

**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 YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	5/25	HES	☒ ☐	5/26	FOR USE ONLY	SURVEYORS
TRAFFIC (GARY P.)	5/26	CARPHILLIPS	☒ ☐	5/26		
RIGHT OF WAY	5/30	CMC	☒ ☐	5/31/00		
FLOOD CONTROL	5/30	AYS	☐ ☒	5/30		
SANITATION	5/30/00	BKA	☒ ☐	5/30/00		
DEVCO			☐ ☐			
TRAFFIC (RICK S.)		CMC	☐ ☐		FOR USE ONLY	SURVEYORS
PLANNING & DEVELOPMENT	5/31/00	MP	☒ ☐	6/1/00		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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 APN 125-13-310-008 40-710-008
SOORY FOR THE INCONVENIENCE. CAROLYN (229-6342)

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

SANITATION _____

DEVELOPMENT COORDINATION _____

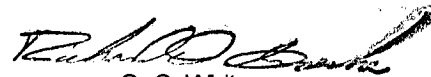
PLANNING & DEVELOPMENT _____

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

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

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by__ April 21ST, 2000

No street names 4/12/00 M Dobosh

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 7, 2000
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 - RICK SCHROEDER SPECIAL IMPROVEMENT - D. BLISS DISTRICT (S I D)	
SUBJECT: PARCEL MAP - PM-16-00 THE GATES LLC	

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

By _____ April 21ST, 2000

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

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

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by__ April 21ST, 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): 125-13-610-008Project Name: Lynbrook Units 9C and 9D

Existing General Plan Designation: _____

Proposed General Plan Designation: _____

Existing Zoning: RPD 7Proposed 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 LLCContact: Kirk BrynjulsonAddress: 7201 W. Lake Mead #210Tel: 228-1600 Fax: 228-7606City: Las VegasState: NV Zip: 89128Applicant: The Gates LLCContact: Kirk BrynjulsonAddress: 7201 W. Lake Mead #210Tel: 228-1600 Fax: 228-7606City: Las VegasState: NV Zip: 89128Represented By: CVL Consultants, Inc.Contact: Kelli GalaganAddress: 6280 S. Valley View Blvd. #200Tel: 368-3008 Fax: 368-0047City: Las VegasState: NV Zip: 89118SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)PROPERTY OWNER(S) Kelli GalaganPrint First & Last Name: Kelli Galagan

Subscribed and sworn before me this _____ day of _____ 19 _____

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-16-00Meeting Date: N/ANo. Signs Required: 0 No. Provided: _____Map No.: B-13-4Total Fee(s): \$300.00Receipt No.: 47896Date Accepted: 3/28/00Accepted 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.

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

- 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

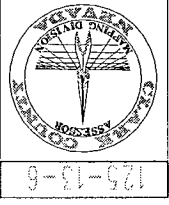
PARCEL NUMBER
ACREAGE
202
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
COV. LOT NUMBER

12051 11951 11851	137	138	139
12051 11951 11851	126	125	124
12051 11951 11851	99	100	101
12051 11951 11851	5	4	3
12051 11951 11851	31	32	33
12051 11951 11851	30	29	28
12051 11951 11851	19	20	21
12051 11951 11851	18	17	16
12051 11951 11851	7	8	9
12051 11951 11851	6	5	4

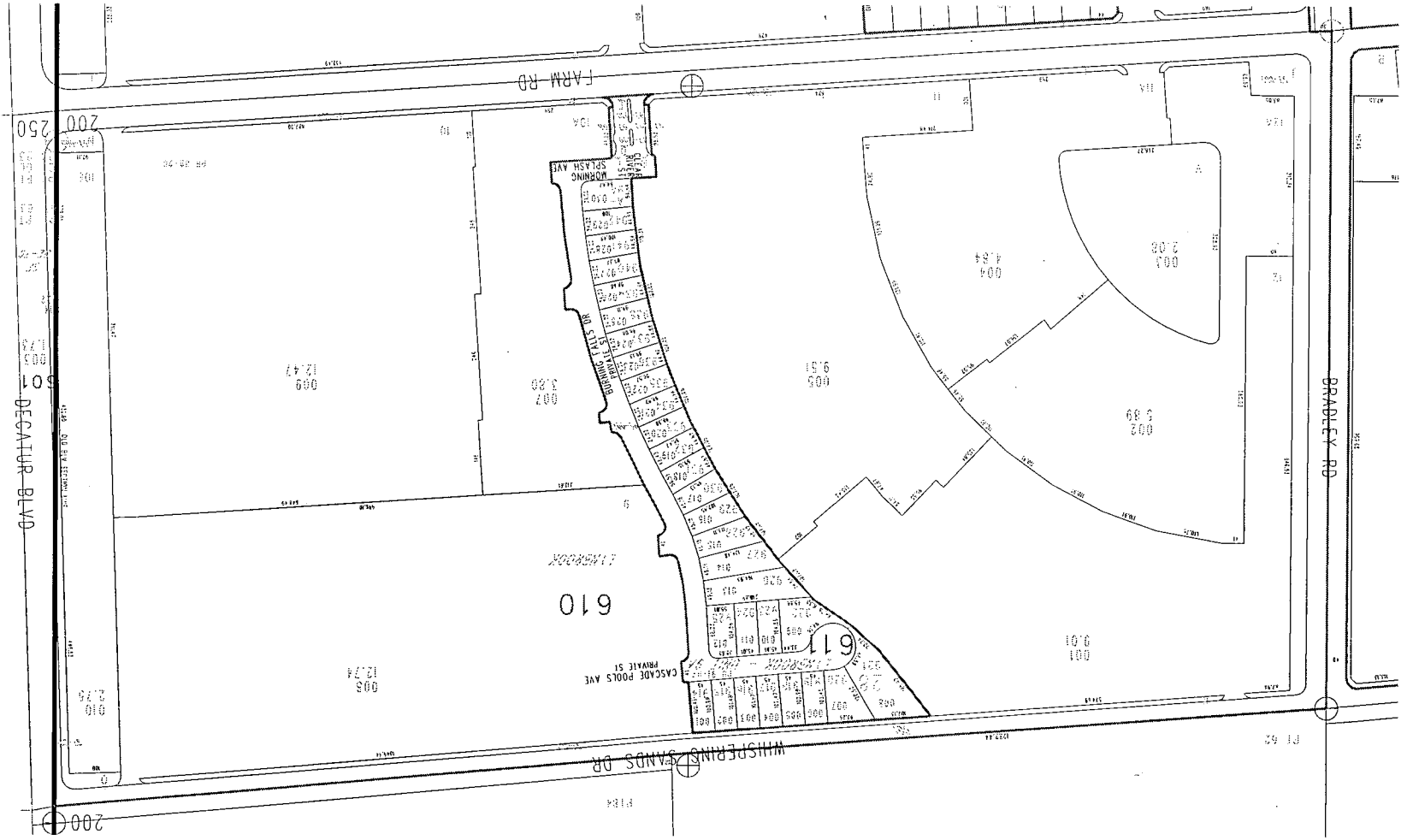
1195 R60E

13

S 2 NE 4



125-13-6



TAX DIST 200.250

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

- 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 ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

T19S R60E

13

S 2 NE 4

125-13-6

Scale: 1"=200'

Rev: 01/05/00

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



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

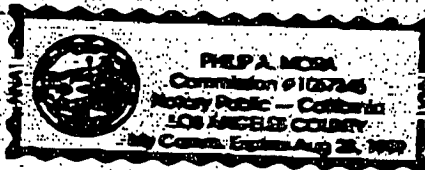
Name:
 Title:

ALBER 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. Mesa
 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 MESCORA

(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

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.*