

Planning & Development Department
Scanning Cover Sheet

Case No PM-17-99

APN 125-12-701-007

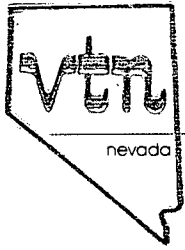
Location N OF RACEL B/W BRADLEY AND THOM

Applicant CHAMPION HOMES

Subject

PARCEL MAP





CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

January 11, 2001
W.O. #5825

City of Las Vegas
Planning and Development Department
400 E. Stewart
Las Vegas, NV. 89101

Attention: Matt Pinjuv

RE: PM-17-99

On behalf of our client, Kaufman and Broad of Nevada, we respectfully request that the above referenced parcel map be withdrawn at this time. This project is currently being re-designed and a parcel map is not needed at this time.

Should you need additional information, please do not hesitate to contact me at the number listed below. Thank you for your consideration to this matter.

Sincerely,
VTN NEVADA



Christine Roth
Senior Project Coordinator

cc: Ken Nicholson – VTN NEVADA
Christa Squillante – Kaufman and Broad of Nevada
Planning File

PLANNING AND
DEVELOPMENT

JAN 25 8 45 AM '01

RECEIVED

Memorandum

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

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

RECEIVED

99 AUG 17 PM 4:08

PLANNING AND
DEVELOPMENT

To: Alan Riecki, PLS
VTN Nevada

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: August 16, 1999

Re: **PM 17-99**
Iron Mountain Ranch, 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.

RML

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 22, 1999
Re: **PM-17-99** Iron Mountain Ranch, LLC NWC of Thom Boulevard and Racel Street
Parcel Map



CONDITIONS OF APPROVAL:

1. Prior to recordation this Parcel Map shall show all existing rights-of-way on Thom Boulevard (those portions expected to be vacated with VAC-8-99 may be labeled as such). In addition, this Parcel Map shall dedicate 30 feet of right-of-way adjacent to this site for Racel Street, 25.5 feet for Unicorn Street and a 15 foot radius on the northeast corner of Racel Street and Unicorn Street. The radius for the northwest corner of Racel Street and Thom Boulevard is not required at this time; dedication will be required when future subdivision maps are processed, presumably after VAC-8-99 has recorded and the final width of Thom Boulevard is established).
2. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
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.

COMMENTS:

This Parcel Map site is a portion of the overall Iron Mountain Ranch residential subdivision, and as such future subdivision maps will be submitted to create the subdivision lots. Additional right-of-way requirements and offsite improvement requirements will be imposed at the time of such future subdivision map submittals.

We note that an approved Master Drainage Study for this site is on file with the Department of Public Works. Site-specific drainage study(s) may be required with future subdivision maps for this site.

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 3, 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-17-99 IRON MOUNTAIN RANCH L L C	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by June 25th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 3, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT PARCEL MAP PM-17-99 IRON MOUNTAIN RANCH L L C	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 25th, 1999

ATTACHMENT: MAP



Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

APPLICATION/PETITION FOR: Parcel Map Village 4 Parcel 10, 16 PARCEL MAP
(Type of Action Requested)

Project Address (Location): Between Bradley & Thom North of Racel

Proposed Use: Residential Community Assessor's Parcel No(s): 125-12-701-006-007

Project Name: Iron Mountain Ranch

Existing General Plan Designation: PCD

Proposed General Plan Designation: N/A

Existing Zoning: R-PD2

Proposed Zoning: N/A Ward No.: 4

Commercial Sq. Ft.: N/A

Floor Area Ratio: N/A

Gross Acres: _____

Lots/Units: 3 Density: _____

Additional Information: A-9-98, Z-16-98, GPA-6-98,

APPLICANT INFORMATION:

Property Owner(s): Iron Mountain Ranch, LLC
Address: 444 E. Warm Springs Rd, #120
City: Las Vegas,

Contact: Van Martin
Tel: 896-1988 Fax: 896-1928
State: NV Zip: 89119

Applicant: Champion Homes
Address: 444 E. Warm Springs Rd, #120
City: Las Vegas,

Contact: Van Martin
Tel: 896-1988 Fax: 896-1928
State: NV Zip: 89119

➔ Representative to receive all verbal and/or written communication from the Planning Dept.

Address: 2727 S. Rainbow Blvd
City: Las Vegas,

Name: Mary Barry
Tel: 873-7550 Fax: 362-2597
State: NV Zip: 89146

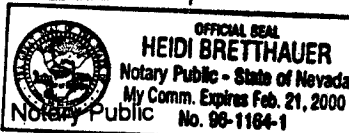
SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): Edward T. Manley

Print First & Last Name: Edward T. Manley

Subscribed and sworn before me this 25 day of May 19 99

Heidi Brethauer



FOR DEPARTMENT USE ONLY

Case No.: PM-17-99

Meeting Date: _____

No. Signs Required: 2 No. Provided: 2

Map No.: 6-12-6

Total Fee(s): 300.00

Receipt No.: 35108

Date Accepted: 6/1/99

Accepted By: Sean

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:
Racel & Thom
3. Describe the existing improvements and/or condition of streets in item #2 above:
City maintained graded dirt road
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: City Water Parcel 1 to be
proposed to construct in 2 years and the lot 2 & 3 to be serviced by well water
Nearest existing waterline-Thom
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: Yes XX XX 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.



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	Special Review Area 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		●	●	●	●	●	●	●	●						●		●	●
Zoning		●	●	●	●	●	●	●	●	●	●	●			●		●	●
Extension of Time			●		●		●		●									
Site Development Plan Review		●	●	●	●	●	●	●	●	●	●	●						
Special Use Permit (PC)		●	●	●	●	●	●	●	●	●	●	●					●	●
Variance (BZA)		●	●	●	●	●	●	●	●	●		●					●	●
Minor Exception/Certification Form			●	●	●	●	●			●		●						
Tentative Map	●	●	●		●	●			●				●				●	
Final Map			●		●	●			●					●			●	
Location 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.

For *Champion Hornes*
Nancy D. Hornes
 Applicant's Signature

Date

73

09.01392

Affix R.P.T.T. \$1,377.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Elmer J. Laub and Marilyn Laub, husband and wife

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

Iron Mountain Ranch LLC., a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
Situate in the County of Clark, State of Nevada, bounded and described as follows:

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 19 South, Range 60 East, M.D.M.

Excepting therefrom the East Thirty feet (30.00') as conveyed to the City of Las Vegas for Thom Boulevard and public utility purposes.

APN 125-12-701-007

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, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 20th day of November, 1998.

Elmer J. Laub
Elmer J. Laub

Marilyn Laub
Marilyn Laub

STATE OF NEVADA)
COUNTY OF Clark) ss.

On this November 2, 1998
appeared before me, a Notary Public,
Elmer J. Laub and
Marilyn Laub
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.

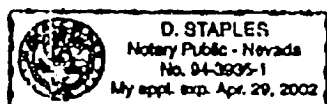
D. Staples
Notary Public

My commission expires: 4/29/02

Escrow No. 98101182-018-SC

When recorded, mail to:

Iron Mountain Ranch LLC
444 E. Warm Springs Road #120
Las Vegas, Nevada 89119



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

UNITED TITLE OF NEVADA

11-09-98 15116 CPD

BOOK: 981109 INST: 01392

FEE: 7.00 RPT: 1,377.50