

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-16-00

APN                125-13-610-008

Location           SE CORNER WHISERPING SANDS & DECATUR

Applicant           THE GATES LLC

Subject

PARCEL MAP



**PARCEL MAP PROCESSING  
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: PM-16-00 - DEATUR / SEVERANCE

MAP: PM - 16 - 00

SURVEYOR / ENGINEER: CVL

| SUBMITTAL              | DATE RECEIVED | REVIEWED BY      | APPROVED<br>YES NO                                           | DATE ROUTED | DATE TO<br>SURVEYOR        | RELEASED FOR<br>RECORDATION |
|------------------------|---------------|------------------|--------------------------------------------------------------|-------------|----------------------------|-----------------------------|
| LAND DEVELOPMENT       | 5/25          | HES              | <input checked="" type="checkbox"/> <input type="checkbox"/> | 5/26        | FOR<br><br>USE<br><br>ONLY | SURVEYORS                   |
| TRAFFIC (GARY P.)      | 5/26          | CARROLL PHILLIPS | <input checked="" type="checkbox"/> <input type="checkbox"/> | 5/26        |                            |                             |
| RIGHT OF WAY           | 5/30          | CMC              | <input checked="" type="checkbox"/> <input type="checkbox"/> | 5/31/00     |                            |                             |
| FLOOD CONTROL          | 5/30          | AYS              | <input type="checkbox"/> <input checked="" type="checkbox"/> | 5/30        |                            |                             |
| SANITATION             | 5/30/00       | BKA              | <input checked="" type="checkbox"/> <input type="checkbox"/> | 5/30/00     |                            |                             |
| DEVCO                  |               |                  | <input type="checkbox"/> <input type="checkbox"/>            |             |                            |                             |
| TRAFFIC (RICK S.)      |               | CMC              | <input type="checkbox"/> <input type="checkbox"/>            |             | FOR<br><br>USE<br><br>ONLY | SURVEYORS                   |
| PLANNING & DEVELOPMENT | 5/31/00       | MF               | <input checked="" type="checkbox"/> <input type="checkbox"/> | 6/1/00      |                            |                             |
| SURVEY 1ST             |               |                  | <input type="checkbox"/> <input type="checkbox"/>            |             |                            |                             |
| 2ND                    |               |                  | <input type="checkbox"/> <input type="checkbox"/>            |             |                            |                             |

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

LAND DEVELOPMENT \$30.00 MAP PROCESSING FEE MUST BE PAID  
PRIOR TO RELEASE FOR RECORDING.

RIGHT - OF - WAY CHANGE APRN 125-13-310-008 40-710-008  
SOOY FOR THE INCONVENIENCE. CAROLYN (229-6342)

FLOOD CONTROL  ← must also be "PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED"

SANITATION \_\_\_\_\_

DEVELOPMENT COORDINATION \_\_\_\_\_

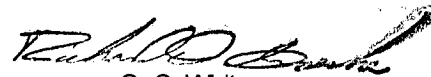
PLANNING & DEVELOPMENT \_\_\_\_\_

SURVEY \_\_\_\_\_

# 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 19, 2000  
**Re:** **PM-16-00** The Gates, LLC N side of Severance Lane, W of Decatur Boulevard  
Parcel Map



## CONDITIONS OF APPROVAL:

1. Future development of the parcels created with the recordation of this Parcel Map shall be in compliance with all applicable conditions of approval for the Lynbrook Large Lots subdivision and all other subsequent site-related actions as required by the Department of Public Works.
2. 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. Revise the APN# shown for Lot 7 to show the correct # of 125-13-310-008.

# Memorandum

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

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

To: Caesar Cano, PLS  
CVL Consultants, Inc.

From: Rita M. Lumos, PLS  
City Surveyor

CC: Matt Pinjuv  
Planning and Development

Date: May 2, 2000

Re: **PM 16-00 (The Gates, LLC)**

---

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.





## CLARK COUNTY HEALTH DISTRICT

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

**DATE:** April 13, 2000  
**OWNER:** The Gates, LLC  
**PM NO:** 16-2000 CITY OF LAS VEGAS  
**SURVEYOR:** Caesar Cano

### 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 8B | 5.18 ac |
| Lot 8C | 6.02 ac |

RECEIVED  
00 MAY -3 AM 10:40  
CLARK COUNTY  
DEVELOPMENT

#7325

**CITY OF LAS VEGAS**  
**REQUEST FOR COMMENTS**

|                                                                                                                                                                           |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>DEVELOPMENT SERVICES CENTER</b><br><b>CURRENT PLANNING DIVISION</b>                                                                                                    | <b>DATE</b><br>April 7, 2000 |
| <b>TO:</b><br><br><b>CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ</b><br><b>FIRE PREVENTION - JEFF DONAHUE</b><br><b>FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH</b> |                              |
| <b>SUBJECT: PARCEL MAP - PM-16-00</b><br><b>THE GATES LLC</b>                                                                                                             |                              |

**PLEASE RETURN ANY COMMENTS TO: MATT PINJUV**  
**@ D. S. C., 731 S. 4<sup>TH</sup> ST. - CURRENT PLANNING DIVISION**  
**by\_\_ April 21<sup>ST</sup>, 2000**

No street names 4/12/00 M Dobosh

**ATTACHMENT: MAP**

**INTEROFFICE MEMORANDUM  
REQUEST FOR COMMENTS**

|                                                                                                                                                                                                                                                                                                                                                                                             |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>DEVELOPMENT SERVICES CENTER<br/>CURRENT PLANNING DIVISION</b>                                                                                                                                                                                                                                                                                                                            | <b>DATE</b><br>April 7, 2000 |
| <b>TO:</b><br><b>DEVELOPMENT COORDINATION - GARY REID</b><br><br><b>[FLOOD CONTROL<br/>RIGHT-OF-WAY<br/>SANITARY SEWERS]</b><br><br><b>ELECTRICAL SERVICES - DONALD K. BEHUNIN</b><br><br><b>LAND DEVELOPMENT - JUDY CALVO</b><br><br><b>SURVEY - RITA LUMOS</b><br><br><b>TRAFFIC ENGINEERING - RICK SCHROEDER</b><br><br><b>SPECIAL IMPROVEMENT - D. BLISS</b><br><b>DISTRICT (S I D)</b> |                              |
| <b>SUBJECT: PARCEL MAP - PM-16-00<br/>THE GATES LLC</b>                                                                                                                                                                                                                                                                                                                                     |                              |

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

By \_\_\_\_\_ April 21<sup>ST</sup>, 2000

**ATTACHMENTS: APPLICATION, DEED, & MAP**

**CITY OF LAS VEGAS**  
**REQUEST FOR COMMENTS**

|                                                                                                                                                                           |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>DEVELOPMENT SERVICES CENTER</b><br><b>CURRENT PLANNING DIVISION</b>                                                                                                    | <b>DATE</b><br><b>April 7, 2000</b> |
| <b>TO:</b><br><br><b>CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ</b><br><b>FIRE PREVENTION - JEFF DONAHUE</b><br><b>FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH</b> |                                     |
| <b>SUBJECT: PARCEL MAP - PM-16-00</b><br><b>THE GATES LLC</b>                                                                                                             |                                     |

**PLEASE RETURN ANY COMMENTS TO: MATT PINJUV**  
**@ D. S. C., 731 S. 4<sup>TH</sup> ST. - CURRENT PLANNING DIVISION**  
**by\_\_ April 21<sup>ST</sup>, 2000**

**ATTACHMENT: MAP**



# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION/PETITION FORM

Date: \_\_\_\_\_

APPLICATION/PETITION FOR: \_\_\_\_\_

Parcel Map

(Type of Action Requested)

Project Address (Location): SW corner of Whispering Sands Dr. and Decatur Blvd.

Proposed Use: Single Family Assessor's Parcel No(s): 125-13-610-008

Project Name: Lynbrook Units 9C and 9D

Existing General Plan Designation: \_\_\_\_\_

Proposed General Plan Designation: \_\_\_\_\_

Existing Zoning: RPD 7

Proposed Zoning: RPD 7 Ward No.: 4

Commercial Sq. Ft.: \_\_\_\_\_

Floor Area Ratio: \_\_\_\_\_

Gross Acres: 12.74

Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_

Additional Information: FM-44-98 FEM-44-98(2) TM-3-98 Z-117-94, z-158-97 SDR

### APPLICANT INFORMATION:

Property Owner(s): The Gates LLC

Contact: Kirk Brynjulson

Address: 7201 W. Lake Mead #210

Tel: 228-1600 Fax: 228-7606

City: Las Vegas

State: NV Zip: 89128

Applicant: The Gates LLC

Contact: Kirk Brynjulson

Address: 7201 W. Lake Mead #210

Tel: 228-1600 Fax: 228-7606

City: Las Vegas

State: NV Zip: 89128

Represented By: CVL Consultants, Inc.

Contact: Kelli Galagan

Address: 6280 S. Valley View Blvd. #200

Tel: 368-3008 Fax: 368-0047

City: Las Vegas

State: NV Zip: 89118

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

PROPERTY OWNER(S) Kelli Galagan

Print First & Last Name: Kelli Galagan

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Notary Public

### FOR DEPARTMENT USE ONLY

Case No.: PM-16-00

Meeting Date: N/A

No. Signs Required: 0 No. Provided: \_\_\_\_\_

Map No.: B-13-4

Total Fee(s): \$300.00

Receipt No.: 47896

Date Accepted: 3/28/00

Accepted By: TRO

**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.

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**MAP LEGEND**

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/D BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE
- ROAD ID NUMBER

AVERAGE  
QA VALUE  
55

ASSESSOR'S PARCELS - CLARK CO., NY.

M. W. Schofield, Assessor

PARCEL NUMBER  
ACREAGE  
202  
PLAT RECORDING NUMBER  
BLOCK NUMBER  
LOT NUMBER  
COV. LOT NUMBER

|      |      |      |      |
|------|------|------|------|
| 1195 | 1185 | 1175 | 1165 |
| 100  | 99   | 125  | 124  |
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| 101  | 100  | 1    |      |

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**MAP LEGEND**

— PARCEL BOUNDARY  
 - - - SUBD BOUNDARY  
 - - - ROAD EASEMENT  
 - - - PM/LD BOUNDARY  
 - - - NON-PARCEL LOT LINE  
 - - - MATCH LINE  
 --- ROAD ID NUMBER

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
 M. W. Schofield, Assessor

AVERAGE  
 OA VALUE  
 55

PARCEL NUMBER  
 ACRES  
 202  
 PARCEL SUB/SEQ NUMBER  
 PLAT RECORDING NUMBER  
 BLOCK NUMBER  
 LOT NUMBER  
 GOV. LOT NUMBER

T19S R60E

13

S 2 NE 4

125-13-6

| R59E | R60E | R61E |
|------|------|------|
| 99   | 100  | 101  |
| 126  | 125  | 124  |
| 137  | 138  | 139  |

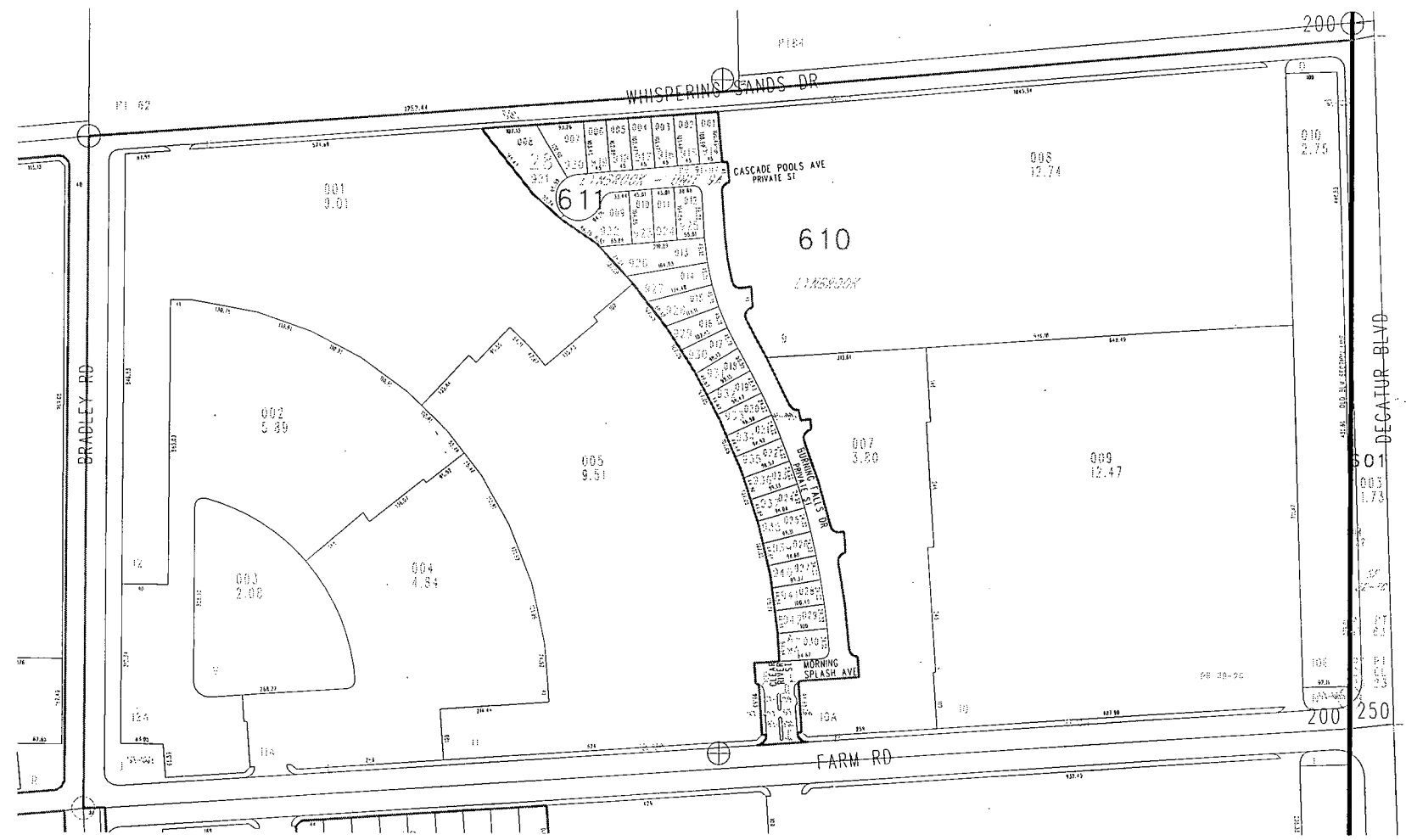
|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 6  | 5  | 4  | 3  | 2  | 1  |
| 7  | 8  | 9  | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 |

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



Scale: 1"=200'

Rev: 01/05/00



TAX DIST 200,250

980403.02815

Nevada Title 98-3-727DMS  
 Mail to:  
 The Gates LLC  
 c/o 601 E. Bridger Avenue  
 Las Vegas, NV 89101

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Las Vegas Jones Associates, a California General Partnership

In consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to The Gates LLC, a Nevada Limited Liability Company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A  
 PART HEREOF BY THIS REFERENCE FOR THE COMPLETE  
 LEGAL DESCRIPTION.

APN: 125-13-301-001 and 125-13-701-001

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

Witness my/our hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Las Vegas Jones Associates,  
a California General Partnership

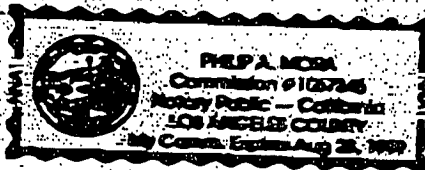
Name:  
 Title:

*Alber Mesco*  
 ALBER MESCOBI  
 3-25-98

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this 23 day of MAR, 1998, JACK KASHANI appeared before me, a Notary Public, who is personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the instrument for the purposes therein contained.



*Philip A. Mesco*  
 Notary Public in and for said State

My commission expires: AUG. 28 1999

980403.02815

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of CALIFORNIA

County of Los Angeles

On 8-25-98 before me, Joselyn J. Munnick

Notary and Title Officer (e.g., "Jane Doe, Notary Public")

personally appeared ALBER NESCOB

(Name(s) of Signer(s))

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Joselyn J. Munnick  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent, remote, and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document Grant, bargain, sell deed

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: JOAK KASHANI

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer

Title(s): \_\_\_\_\_

- ☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer

Title(s): \_\_\_\_\_

- ☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

980403.02815

EXHIBIT "A"  
LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 13,  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

SAID PARCEL IS NOW DESCRIBED AS FOLLOWS:

LOT THIRTY (30) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED OCTOBER 19, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGEMENT AND DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILED IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK, AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 OF OFFICIAL RECORDS AS DOCUMENT NO. 00794, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WEST 50.00 FEET OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 11, 1974 IN BOOK 401 AS DOCUMENT NO. 360223.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JANUARY 3, 1991 IN BOOK 910103 AS DOCUMENT NO. 00656 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEEN (S 1/16) CORNER COMMON TO SECTIONS 14 AND 13 IN TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON SAID RECORD OF SURVEY FILE 52, PAGE 70; THENCE NORTH 85°12'01" EAST 1256.16 FEET ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 30 AND THE SOUTH LINE OF SAID LOT 30; THENCE NORTH 87°03'20" EAST 1278.42 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°03'20" EAST 40.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 86°09'01" EAST 40.01 FEET ALONG SAID SOUTH LINE; THENCE NORTH 02°21'05" WEST 1358.75 FEET TO THE NORTH LINE OF SAID LOT 30; THENCE SOUTH 86°14'30" WEST 40.01 FEET ALONG SAID NORTH LINE; THENCE SOUTH 84°58'32" WEST 40.04 FEET ALONG SAID NORTH LINE; THENCE SOUTH 02°21'05" EAST 1357.36 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY PORTION OF SAID LAND WHICH MAY BE DETERMINED TO BE WITHIN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.B.&M. BY A COURT OF COMPETENT JURISDICTION.

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

NEVADA TITLE COMPANY

84-83-98 15:45 PAR 3

OFFICIAL RECORDS

BOOK: 980403 INST: 02815

FEE: 9.00 RPT: 18,500.00



## PLANNING AND DEVELOPMENT DEPARTMENT

## PARCEL MAP CHECKLIST

Current Planning Division

**A. PLEASE COMPLETE THE FOLLOWING:**

1. Does the land front on a public (dedicated) street?       X       Yes        No
2. List the names of public access streets between this property and the nearest major streets:         
Whispering Sands Dr., Burning Falls Dr., Catalina Harbor St.
3. Describe the existing improvements and/or condition of streets in item #2 above:
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        
Burning Falls Dr. adjacent to Lynbrook Unit 9A
5. Will property be serviced by the City Sanitary Sewer System?       X       Yes        No
6. Is immediate development proposed on the parcels of land to be created:       X       Yes        No
- If yes, on which Parcel (#1, #2, 3tc.)?       Both
- If yes, indicate type of development and anticipated date construction will commence:         
Single Family July of 2000

## 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.