

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-1-98

APN See Below

Location NE Rampart Blvd & Charleston Blvd

Applicant Charleston Associates, LLC

Subject

138-32-301-008 & 138-32-402-001, 002



PROJECT NAME/LOCATION: PM 1-98 Rampart & CharlestonCharleston AssociatesPM 1-98 SURVEYOR/ENGINEER: VTN Christine Roth

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT		ED	Approved	6-16-98		
RIGHT-OF-WAY	6/16/98	CME	Approved/Cond	6-16-98		
FLOOD CONTROL	6/16/98	GREG	APP'D	6/16/98		
SANITATION	6/16/98	Daniel	approved	6/16/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	6/16/98	MAP	NOT APPROVED	6/18/98		
	6/29/98	MAP	APPROVED	6/29/98		
SURVEY 1ST	6/22/98	R.J.	NOT APP'D			
2ND						

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

42-8

RIGHT-OF-WAY Map Header needs PM#, as 10/21/95 PM #s on R/S 142.Christine

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY Return for Book & Page # Information

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

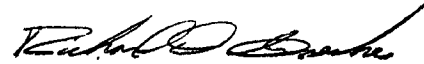
April 15, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-1-98
Charleston Associates, LLC

(NEC of Charleston Blvd & Rampart Blvd)

COPIES TO:

John McNellis, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

COMMENTS:

1. We have no conditions of approval to impose at this time in conjunction with this Reversionary Parcel Map. We have no objection to the recordation of this Reversionary Parcel Map at this time. No improvements, bonds nor drainage plans/studies are required prior to the recordation of this Reversionary Parcel Map.

Date:

March 16, 1998

MEMORANDUM

TO: ANTHONY ZICARI, PLS VTN NEVADA	FROM: Rita M. Lumos, PLS City Surveyor <i>rml</i>
SUBJECT: PM-1-98 (REVERSIONARY PARCEL MAP) CHARLESTON ASSOCIATES	COPIES TO: Matt Pinjuv Planning and Development Dept.

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.

RECEIVED
98 MAR 16 PM 4:25
PLANNING AND
DEVELOPMENT



CLARK COUNTY HEALTH DISTRICT

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

DATE: March 4, 1998
OWNER: CHARLESTON ASSOCIATES LLC
PM NO: 1-98 (CITY/REVERSIONARY)
SURVEYOR: ZICARI, ANTHONY

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.

RECEIVED
PLANNING AND
DEVELOPMENT
98 MAR 16 PM 2:36



CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 25, 1998
TO:	
DEVELOPMENT COORDINATION	GARY REID
ELECTRICAL SERVICES	DONALD K. BEHUNIN
FLOOD CONTROL	GREG McDERMOTT
LAND DEVELOPMENT	STACEY CAMPBELL
RIGHT-OF-WAY	CAROLYN CAVINESS
SANITARY SEWERS	DAVE McGONEGLE
SURVEY	RITA LUMOS
TRAFFIC ENGINEERING	GARY PHILIPS / RICK SCHRODER
SPECIAL IMPROVEMENT DISTRICT	D. BLISS
SUBJECT: PARCEL MAP - PM-1-98 CHARLESTON ASSOCIATES LLC	

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by MARCH 6th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 25, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-1-98 CHARLESTON ASSOCIATES LLC	

PLEASE RETURN ANY COMMENTS TO ROBERT LINDER
@ D S C, 731 S. 4TH ST, by MARCH 6th, 1998

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 1-28-98

APPLICATION/PETITION FOR: REVERSIONARY PARCEL MAP
(Type of Action Requested)

Project Address (Location): NE corner of Rampart Blvd. & Charleston Blvd. Peccole Ranch
Proposed Use: Commercial Assessor's Parcel No.: 123-32-307-003
123-32-402-002
Project Name: Peccole Town Center Ward No.: _____
Existing General Plan: SC Sixteenth Section: N1/2 of the SW1/4 of Section: 32 Township: 20S Range: 60E
under 201.
Proposed General Plan: _____ Existing Zoning: N-U to C-1 Proposed Zoning: _____
Gross Acres: 96.16 Lots/Units: 1 Density: _____ Commercial Sq. Ft.: _____
Comments/Additional Information/Special Notification: Z-30-92; Z-30-92(4)

APPLICANT INFORMATION:

Property Owner(s): Charleston Associates, LLC Contact: Rohit Joshi
Address: 515 So. Figueroa St., 7th floor
City: Los Angeles State: CA Zip: 90071 Tel: 360-2589 Fax: _____
Applicant: Joshi and Associates Contact: Rohit Joshi
Address: 8981 Opus Dr.
City: Las Vegas State: NV Zip: 89147 Tel: 360-2589 Fax: 360-0461
Represented By: VTN NEVADA Contact: Christine Roth
Address: 2727 S. Rainbow Blvd.
City: Las Vegas State: NV Zip: 89102 Tel: 873-7550 Fax: 362-2597

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

Property Owner(s):

Lillian Thomson THOMSON

Subscribed and sworn before me this _____ day of _____ 19

Notary Public

PM 1-98

FOR DEPARTMENT USE ONLY

Case No.: _____

Meeting Date: _____

Required Signs: 0

Map No.: L-32-S,6.

Total Fee(s): 300

Receipt No.: 18840

Date Accepted: 2/2/98

Accepted By: [Signature]

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: Alta, Merialdo, Rampart, Charleston
3. Describe the existing improvements and/or condition of streets in item #2 above: Rampart and Charleston are improved. Alta and Merialdo 1/2 street improvements will be constructed.
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: Water service will be provided by the LVVWD. The water system will be looped through the site and connected to existing water lines in Rampart and Alta.
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: X Yes No
On which Parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence: A one lot commercial subdivision will be constructed with grading to commence for Phase I (A Target store) in May of 1998.

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. 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.
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. 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.

138-32-401-201

3
 Recording Requested By and
 When Recorded Mail To: *Donahue*

MIKE MATKINS
 C/O ALLEN, MATKINS, LECK, GAMBLE & MALLORY
 515 S. FIGUEROA STREET SEVENTH FLOOR
 LOS ANGELES, CA 90071
 817774-TLL

(5)
 [Space above for recorder.]

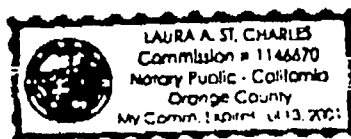
The undersigned Grantor declares that the amount of Documentary Transfer Tax is shown on an accompanying statement and is not for public record.

GRANT DEED

For value received, Donahue Schriber, a California corporation ("Grantor") hereby grants to Charleston Associates, LLC, a Delaware limited liability company, all that certain real property located in the County of Clark, State of Nevada, more particularly described in Exhibit A, attached hereto. This grant is subject to those items described on Exhibit B, attached hereto.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of this 18th day of September, 1997.

"Grantor"



DONAHUE SCHRIBER, a California corporation

By: *[Signature]*
 Name: DONAHUE W. DONAHUE
 Its: CHAIRMAN
 By: *[Signature]*
 Name: THOMAS L. SCHRIBER
 Its: PRES.

MAIL ALL TAX STATEMENTS TO:

138-32-401-201
 138-32-301-003
 138-32-412-002

Exhibit A
to
Grant Deed

PROPERTY DESCRIPTION

PARCEL I:

That portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as Lot Two (2) as shown by Parcel Map in File 60, Page 16, recorded March 10, 1989 in Book 890330 as Document No. 00715 of Official Records, Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land as conveyed to the City of Las Vegas, by Deed recorded March 10, 1994 in Book 940310 as Document No. 01290 of Official Records, Clark County, Nevada.

PARCEL II:

That portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as Parcel A, as shown by Parcel Map in File 82, Page 11, recorded April 6, 1995 in Book 950406 as Document No. 01158 of Official Records, Clark County, Nevada.

PARCEL III:

That portion of the South Half (S $\frac{1}{2}$) of Section 32, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as Parcel Three (3) as shown by Parcel Map in File 76, Page 65, recorded August 13, 1993 in Book 930813 as Document No. 00806 of Official Records, Clark County, Nevada.

870928 00500

Exhibit B
to
Grant Deed

CONDITION OF TITLE

1. Taxes for the fiscal year 1997-1998 not yet due and payable.
2. The lien of supplement taxes, that may be due, but not assessed, for new construction by the Clark County Assessor per N.R.S. 361.260.
3. Proposed Assessment for Special Improvement District No. 491 and Special Improvement District No. 1405 as disclosed by document recorded April 1, 1994; Document No. 00706; Book No. 940401; recorded September 7, 1995; Document No. 00803; Book No. 950907; Official Records, Clark County, Nevada.
4. Reservations as contained in the Patent from the United States of America recorded December 5, 1958; Document No. 146618; Book No. 180; recorded October 23, 1985; Document No. 2164188; Book No. 2205; Official Records, Clark County, Nevada.
5. A Right-of-Way and Easement over, under, upon and across a portion of said land granted to Las Vegas Valley Water District for construction, operation, maintenance, repair, renewal, reconstruction and removal of pipelines for conducting water with the right of ingress and egress; recorded July 15, 1987; Document No. 00756; Book No. 870715; Official Records, Clark County, Nevada.
6. Public Utility Easements as dedicated on Parcel Map File 60, page 16; recorded March 30, 1989; Document No. 00715; Book No. 890330; Official Records, Clark County, Nevada.
7. A Right-of-Way and Easement over, under, upon and across a portion of said land granted to Las Vegas Valley Water District for construction, operation, maintenance, repair, renewal, reconstruction and removal of pipelines for conducting water with the right of ingress and egress; recorded June 27, 1990; Document No. 00724; Book No. 900627; Official Records, Clark County, Nevada.
8. The Effect of that certain Record of Survey File 64 of Surveys, page 93; recorded November 18, 1992; Document No. 01052; Book No. 921118; Official Records, Clark County, Nevada.
9. Public Utility Easements as dedicated on Parcel Map File 76, page 65; recorded August 13, 1993; Document No. 00806; Book No. 930813; Official Records, Clark County, Nevada.
10. Terms, covenants, conditions and provisions contained in an Instrument entitled "Water Facilities Installation Agreement" recorded April 22, 1994; Document No. 01401; Book No. 940422; Official Records, Clark County, Nevada.
11. The Effect of that certain Reversionary Map File 67 of Surveys, page 15; recorded April 6, 1995; Document No. 01152; Book No. 950406; Official Records, Clark County, Nevada.
12. Public Utility Easements as dedicated on Parcel Map File 82, page 11; recorded April 6, 1995; Document No. 01158; Book No. 950406; Official Records, Clark County, Nevada.

970926.00528

13. Terms, covenants, conditions and provisions contained in an instrument entitled "Interim On-Site Drainage Improvements Agreement" recorded June 13, 1995; Document No. 00811; Book No. 950613; Official Records, Clark County, Nevada.

14. Restrictive Covenants recorded May 23, 1996; Document No. 01238; Book No. 960523; Official Records, Clark County, Nevada.

970926.00528

STATE OF CALIFORNIA

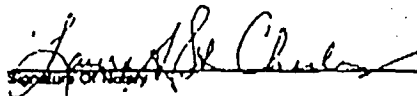
COUNTY OF Orange

) ss.

On September 18, 1997, before me, Lawrence A. St. Charles, Notary Public,
(Print Name of Notary Public)personally appeared Thomas Schreiber and Daniel Doshay, Jr.

- ☐ personally known to me
-or-
☒ 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:


 Signature of Notary

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- ☐ Individual
☐ Corporate Officer

- ☒ Partner(s) Title(s) ☐ Limited
☐ Attorney-In-Fact ☐ General
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

Danahue Schreiber, a
California corporation

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
Title Or Type Of Document

4 pages
Number Of Pages

September 18, 1997
Date Of Document

Signer(s) Other Than Named Above

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

09-26-97 08:33 PAR 5
BOOK: 970926 INST: 00528
FEE: 11.00 RPT: 29,621.25

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference Checklist	Application/Petition Form	Notarized Signature	Fee(s)	Deed with Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan/Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
Annexation		●			●	●										
General Plan Amendment	●	●	●	●	●	●		●			●			●		●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●
Extension of Time		●	●	●		●										
Site Development Plans		●	●	●	●	●		●	●	●	●					
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 Change		●	●	●	●	●					●					
Address Change		●		●	●	●										
Development Plan Review	●	●	●	●	●	●			●	●	●					
City Referral Group Site Plan Review		●		●			●		●	●	●					
P.C. District Major Modification (PC)		●	●	●	●	●	●		●	●	●					
P.C. District Major Deviation (BZA)		●	●	●	●	●	●		●		●					
Appeal of Director's Decision		●		●	●	●					●					

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.

Applicant's Signature

Date