

**Planning & Development Department
Scanning Cover Sheet**

Case No. PM-15-98

APN 137-12-701-001

Location BORDEN & BUCKSKIN

Applicant PERMA BILT HOMES

Subject

PARCEL MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 4/28/98

APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Borden and Buckskin

Proposed Use: Single Family

Assessor's Parcel No(s): 137-12-701-001--& 005

Project Name: Cheyenne/Hualapai

Existing General Plan Designation: _____

Proposed General Plan Designation: _____

Existing Zoning: PD

Proposed Zoning: _____ Ward No.: _____

Commercial Sq. Ft.: _____

Floor Area Ratio: _____

Gross Acres: 24.08±

Lots/Units: 3 Density: _____

Additional Information: Z-33-97;

Trans number 19201

APPLICANT INFORMATION:

Property Owner(s): Perma Bilt Homes

Contact: John Lobrovich

Address: 7150 Pollock Dr., Suite 104

Tel: 896-9100 Fax: 896-9191

City: Las Vegas

State: NV Zip: 89119

Applicant: Perma Bilt Homes

Contact: John Lobrovich

Address: 7150 Pollock Dr., Suite 104

Tel: 896-9100 Fax: 896-9191

City: Las Vegas

State: NV Zip: 89119

Represented By: VTN NEVADA

Contact: Christine Roth

Address: 2727 S. Rainbow Blvd.

Tel: 873-7550 Fax: 362-2597

City: Las Vegas

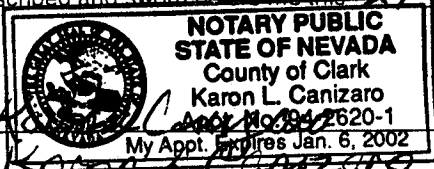
State: NV Zip: 89102

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

PROPERTY OWNER(S): John Lobrovich, E/P

Print First & Last Name: John Lobrovich

Subscribed and sworn before me this 27th day of April 19 98



Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-15-98

Meeting Date: N/A

Required Signs: N/A

Map No.: K-12-6

Total Fee(s): \$300.00

Receipt No.: 19201

Date Accepted: 4/28/98

Accepted By: [Signature]

PROJECT NAME/LOCATION: PM-15-98 - BUCKSKIN AVE/ SHADOW PEAK ST
PM-15-98
 FM- SURVEYOR/ENGINEER: VTN

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/24	HS	APPROVED	9/30	FOR SE ONE	SURVEYOR'S ONE
	9/30	<i>[Signature]</i>	APPROVED	9/30		
RIGHT-OF-WAY	9/30/98	CNC	App'd/cond	10/1/98		
FLOOD CONTROL	9/30/98	GREG	APPD	9/30/98		
SANITATION	9/30/98	BHA	App'd	9/30/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	10/5/98	MP	APPROVED	10/8/98		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY See Attached Comment

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

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

DATE

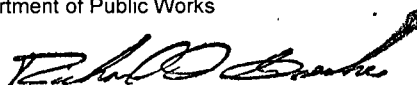
August 18, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-15-98
Perma-Bilt Homes

(NEC of Buckskin Ave and Borden Rd)

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. Master Plan of Streets and Highways MSH-2-98 must record prior to the recordation of this parcel map.
2. Prior to the recordation of this parcel map, an addendum to the previously approved Master Drainage Plan and Technical Drainage Study, or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works.
3. 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 Application Z-33-97 and all other subsequent site-related actions as required by the Department of Public Works.
4. 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.

May 20, 1998

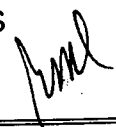
MEMORANDUM

TO:

ANTHONY ZICARI, PLS
VTN NEVADA

FROM:

Rita M. Lumos, PLS
City Surveyor



SUBJECT:

PM 15-98
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.

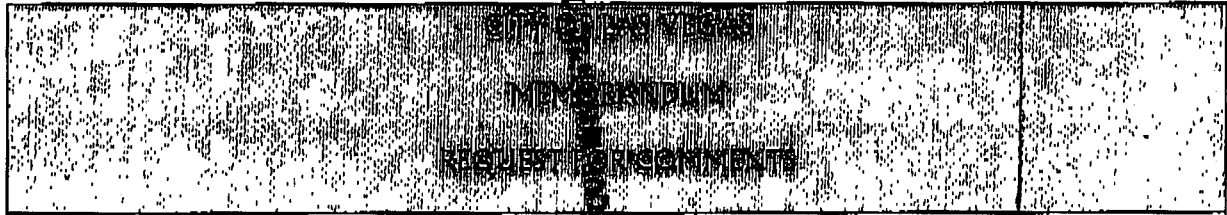
PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please check the Assessor's Parcel Number shown directly east of parcels 2 and 3 of this map.

Ref. 3967

11:57 00



DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION		DATE May 11, 1998
TO: CLARK COUNTY HEALTH DISTRICT FIRE PREVENTION FIRE SERVICES, COMMUNICATIONS		CLARE A SCHMUTZ JEFF DONAHUE MELANIE DOBOSH
SUBJECT: PARCEL MAP - PM-15-98 PERMA-BILT HOMES		

PLEASE RETURN ANY COMMENTS TO MATT PINJUV
@ D S C, 731 S. 4TH ST,
by MAY 26th, 1998

*See attached sheet for review of
street names.*

*Don Vilbert
Plasm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
FIRE SERVICES

RPT:PRINT/MAP/SUBDIVISION
DATE 05/15/98 PAGE 1
TIME 13:47:58:69

LAS VEGAS FIRE DEPARTMENT

SUBDIVISION LISTING

FIRM: V.T.N. ENGINEERS
ENTITY: CITY OF LAS VEGAS PLANNING

Subdivision: PM-15-98
PERMA-BILT HOMES (76)

Ref. No. 3967

BUCKSKIN

Extension of existing St

GOWAN

Extension of existing St

SHADOW PEAK

Extension of existing St

SHADY TIMBER

Extension of existing St

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 11, 1998
TO:	
DEVELOPMENT COORDINATION	GARY REID
ELECTRICAL SERVICES	DONALD K. BEHUNIN
FLOOD CONTROL	GREG McDERMOTT
LAND DEVELOPMENT	STACEY CAMPBELL
RIGHT-OF-WAY	CAROLYN CAVINESS
SANITARY SEWERS	DAVE McGONEGLE
SURVEY	RITA LUMOS
TRAFFIC ENGINEERING	GARY PHILIPS / RICK SCHRODER
SPECIAL IMPROVEMENT DISTRICT	D. BLISS
SUBJECT: PARCEL MAP - PM-15-98 PERMA-BILT HOMES.	

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by MAY 26th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 11, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-15-98 PERMA-BILT HOMES	

PLEASE RETURN ANY COMMENTS TO MATT PINJUV
@ D S C, 731 S. 4TH ST,
by MAY 26th, 1998

ATTACHMENT: MAP



Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

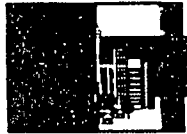
A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? XX Yes No
2. List the names of public access streets between this property and the nearest major streets:
Shady Timber & Shadow Peak
3. Describe the existing improvements and/or condition of streets in item #2 above:
Half-Street Improvements
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 Buckskin & Shadow Peak
5. Will property be serviced by the City Sanitary Sewer System? XX Yes No
6. Is immediate development proposed on the parcels of land to be created: XXX Yes No
If yes, on which Parcel (#1, #2, 3tc.)? #1, #2 & #3
If yes, indicate type of development and anticipated date construction will commence:
Multi-Family / Single-Family, Detached Mid-1999

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

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

980116.01347

ASH RPT. \$ 1,225.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That

JANE H. BLUME, An Unmarried Woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do she 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:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northwest
Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township
20 South, Range 59 East, N.D.B. & M.

Excepting therefrom the interest conveyed to the County of Clark by document recorded
March 25, 1981 in Book 1373, Document No. 1332531, Clark County, Nevada Records.

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.

Assessors Parcel No. 137-12-701-001

Together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.
Witness my hand this 4th day of December, 1997

STATE OF NEVADA
COUNTY OF CLARK } ss

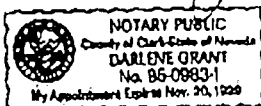
JANE H. BLUME

On December 4, 1997 personally
appeared before me, a Notary Public,
JANE H. BLUME
personally known (or proven) to me
to be the person whose name
subscribed to the above instrument who
acknowledged that she executed
the instrument.

RECEIVED NO. 182988-DJG
ORDER NO. 182988-DJG
WITH RECORDED MAIL TO:

Perma-Bilt
7150 Pollock Drive, Suite 104
Las Vegas NV 89114
ATTN: FRED LESSMAN

Signature [Signature]
(Notary Public)



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

JUNE TITLE OF NEVADA

01-16-98 15:09 FDO
BOOK: 980116 INST: 01347

FEE: 7.00 RPT: 1,225.00

AM. DATE: 2.607.13

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
GOMAN 20, 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: 450-280-008 450-280-013 450-280-014 450-280-015
450-280-031

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 tenements, improvements and appurtenances thereto belonging or in anywise
appertaining. Witness my hand and seal this 17th day of June, 1996

STATE OF NEVADA)
COUNTY OF CLARK)

GOMAN 20, A LIMITED LIABILITY COMPANY
BY: John A. Ritter, General Manager

This instrument was acknowledged before me on
June 17, 1996 A. by (name(s))
John Ritter

(Type of entity, e.g., officer, owner, etc.)

GENERAL MANAGER

(Name of party on behalf of whom instrument was
executed, herein GOMAN 20, a Limited Liability

Company

(Date)

(Signature)

RECORD NO. 169796A-DJ
INDEX NO. 169796A-DJ
RECORDS MAINTAINED BY PERMA-BILT
THE COUNTY CLERK, CLARK LAS VEGAS, NV 89128



EXHIBIT 'A'

ESCROW NO. 1 169796A-DJ

PARCEL I:
The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

PARCEL II:
The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

PARCEL III:
The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

PARCEL IV:
The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

PARCEL V:
The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

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

LAND TITLE OF NEVADA

06-19-96 14120 JMC 2

OFFICIAL RECORDS

BOOK: 360619 INST: 01476

FEE: 8.00 RPPT: 2.607.15

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

AVERAGE
OA VALUE
55

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE

ROAD ID NUMBER

001
1.00
202
Pg 25-45
5
5
CL5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

BOOK

T20S R59E

SEC

12

MAP

N 2 SE 4

137-12-7

Scale: 1"=200'

Rev: 02/05/98

121S	127	126	125	136	137	138	165	164	163
165	167	166	165	164	163	162	161	160	159

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

CLARK COUNTY
ASSESSOR'S OFFICE
KING COUNTY, WASHINGTON