

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-18-99

APN 137-36-210-002

Location TOWN CENTER PKWY & ALTA

Applicant THE CORPORATION OF CHURCH OF LDS

Subject

PARCEL MAP



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-18-99 NWC ALTA DRIVE / TOWN CENTER DR.

FM- - SURVEYOR/ENGINEER: CIVILTEC

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11/24/99	JESUS	APPROVED	11/30/99	FOR USE ONLY	SURVEYOR'S ONLY
RIGHT-OF-WAY	11/30/99	C Sullivan	APPROVED	12/1/99		
FLOOD CONTROL	12/1/99	Albert S.	App'd	12/1/99		
SANITATION	11/30/99	BUTA	App'd	11/30/99		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	12/1/99	MAF	APPROVED	12/3/99		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY _____

FLOOD CONTROL Need to show "Public Drainage Easement" granted Per Book 2, Plats 7 Page 1 at northeast corner of Parcel 1. AS

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

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

SURVEY _____

Memorandum

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

Phone (702) 229-6217

Fax (702) 386-5737

To: Timothy Dobbins, PLS
Civiltec

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: August 17, 1999

Re: **PM 18-99**
LDS Church/Redrock Stake

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:

Please correct the street name for Town Center Drive in the vicinity map.

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

The curve data for Curve 4 in the table is incorrect.

The dimension on the side lot line common to Parcels 1 and 2 is incorrect.

The dimension on the lot line nearest Common Lot "M" in Parcel 1 is incorrect.

The dimension for Line 6 in the table is incorrect.

RECEIVED
99 AUG 18 PM 1:23
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: July 21, 1999
Re: **PM-18-99** Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints NWC of Alta Drive and Town Center Drive
Parcel Map

CONDITIONS OF APPROVAL:

1. If not already completed by the Master Developer, construct all incomplete half-street improvements (sidewalk) on Alta Drive adjacent to this site, concurrent with development of this site, as required by the Department of Public Works. All existing public improvements, if any, adjacent to and in conflict with this site that may be damaged during construction are to be modified and/or repaired at the applicant's expense as required by the Department of Public Works.
2. If the parcels being created are compatible in use, a joint access drive may be required with future site development plan reviews. Each parcel being created may not be guaranteed a separate driveway to service each site; such shall be determined by the Traffic Engineer at a future date.
3. Prior to the recordation of this parcel map, 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.
4. Site development to comply with all applicable Summerlin Development and Improvement Standards.
5. Future site development of the parcels created with the recordation of this Parcel Map shall be in compliance with all applicable conditions of approval for the Arbors at Summerlin Village 11/12 and all other applicable site-related actions as required by the Department of Public Works. No improvements or bonds are required prior to the recordation of this parcel map.
6. 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.



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: LDS CORPORATION OF PRESIDING BISHOP
PM NO: 18-99 (CITY)
SURVEYOR: DOBBINS, TIMOTHY

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.



Key 4658

JUN 22 09 15 00

CITY OF LAS VEGAS REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 17, 1999
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT	PARCEL MAP PM-18-99 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 30th, 1999

No Comment

*Ann Kilbert
Alarm Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 17, 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 (S I D)	
SUBJECT PARCEL MAP PM-18-99 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by June 30th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 17, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT PARCEL MAP PM-18-99 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 30th, 1999

ATTACHMENT: MAP



APPLICATION/PETITION FORM

Date: 5/28/99

APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Town Center Parkway and Alta

Proposed Use: Church Assessor's Parcel No(s): 137-36-210-002

Project Name: Redrock Stake

Existing General Plan Designation: _____

Proposed General Plan Designation: _____

Existing Zoning: _____

Proposed Zoning: _____ Ward No.: _____

Commercial Sq. Ft.: _____

Floor Area Ratio: _____

Gross Acres: 6.21 Acres

Lots/Units: 1

Density: _____

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, A Utah Corp. Contact: _____

Address: 50 East North Temple

Tel: _____ Fax: _____

City: Salt Lake City

State: Utah Zip: 84150

Applicant: Same as owner

Contact: _____

Address: _____

Tel: _____ Fax: _____

City: _____

State: _____ Zip: _____

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

Name: CIVILTEC, INC.

Address: 4795 S. Sandhill Rd. # 14

Tel: (702) 458-0099 Fax: (702) 456-5393

City: Las Vegas

State: Nevada Zip: 89121

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

PROPERTY OWNER(S): David E. Lystrup

Print First & Last Name: DAVID E. LYSTRUP

Subscribed and sworn before me this 28 day of May 19 99

Deanna Schramm

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-18-99

Meeting Date: _____

No. Signs Required: _____ No. Provided: _____

Map No.: 1636-3

Total Fee(s): 300⁰⁰

Receipt No.: 35293

Date Accepted: 6-4-99

Accepted By: [Signature]



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA SCHRAMM
Appt. No. 98-2406-1
My Appt. Expires May 19, 2002



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																		
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.

David C. Lystrup
Applicant's Signature

5-28-99
Date



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: Property
is located on major streets - Town Center Drive and Alta.
3. Describe the existing improvements and/or condition of streets in item #2 above: Full developed
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
42" waterline in Town Center Drive and 12" & 48" waterline in Alta.
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.)? Parcel 1
If yes, indicate type of development and anticipated date construction will commence: Church

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.

470926-00250

49

(5)

WHEN RECORDED, RETURN TO:

CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
North America South West Area
61 East North Temple
Salt Lake City, Utah 85150
Attention: Stove R. Hale

97-08-1151 RWC

(Space above line for Recorder's use only)

GRANT, BARGAIN AND SALE DEED

137-36-310-007

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, as "Grantee," the real property in the City of Las Vegas, County of Clark, State of Nevada (hereinafter referred to as the "Land") described on Attachment "A" attached hereto and incorporated herein by this reference.

RESERVING UNTO GRANTOR, its successors and assigns, together with the right to grant and transfer all or a portion of the same, as follows:

A. Any and all oil, oil rights, minerals, mineral rights, natural gas rights, and other hydrocarbons by whatsoever name known, geothermal steam, and all products derived from any of the foregoing, that may be within or under the Land beneath a depth of five hundred feet (500').

B. Any and all water rights or interests therein, no matter how acquired by Grantor, and owned or used by Grantor in connection with or with respect to the Land, or within or under the Land, together with the right and power to explore, drill, mdrill, remove and store the same from the Land or to divert or otherwise utilize such water rights or interests on any other property owned or leased by Grantor, whether such water rights shall be riparian, overlying, appropriative, percolating, littoral, prescriptive, adjudicated, statutory or contractual; but without, however, any right to enter upon or in any way disturb the surface of the Land or any area within five hundred feet (500') from the surface of the Land in the exercise of such rights.

C. Non-exclusive easements in gross on, over, under or across the Land for the purposes of installation, emplacement and maintenance of electric, telephone, cable television, water, gas, sanitary sewer lines, drainage facilities or any other utilities, together with the right to enter upon the Land (without unreasonably interfering with Grantee's reasonable use and enjoyment thereof) in order to service, maintain, repair, reconstruct, relocate or replace any of such lines or facilities.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.

970926.00230

2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record or apparent.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner: thereunto duly authorized.

Dated as of September 25, 1997

HOWARD HUGHES PROPERTIES, LIMITED
PARTNERSHIP, a Delaware limited partnership

By its sole general partner: THE HOWARD HUGHES
CORPORATION, a Delaware corporation

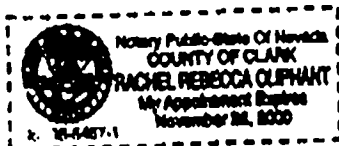
By: Nancy Cook

Name: Nancy Cook

Title: V.P. of Operations

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on September 25, 1997 by
Nancy Cook as V.P. of Operations of THE
HOWARD HUGHES CORPORATION.



Rachel Rebecca Cliphart
Notary Public

970926.00230

Label A

ATTACHMENT "A"
TO GBS DEED

DESCRIPTION OF THE LAND

ALL OF LOT 12 OF BLOCK C AS SHOWN ON THE FINAL MAP OF THE ARBORS AT SUMMERLIN
VILLAGE 11/12 - UNIT 2A, ON FILE IN BOOK 75 OF PLATS AT PAGE 75, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA

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

NEVADA TITLE COMPANY

09-26-97 08:00 CPD 3
OFFICIAL RECORDS

BOOK: 970926 INST: 00230

FEE: 9.00 RPTT: 2,640.00