

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-16-01

APN 138-16-714-001

Location 2620 REGATTA DRIVE

Applicant FREE ENTERPRISE INSTITUTE, LLC

Subject

PARCEL MAP FOR LAKESIDE CENTER REGATTA



TO REMAIN WITH MYLAR WHILE PROCESSING

PROJECT NAME / LOCATION: PM-16-01 2620 Regatta Dr

MAP: PM-16-01 SURVEYOR / ENGINEER:

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	12-3-01	K King	☒ ☐	12-4-01	FOR SURVEYORS USE ONLY	
TRAFFIC (GARY P.)	12-4-01	J Phillips	☒ ☐	12-4-01		
RIGHT OF WAY	12-4-01	C Sullivan	☒ ☐	12-5-01		
FLOOD CONTROL	12-4-01	J no	☒ ☐	12-4-01		
SANITATION	12-4-01	J Day	☒ ☐	12-4-01		
DEVCO	12/4/01	CLE	☒ ☐	12/4/01		
TRAFFIC (RICK S.)			☐ ☐			
PLANNING & DEVELOPMENT	12/5/01	MP	☐ ☒	12/5/01		
	12/7/01	MP	APPROVED	12/11/01		
SURVEY 1ST	12/6/01	Ray A	☐ ☒		12/6/01	
2ND			☐ ☐			

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

LAND DEVELOPMENT \$30 parcel map fee, \$250 drainage study fee ^{call Kevin x483} prior to release
Make sure there is cross access agreement across these lots, otherwise
10B could be cut off - No new driveways

RIGHT - OF - WAY

FLOOD CONTROL

SANITATION

DEVELOPMENT COORDINATION

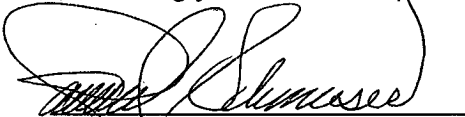
PLANNING & DEVELOPMENT NEED SITE PLAN SHOWING EXISTING & PROPOSED
STRUCTURES WITH NEW PARCEL LINE

SURVEY Make corrections, return to Planning

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: December 13, 2001
Re: Parcel Map of Lot 10 of Desert Shores No. 1 (PM-0016-01)

I have reviewed the subject map for compliance with the adopted trail routes of the City. Accordingly, no trail is required within the area of this map.

A handwritten signature in black ink, appearing to read 'Don Schmeiser', is written over a horizontal line.

Donald Schmeiser, AICP
Senior Planner

Memorandum

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

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

To: Dennis Layton, PLS
Horizon Surveys

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: October 16, 2001

Re: **PM 16-01**
Free Enterprise Institute, 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:

There are two curves labeled C4. The one along the property line at the southwest corner should be labeled C21 and curve data added to the table.

There is an incorrect dimension on the east line of Lot 10B.

The Surveyor's Certificate indicates that the map was done at the instance of CivilWorks Engineering. Please verify that this information is incorrect.

Please change the name of the director of the Department of Planning and Development.



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: October 2, 2001
Re: **PM-16-01** Free Enterprise Institute, LLC SEC of Breakwater Drive & Regatta Drive
Parcel Map



CONDITIONS OF APPROVAL:

1. A note must be added to the face of this Parcel Map to provide perpetual vehicular access between both parcels unless the City deems such adjacent uses incompatible.
2. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
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 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.
4. No improvements, or bonds for improvements, are required prior to the recordation of this parcel map.

Clark County

Health District

We're in Your Neighborhood

DATE: September 18, 2001

OWNER: Free Enterprise Institute, LLC

PM NO: CLV 16-2001

SURVEYOR: Dennis W Layton

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.

PLANNING AND
DEVELOPMENT

SEP 25 8 13 AM '01

RECEIVED



Ref 8194

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 12, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-16-01 FREE ENTERPRISE INSTITUTE, LLC	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @

Development Services Center, 731 S. 4TH ST.

CURRENT PLANNING DIVISION

On or Before September 24th, 2001

No street names 9/24/01
M. Dobosh

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 12, 2001
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (SID)	
SUBJECT: PARCEL MAP PM-16-01 FREE ENTERPRISE INSTITUTE, LLC	

PLEASE RETURN ANY COMMENTS TO:

GARY REID, SR. ENG. TECH

PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION

On or Before September 24th, 2001

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 12, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-16-01 FREE ENTERPRISE INSTITUTE, LLC	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @
Development Services Center, 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before September 24th, 2001

ATTACHMENT: MAP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) 2620 Regatta Dr. (Regatta Dr./ Break Water Dr.)

Project Name LakeSide Center Regatta

Proposed Use _____

Assessor's Parcel #(s) 138-16-714-001

Ward # 4

General Plan: existing _____ proposed _____

Zoning: existing C-1 proposed _____

Commercial Square Footage _____

Floor Area Ratio _____

Gross Acres 5.038

Lots/Units 2

Density _____

Additional Information _____

PROPERTY OWNER Free Enterprise Institute, L.L.C.

Contact _____

Address 2620 Regatta Dr. #202

Phone: _____

Fax: _____

City Las Vegas

State Nevada

Zip 89128

APPLICANT Horizon Surveys

Contact Albert Hernandez

Address 9911 Conington Cross

Phone: 228-5066

Fax: 228-0677

City Las Vegas

State NV

Zip 89128

REPRESENTATIVE _____

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

Property Owner Signature* Albert Hernandez

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ALBERT HERNANDEZ

Subscribed and sworn before me

This _____ day of _____, 20_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

PM-16-0101

Meeting Date: _____

Signs Required: _____

Map #

L-16-6

Total Fee: \$

300

Receipt #

72902

Date Accepted:

9/4/01

Accepted By:

A Low

2001
01638

Exhibit A

Parcel 1:

Lot Ten (10) as shown upon the map of Desert Shores No. 1, as shown by map thereof on file in Book 39 of Plats, Page 26, in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

Non-exclusive for access, ingress, egress, drainage, maintenance, repairs and for other purposes, all as described in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for Desert Shores recorded June 01, 1988 in Book 880601 as Document No. 00011, Official Records of Clark County, Nevada and the Notice of Annexation recorded July 12, 1990 in Book 900712 as Document No. 00831, Official Records, Clark County, Nevada.

Parcel 3:

Non-exclusive easement for ingress and egress over that portion of common landscape area Lot HH of Desert Shores No. 1, as shown by map thereof on file in Book 39 of Plats, Page 26, in the Office of the County Recorder of Clark County, Nevada.

Parcel 4:

Easements for boat slip purposes as granted by that Boat Slip Easement Deed recorded December 11, 1992 in Book 921211 as Document No. 00506, Official Records.

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

UNITED TITLE OF NEVADA

06-25-2001 14:08 DGI

BOOK 20010625 PAGE 01638

FEE: 6.00 REPT: EX-012

APN: 138-16-714-001
 After R.P.T.T. SExempt 124
 WHEN RECORDED MAIL TO:
 Free Enterprises
 2620 REGATTA DRIVE #202
 LAS VEGAS, NEVADA 89128

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That Desert Shores Group Limited Liability Company, a Nevada Limited Liability Company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Free Enterprise Institute, L.L.C., a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, branded and described as follows:
 See Exhibit A attached hereto and made a part hereof.

THIS IS BEING RECORDED AT THE
 REQUEST OF UNITED TITLE AS
 AN ACCOMMODATION ONLY
 WITH NO LIABILITY

Subject to: 1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, buildings, and appurtenances thereto belonging or in anywise appertaining.

Witness my/our hand(s) this 13 day of June, 2001.

SELLERS:

Desert Shores Group Limited Liability Company, a Nevada Limited Liability Company

By Erik Watt
 Erik Watt, Manager

STATE OF NEVADA

COUNTY OF CLARK

Escrow No. Accommodation:

On this 13th day of June, 2001
 appeared before me, a Notary Public,

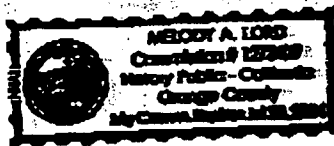
Erik Watt

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires:

7/30/2004



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: REGATTA DR. / BREAKWATER DR.
3. Describe the existing improvements and/or condition of streets in item #2 above: All STREETS Fully Developed And Good Condition
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: Private on-site source of EXISTING WATERLINE WILL SERVICE Property
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, etc.)? LOT - 10B
If yes, indicate type of development and anticipated date construction will commence: PLACE of worship; August '2002

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.