

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-15-99

APN 140-31-601-001

Location 501 N LAMB BLVD

Applicant HORIZON SURVEYS

Subject

PARCEL MAP



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-15-99 LAMB BLVD BETWEEN STEWART / BONANZA

SURVEYOR/ENGINEER: HORIZON SURVEYS

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	8/30	JESUS	APPROVED	8/31/99	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	8/31/99	CME	App'd			
FLOOD CONTROL	8/21/99	PBJ	App'd	8/31/99		
SANITATION	8/31/99	BHA	App'd	8/31/99		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	8/31/99	MP	APPROVED	8/31/99		
SURVEY 1ST						
2ND						

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

AHN Rita Lumos,

See OWNER Cert. Because NO EASEMENTS OR R/WAY is

RIGHT-OF-WAY

being granted / Dedicated on this map.. I left OWNER'S CERT ALONE.

However, see LAST LINE of OWNER'S CERT: PRIVATE UTILITY EASEMENTS?

FLOOD CONTROL

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

☐ Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SEVEY

Memorandum

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

RECEIVED

99 AUG 17 PM 4:09

PLANNING AND
DEVELOPMENT

Phone (702) 229-6217
Fax (702) 386-5737

To: John Forsman, PLS
Horizon Surveys

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: August 16, 1999

Re: **PM 15-99**
California Nevada Regional Council of Carpenters

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 deeds provided show the owner's name different from how it is shown in the title block. Please either revise or provide correct proof of vesting.

Please change the name of the department of Planning and Development.

Please correct the distance along the centerline of Lamb Boulevard adjacent to the property.

Please complete the recording information for the adjacent subdivisions.

In the Owner's Certificate, you are creating to the owners of the lots created by this map permanent easements as shown hereon for private road and utility easements, etc., but none are shown. If these are not grants of easement that are pertinent to this map, please remove.

pm



CLARK COUNTY HEALTH DISTRICT

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

DATE: June 29, 1999
OWNER: CARPENTERS OF SO CALIF-NV REGIONAL UNION
PM NO: 15-99 (CITY)
SURVEYOR: FORSMAN, JOHN E

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.



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: July 1, 1999
Re: **PM-15-99** So Cal-Nev Regional Council of Carpenters W side of Lamb Boulevard, N of Stewart Avenue
Parcel Map

CONDITIONS OF APPROVAL:

1. We have no conditions of approval to impose at this time. We have no objection to the recordation of this parcel map at this time. No improvements, drainage plans/studies, or bonds for improvements are required prior to the recordation of this parcel map.
2. This parcel map is 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.

Ref 4634CITY OF LAS VEGAS
13:00CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER		DATE
CURRENT PLANNING DIVISION		May 28, 1999
TO:		
CLARK COUNTY HEALTH DISTRICT	-	CLARE A SCHMUTZ
FIRE PREVENTION	-	JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	-	MELANIE DOBOSH
SUBJECT		
PARCEL MAP PM-15-99		
SOUTHERN CALIFORNIA - NEVADA REGIONAL COUNCIL of CARPENTERS		

PLEASE RETURN ANY COMMENTS TO: **MATT PINJUV**
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 11th, 1999

*No Comment**Don Vilbert
Alarm Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 28, 1999
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 - MARK ESCOBEDO SPECIAL IMPROVEMENT - D. BLISS DISTRICT (SID)	
SUBJECT PARCEL MAP PM-15-99 SOUTHERN CALIFORNIA - NEVADA REGIONAL COUNCIL of CARPENTERS	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by June 11th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 28, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT PARCEL MAP PM-15-99 SOUTHERN CALIFORNIA - NEVADA REGIONAL COUNCIL of CARPENTERS	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 11th, 1999

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

Current Planning Division

APPLICATION/PETITION FORM

Date: 5/25/99

APPLICATION/PETITION FOR:

PARCEL MAP

(Type of Action Requested)

Project Address (Location): 501 N. LAMB BLVD. 140-31-601-001
 Proposed Use: _____ Assessor's Parcel No(s): 140-31-501-018
 Project Name: CARPENTERS UNION PARCEL MAP
 Existing General Plan Designation: SC/M Proposed General Plan Designation: _____
 Existing Zoning: RE Proposed Zoning: C1 Ward No.: 3
 Commercial Sq. Ft.: 1,229,943 Floor Area Ratio: _____
 Gross Acres: 28.23 Lots/Units: _____ Density: _____
 Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): THE CARPENTERS OF SOUTHERN CALIFORNIA-NEVADA Contact: _____
REGIONAL UNION
 Address: 501 N. Lamb Blvd. Tel: _____ Fax: _____
 City: Las Vegas State: NV Zip: 89110
 Applicant: HORIZON SURVEYS Contact: JESSICA ANDERSON
 Address: 7320 SMOKE RANCH RD STE.D Tel: 228-5866 Fax: 228-0677
 City: LAS VEGAS State: NV Zip: 89128
 Represented By: HORIZON SURVEYS Contact: JESSICA ANDERSON
 Address: 7320 SMOKE RANCH RD. STE.D Tel: 228-5066 Fax: 228-0677
 City: LAS VEGAS State: NV Zip: 89128

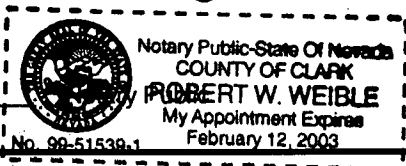
SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): Jessica L. Anderson

Print First & Last Name: Jessica Anderson

Subscribed and sworn before me this 26th day of May 19 99

Robert W. Weible
ROBERT W. WEIBLE



FOR DEPARTMENT USE ONLY

Case No.: PM-15-99
 Meeting Date: 0
 Required Signs: 0
 Map No.: N-31-2,4
 Total Fee(s): 300.00
 Receipt No.: 34977
 Date Accepted: 5/27/99
 Accepted By: Deborah

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That, for good and valuable consideration, Silver State District Council of Carpenters, United Brotherhood of Carpenters and Joiners of America, as Grantor, does hereby Transfer, Grant, Hypothecate, Remise, Release, Convey and Forever Quitclaim to Southern California - Nevada Regional Council of Carpenters, of all of its right, title and interest in and to that certain real property and improvements thereon, subject to any lawful rights of way, reservations, restrictions, easements and conditions of record, situate in the County of Clark, State of Nevada, more particularly described as follows:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M.D.B. & M

Assessors Parcel No. 140-31-601-001 (approximately 18.80 acres).

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

WITNESSETH: the Silver State District Council of Carpenters, United Brotherhood of Carpenters and Joiners of America, by the hand of its duly authorized agent and officer, this 17th day of February 1998.

Silver State District Council of Carpenters
United Brotherhood of Carpenters and
Joiners of America

By Christopher Billmeyer
Christopher B. Billmeyer, its President

(signatures continued on next page)

980605.01632

By Fredrick L. Wilkening
Fredrick L. Wilkening, its Secretary/Treasurer

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 14 day of February 1998 personally appeared before me, a Notary Public in and for said County and State, Fredrick L. Wilkening and

Christopher Billmaier
known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/(they) executed the same in behalf of and as the authorized agent(s) and officer(s) of the Silver State District Council of Carpenters, United Brotherhood of Carpenters and Joiners of America, free y and voluntarily and for the uses and purposes therein mentioned.

SUBSCRIBED and SWORN to before me
this 14 day of February 1998.

Maryna Grady
NOTARY PUBLIC in and for said
County and State

9/0
WHEN RECORDED MAIL TO:
DeCarlo, Connor & Selvo
a Professional Corporation
500 South Virgil Avenue
Fourth Floor
Los Angeles, CA 90020-1430

Attn: Patrick T. Connor, Esq.



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

DECARLO CONNOR ET AL

96-05-98-15:21 DBJ 2
OFFICIAL RECORDS

BOOK: 980605 INST: 01632

FEE: 8.00 RPT: EX0003

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That, for good and valuable consideration, Silver State District Council of Carpenters, United Brotherhood of Carpenters and Joiners of America, as Grantor, does hereby Transfer, Grant, Hypothecate, Remise, Release, Convey and Forever Quitclaim to Southern California - Nevada Regional Council of Carpenters, of all of its right, title and interest in and to that certain real property and improvements thereon, subject to any lawful rights of way, reservations, restrictions, easements and conditions of record, situate in the County of Clark, State of Nevada, commonly referred to as 501 North Lamb Boulevard, more particularly described as follows:

The South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 62 East, M.D.B. & M

Assessors Parcel No. 140-31-501-018 (approximately 9.43 acres).

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

WITNESSETH: the Silver State District Council of Carpenters, United Brotherhood of Carpenters and Joiners of America, by the hand of its duly authorized agent and officer, this 7th day of February, 1998.

Silver State District Council of Carpenters
United Brotherhood of Carpenters and
Joiners of America

By Christopher Billmaier
Christopher Billmaier its President

By Fredrick L. Wilkening
Fredrick L. Wilkening its Secretary/Treasurer

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

On this day of , 1998 personally appeared before me, a Notary Public in and for said County and State, Christopher Billmaier and Fredrick L. Wilkening known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/(they) executed the same in behalf of and as the authorized agent(s) and officer(s) of the Silver State District Council of Carpenters, United Brotherhood of Carpenters and Joiners of America, freely and voluntarily and for the uses and purposes therein mentioned.

SUBSCRIBED and SWORN to before me
this 7th day of February, 1998.

Myma Grady
NOTARY PUBLIC in and for said
County and State



980605.01633

WHEN RECORDED MAIL TO:

DeCarlo, Connor & Selvo
a Professional Corporation
500 South Virgil Avenue
Fourth Floor
Los Angeles, CA. 90020-1430

Attn: Patrick T. Connor, Esq.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
DECARLO CONNOR ET AL
06-05-98 15:21 DBI
BOOK: 980605 INST: 01633 3
FEE: 9.00 RPTT: EX0003



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/
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.

Jessica L. Anderson 5/26/99
Applicant's Signature Date



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: None
3. Describe the existing improvements and/or condition of streets in item #2 above: N/A
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: LVMWD
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.)? _____
If yes, indicate type of development and anticipated date construction will commence: _____

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.