 of Official Records.

PARCEL III:

Government Lot Sixteen (15) in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM those portions as conveyed to Clark County for road and public utility purposes by Document No. 590951 in Book 631 recorded June 17, 1976.

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

LAND TITLE OF NEVADA

06-19-96 14:28 JMC

OFFICIAL RECORDS

BOOK: 960619 INSTR: 01479

FEE: 0.00 RPTD 1,435.85