

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-14-96

APN See Below

Location Beltway West Leg & Lake Mead Blvd

Applicant Del Webb Communities

Subject

137-23-301-001 Thru 003



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: Reversionary Map

EM 14-96

SURVEYOR/ENGINEER: _____

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	4/29	Barb	App'd	4/30	FOR USE ONLY	SURVEYOR'S
RIGHT-OF-WAY	CME 5/3/96	CME	App'd	5/6/96		
FLOOD CONTROL	CME 5/8/96	DA	APP'd	5/6/96		
SANITATION	CME 5/8/96	DM	app'd	5/3/96		
DEVELOPMENT COORDINATION	—	—	—	—		
PLANNING & DEVELOPMENT	5/6/96	R.LIND.	APP'D	5/9/96		
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

May 23, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-14-96
Del Webb Communities

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. We have no objection to this Reversionary Parcel Map application for the purpose of reverting to acreage all of Parcel 2 as created by the parcel map recorded as File 84, Page 70.
2. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary 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 Reversionary 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.

RECEIVED
May 28 11:21 AM '96
PLANNING AND
DEVELOPMENT

Date:

April 16, 1996

MEMORANDUM

TO:

Byron Johnson, PLS
G.C. Wallace, Inc.

FROM:

Rita M. Lumos, PLS
City Surveyor

SUBJECT:

PM 14-96(R)
Del Webb Communities

COPIES TO:

Matt Pinjuv
Planning and Development Dept.

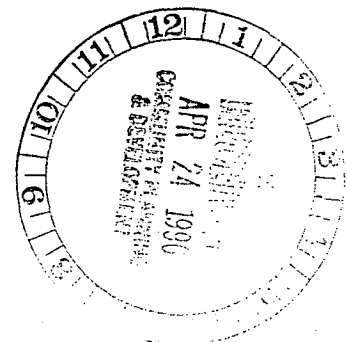
Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

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.

RML: mw



MEMO

DATE

3/27/96

TO:

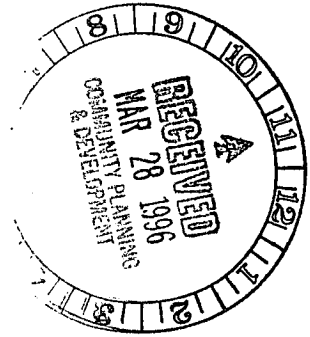
PLANNING AND DEVELOPMENT DEPT.

FROM:

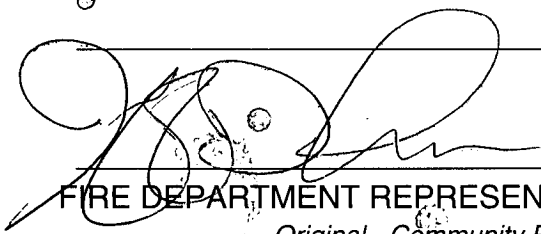
FIRE PREVENTION DIVISION

SUBJECT:

Pm-14-96 Dir Worob Comm.



1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

25
MAR

Ref 2511

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE MARCH 21, 1996
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SPECIAL IMPROVEMENT DISTRICT	- NANCY PAYAN
SUBJECT: PARCEL MAP PM-14-96 (REVERSIONARY) DEL WEBB COMMUNICATIONS	

PLEASE RETURN BY: APRIL 11, 1996

*No Comment**Don Kilbert
Alarm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE MARCH 21, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	
SUBJECT: PARCEL MAP PM-14-96 (REVERSIONARY) DEL WEBB COMMUNITIES	

PLEASE RETURN TO JOHN McNELLIS BY: APRIL 11, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE MARCH 21, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-14-96 (REVERSIONARY) DEL WEBB COMMUNICATIONS	

PLEASE RETURN BY: APRIL 11, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: March 11, 1996

APPLICATION/PETITION FOR: Reversionary Map
(Type of Action Requested)

Project Address (Location): Beltway West Leg and Lake Mead Boulevard 137-23-501-002
251-003

Proposed Use: Residential Assessor's Parcel No.: 137-23-301-001

Project Name: Reversionary Map Ward No.: _____

Existing General Plan: _____ Sixteenth Section: _____ of the _____ of Section: 23, 14 Township: 20S Range: 59E

Proposed General Plan: _____ Existing Zoning: PC Proposed Zoning: _____

Gross Acres: 132.54 Lots/Units: N/A / Density: N/A Commercial Sq. Ft.: N/A

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Applicant: Del Webb Communities, Inc. Contact: Richard A. Mastin

Address: 9555 Del Webb Boulevard

City: Las Vegas State: Nevada Zip: 89134 Tel: 363-2111 Fax: 256-5507

Owner(s): Del Webb Communities, Inc. Contact: Richard A. Mastin

Address: 9555 Del Webb Boulevard

City: Las Vegas State: Nevada Zip: 89134 Tel: 363-2111 Fax: 256-5507

Represented By: G.C. WALLACE, INC. Contact: Chanel DeWees

Address: 1555 S. RAINBOW BLVD.

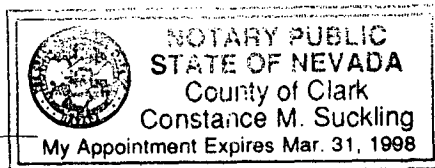
City: LAS VEGAS, State: NV Zip: 89102 Tel: 363-1200 Fax: 363-8979

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

Owner(s): Richard A. Mastin, Vice President, Land Development

Subscribed and sworn before me this 12th day of March 19 96

Constance M. Suckling
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-14-96 (REVERSIONARY)

Meeting Date: 8:00 PM

Date Accepted: 3/14/96

Accepted By: MP

Map No.: K-23-1 to 8

Total Fee: 300.00

Receipt No.: 366729

9 3 1 0 0 7 1 9 3 1

(7) 4

WHEN RECORDED RETURN TO:

NEVADA TITLE COMPANY
3320 West Sahara Avenue, Suite 200
Las Vegas, Nevada 89102
Attention: Roger Waite

93-03-2083 R76

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to DEL WEBB COMMUNITIES, INC., an Arizona corporation, as "Grantee," the real property in the County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Attachment "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, non-exclusive easement in gross on, over, under or across those portions of the Land described on Attachment "B" hereto for the purposes of mining and excavating soil and necessary aggregate materials a or desirable for future roadway and drainage improvements and for installation, emplacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other structure, together with the right to enter upon the Land (without unreasonably interfering with Grantee's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, renovate or replace any of such lines or facilities.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.

R.P.T.T. \$2,243.15
A.P.N.: 150-240-029
137-13-101-001
portion of

20100701931

2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record or apparent.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner thereunto duly authorized.

Dated as of October 7, 1993.

HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP, a
Delaware limited partnership

By: SUMMERLIN, a division of
SUMMA CORPORATION, a
Delaware corporation, its
sole general partner

By: [Signature]

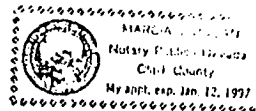
Name: Mark L. Fine

Title: President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On October 7, 1993, personally appeared before me, a Notary Public,
Mark L. Fine, personally known to me to be the person whose name
is subscribed to the above instrument who acknowledged that he/she executed the instrument.

[Signature]
Notary Public



9 3 1 0 0 7 3 9 3 1

ATTACHMENT "A"
TO GBS DEED

LEGAL DESCRIPTION OF THE LAND

ALL OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 76, PAGE 94 OF
PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY,
NEVADA, LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 59
EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 44.768 ACRES.

TOGETHER WITH:

ALL OF PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 76, PAGE 85 OF
PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY,
NEVADA, LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 59
EAST, M.D.M., CLARK COUNTY, NEVADA.

CONTAINING 8.755 ACRES.

931007 931

ATTACHMENT "B"
TO GBS DEED

EASEMENT AREAS

THE MOST WESTERLY AND SOUTHERLY 50.00 FEET OF PARCEL 1 AS SHOWN BY
MAP THEREOF ON FILE IN FILE 76, PAGE 94 OF PARCEL MAPS IN THE CLARK
COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN
SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK
COUNTY, NEVADA.

CONTAINING 7.56 ACRES.

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

J. HORKY

10-07-93 15:00 LSW

OFFICIAL RECORDS

BOOK: 931007 INST: 00931

FEE: 10.00 RPTT: 2,243.15

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

STEWART TITLE OF NEVADA
3800 Howard Hughes Parkway, #500
Las Vegas, Nevada 89109
Attention: Jackie Donato
ST 91-05-0541-JD

Mail Tax Billing to:
Del Webb Communities, Inc.
2231 E. Camelback Road, #400
Phoenix, AZ 85016

RPTT \$31,551.00

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to DEL WEBB COMMUNITIES, INC., an Arizona corporation, as "Grantee," the real property in the City of Las Vegas, County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Exhibit "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A perpetual easement for roadway purposes and for construction, installation and maintenance of utilities over that portion of the Land described on Exhibit "B".

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments;
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land and all other matters of record or apparent; and
3. That certain Mutual Declaration of Covenants, Conditions and Restrictions by Grantor and Grantee of even

date herewith and recorded in the Official Records of Clark County, Nevada, concurrently with the recordation of this Deed.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner thereunto duly authorized.

Dated as of July 19, 1991.

HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP, a
Delaware limited
partnership

By: SUMMERLIN, a division of
SUMMA CORPORATION, a
Delaware corporation, its
sole general partner

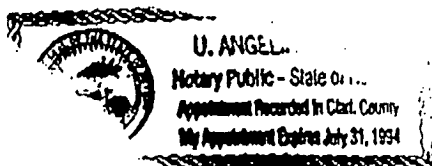
By: [Signature]

Name: Mark L. Fine

Title: President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On July 19, 1991 personally appeared before me,
a Notary Public, Mark L. Fine, personally known to
me to be the person whose name is subscribed to the above
instrument who acknowledged that he/she executed the instrument.



U. Angelina Shope
Notary Public

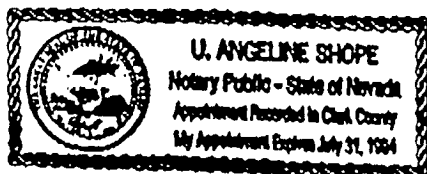


EXHIBIT "A"
TO GBS DEED

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF Clark, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

That portion of the East Half (E 1/2) of Section 13, Township 20 South, Range 59 East, M.D.B. & M., and a portion of Section 18, Township 20, Range 60 East, described as follows:

Parcel Four (4) as shown by map thereof in File 54 of Parcel Maps, page 9 in the Office of the County Recorder, Clark County, Nevada.

PARCEL II:

That portion of the Sections 13 and 14, Township 20 South, Range 59 East, M.D.B. & M., described as follows:

Parcel One (1) as shown by map thereof in File 63 of Parcel Maps, page 28 in the Office of the County Recorder, Clark County, Nevada.

APN: 350-010-001
350-020-001
350-020-002
350-030-001
350-030-002
350-040-003
350-040-006
350-290-003
350-340-003
350-350-002
350-360-002
450-240-035
450-240-037

EXHIBIT "B"
TO GBS DEED

THE NORTHERLY 50.00 FEET AND THE SOUTHERLY 70.00 FEET OF PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 54, PAGE 09 OF PARCEL MAPS AND THE NORTHERLY 50.00 FEET, THE WESTERLY 55.00 FEET AND THE SOUTHERLY 70.00 FEET OF PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 63, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN SECTIONS 13, 14 AND 24, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. AND WITHIN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
G. JEWEL
87-19-91 09:44 18J 4
BOOK 910719 INST 00617
FEE 8.00 RPTT 31,531.00
DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL



PLANNING AND DEVELOPMENT DEPARTMENT

FINAL MAP CHECKLIST

A final map will be presented to the Planning Commission after the City Engineer has determined that it is accurate and conforms to all tentative map conditions.

A. DEPARTMENT OF PUBLIC WORK VERIFICATION A complete Drainage Plan and Technical Drainage Study has been submitted and verified by the Department of Public Works.

Sun City Receptionary Map Volume 10 *Christopher Zrinyi* *3-12-96*
Signature Print Name Date
 (Must be signed by an authorized employee from the Department of Public Works)

B. FINAL MAP CONTENTS

- ☐ 1. The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☐ 2. Date, north point and scale.
- ☐ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 4. Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☐ 5. Existing and proposed utility rights-of-way and easement widths.
- ☐ 6. Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☐ 7. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 8. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 9. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 10. Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 3. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Submittal Requirements Type of Application/Petition	Application/ Petition	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	●			●	●	●								
General Plan Amendment (19.92.040)	●	●	●	●	●	●				●			●	
Rezoning	●	●	●	●	●	●		●		●			●	
Extension of Time For Rezoning	●	●	●			●								
Plot Plan Review	●		●	●				●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●			●		●		●				
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
Aesthetic Review	●		●	●				●	●	●				
Street Name Change	●	●	●	●		●				●				
Address Change	●		●	●		●				●				
Development Plan Review	●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review	●		●				●	●	●	●				
P.C. District Modification (land use)	●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)	●	●	●	●		●		●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Richard A. Mastin
Applicant's Signature

3/12/96

Date

Richard A. Mastin, Vice President,
Land Development