

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-1-99

APN 125-22-202-002

Location W OF TENAYA WY B/W HALEY & ELKHORN

Applicant DEVELOPR OF NEVADA

Subject

PARCEL MAP



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

NEVADA LLC

PROJECT NAME/LOCATION: PM-1-99 REVERSIONARY PM FOR DEVELOPERS OF

FM-____ - _____ SURVEYOR/ENGINEER: V POINT

SUBMITTAL		DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT		4/7/99	JESUS	APPROVED	4/9/99	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY		4/9/99	cmc	App'd	4/12/99		
FLOOD CONTROL		4/9/99	PB	App'd	4/9/99		
SANITATION		4/9/99	BHA	App'd	4/9/99		
DEVELOPMENT COORDINATION							
PLANNING & DEVELOPMENT		4/14/99	JVM	App'd	4/15/99		
SURVEY	1ST						
	2ND						

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

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

SURVEY _____

FEB 23 1999 14:17 00
FEB 23 1999 14:17 00

4425

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 5, 1999
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM-1-99 (REVERSIONARY) DEVELOPERS OF NEVADA	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by Feb. 12th, 1999

No Comment

*Ann Vilbert
Claim Office*

ATTACHMENT: MAP



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

RECEIVED
99-FEB 23 PM 2:39
PLANNING AND
DEVELOPMENT

DATE: February 11, 1999

OWNER: Developers of Nevada, LLC

PM NO: CLV 1-99

SURVEYOR: Terry L Hamblet

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 Area 17.14 ac



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: February 24, 1999

Re: **PM-1-99** Developers of Nevada, LLC
Reversionary Parcel Map

N of Haley Avenue, E of Pioneer Way

COMMENTS:

We have no objection to this Reversionary Parcel Map application for property located north of Haley Avenue, east of Pioneer Way to remove the lot line created by recorded Parcel Map: File 98 Page 05 of Surveys (Boundary Line Adjustment) and to create one parcel for the future "Shenandoah Unit 2 Residential Subdivision". No improvements, bonds nor drainage plans/studies are required prior to the recordation of this Reversionary Parcel Map.

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 5, 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-1-99 (REVERSIONARY) DEVELOPERS OF NEVADA L L C	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by Feb. 12th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 5, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-1-99 (REVERSIONARY) DEVELOPERS OF NEVADA	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by Feb. 12th, 1999

ATTACHMENT: MAP



Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 12-23-98

APPLICATION/PETITION FOR: Reversionary Parcel Map

(Type of Action Requested)

Project Address (Location): West of Tenaya Way between Haley and Elkhorn

Proposed Use: Single Family Residential

Assessor's Parcel No(s): 125-22-202-002; 125-22-102-003

Project Name: Shenandoah

Existing General Plan Designation: RS

Proposed General Plan Designation: RS

Existing Zoning: RE

Proposed Zoning: R-PD2

Ward No.: _____

Commercial Sq. Ft.: _____

Floor Area Ratio: _____

Gross Acres: 17.14

Lots/Units: 1

Density: ?

Additional Information: Z-72-97, TM-24-97, VAC-28-97

APPLICANT INFORMATION:

Property Owner(s): Developers of Nevada

Address: 7448 W. Sahara Avenue

City: Las Vegas

Applicant: Developers of Nevada

Address: 7448 W. Sahara Avenue

City: Las Vegas

Represented By: VPoint

Address: 7548 W. Sahara Avenue

City: Las Vegas

Contact: Mark Tomlinson

Tel: 222-1410

Fax: 222-0370

State: NV

Zip: 89117

Contact: Mark Tomlinson

Tel: 222-1410

Fax: 222-0370

State: NV

Zip: 89117

Contact: Robert Beuschlein, P.L.S.

Tel: 248-6415

Fax: 248-0626

State: NV

Zip: 89117

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

PROPERTY OWNER(S):

Print First & Last Name: MARK E. TOMLINSON

Subscribed and sworn before me this 29th day of December 19 98



Notary Public - State of Nevada
County of Clark
RICHARD A. THOMPSON
My Appointment Expires
February 16, 2002

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-1-99 (REVERSIONARY)

Meeting Date: _____

Required Signs: - 0 -

Map No.: 6-22-3, 6-22-1

Total Fee(s): 300.00 -

Receipt No.: 29104

Date Accepted: 1/12/99

Accepted By: TROY J.



Not required

PLANNING AND DEVELOPMENT DEPARTMENT

PRE - APPLICATION CONFERENCE CHECKLIST

On _____ a pre-application conference was held with _____
regarding property located at _____. It was determined that the following application(s)
will be required:

Application: _____	Use: _____
Application: _____	Use: _____
Application: _____	Use: _____

The following items were discussed with the applicant and / or his agent:

Possible meeting date: _____ Filing deadline: _____

Traffic Impact Analysis (NW Area only) Required Not Required Already on File _____

Current Zoning: _____ Do the Residential Adjacency Standards apply? Yes No

Adjacent Uses:	N: _____	S: _____
	E: _____	W: _____

Do the Residential Adjacency Standards apply? Yes _____ No _____

Are there any known uses which will require a Special Use Permit? Yes No

If yes, which use(s): _____

Justification Letter: A justification letter must briefly describe the type of request, the reason for the request and justification that the request is in the best interest of the City of Las Vegas, it's residents, and that the request further promotes the objectives of the General Plan.

Application Packet (One for each submittal): An application packet was highlighted and explained to the applicant for each submittal to be made.

Submittal Checklist: The Submittal Checklist items were stressed as the minimum information which would be accepted for each submittal.

Explanation of Requirements: Applicable requirements were highlighted and briefly discussed with the applicant.

Sign Posting: The applicant's responsibilities were explained with regard to sign posting and maintenance of the signs on the subject property until final action has been taken.

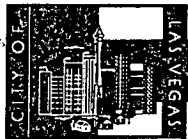
Additional Comments / Information / Codes Referenced / Case & Parcel History: _____

This form must accompany the application at the time of submittal

Applicant / Agent

Planner

Date



Current Planning Division

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:
Tenaya and Pioneer Way
3. Describe the existing improvements and/or condition of streets in item #2 above:
Tenaya - all weather paved access road Pioneer Way - Dirt road at this time
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
from Haley and Tenaya through subdivision
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.)? All

If yes, indicate type of development and anticipated date construction will commence:
Single Family Residential

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

MINOR EXCEPTION CERTIFICATION FORM

(Please Print and Use a Pen)

INSTRUCTION:

This certification form shall be completed and attached to an application for a Minor Exception. Signatures shall be collected by the property owner, applicant or representative. If the applicant is not the property owner, this certification form must be signed by both parties. False or erroneous information may be cause for revocation of a building permit.

CERTIFICATION (Required pursuant to Section 19A.18.080 of the City of Las Vegas Municipal Code):

Property Owner/Applicant _____ Phone _____

Property Address _____

Zoning _____ Assessor's Parcel No. _____

I, (We) _____

do hereby swear or affirm under the penalty of perjury that the names and addresses listed below of the abutting property owners are in agreement to the granting of a Minor Exception for: _____

ABUTTING PROPERTY OWNERS:

(Signature)	(Name)	(Address)

SIGNATURE OF CERTIFICATION:

Property Owner Signature

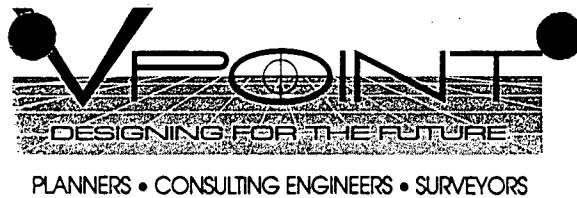
Applicant Signature

Subscribed and sworn to before me

This _____ day of _____, 19____

Notary of Public in and for Said County and State

Accepted _____ Date _____



W.O.# 885-C522
File: C522RM01.doc
December 23, 1998
By: BAM
Checked By: TLH

EXHIBIT "A"

EXPLANATION: Property description for the Reversionary Parcel Map of "Shenandoah Unit 2".

BASIS OF BEARING:

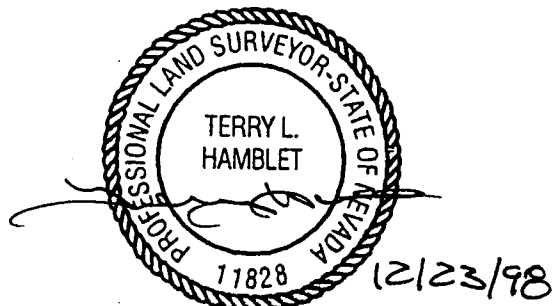
The basis of bearing for this property description is the southerly line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 22, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, which bears North 84°59'10" West, as per map recorded in File 85, Page 38 of Surveys in the Office of the County Recorder of said County.

Being Parcel 2 and a portion of Parcel 3 as per map recorded in File 98, Page 05 of Surveys in the Office of the Clark County, Nevada Recorder, situated in the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 22, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of said Northwest Quarter (NW ¼), said point also being the centerline intersection of Deer Springs Way and Tenaya Way, being 40.00 feet wide half street width as dedicated per File 1, Page 22 of Parcel Maps;
Thence along the easterly line of said Northwest Quarter (NW ¼), said line also being the centerline of said Tenaya Way, North 02°09'57" East, 1229.10 feet;
Thence departing said line, North 87°50'03" West, 40.00 feet to the southerly line of "Shenandoah Unit 1" as per map recorded in Book 86, Page 98 of Plats, said point also being a point on the westerly right-of-way line of said Tenaya Way, said point also being the POINT OF BEGINNING;
Thence departing said southerly line, the following nine (9) courses;
North 87°50'03" West, 130.50 feet;
Thence North 02°09'57" East, 81.95 feet;
Thence North 87°38'58" West, 958.81 feet;
Thence North 02°31'00" East, 20.10 feet;
Thence along a radial bearing, North 87°29'00" West, 44.00 feet to a point on a curve;
Thence southerly, along the arc of a curve to the right, concave westerly, having a radius of 15.00 feet, through a central angle of 19°28'16", an arc distance of 5.10 feet to which a radial line bears, South 68°00'44" East;
Thence North 87°29'00" West, 108.64 feet;
Thence North 42°29'00" West, 14.14 feet;
Thence North 87°29'00" West, 6.00 feet to a point on the easterly right-of-way line of Pioneer Way, being 30.00 feet wide half street width as per said Parcel Map;
Thence along said easterly right-of-way line, North 02°31'00" East, 562.08 feet to the northerly line of said Parcel 2;
Thence along said northerly line, South 87°38'58" East, 1255.22 feet to said westerly right-of-way line of said Tenaya Way;
Thence along said westerly right-of-way line, South 02°09'57" West, 669.20 feet to the **POINT OF BEGINNING**.

Said parcel contains 17.14 acres, more or less.

END OF DESCRIPTION



3

Escrow Number: 212742A LY/mic

WHEN RECORDED, MAIL TO:
Developers of Nevada LLC, a Nevada Limited Liability Company
7448 W. Sahara Avenue, Suite 103
Las Vegas, NV 89117

2

RPTT: \$100.00
APN#: a portion of 125-22-102-002; 125-22-202-001

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Neil G. Galatz, EMPLOYEES PROFIT SHARING PLAN & TRUST

do(es) hereby GRANT, BARGAIN, and SELL to

THE DEVELOPERS OF NEVADA, A LIMITED LIABILITY COMPANY

the real property situate in the County of CLARK, State of Nevada, described as follows:

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

Ouled

Subject to:

1. All general and special taxes for the fiscal year 19 -1-19
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Neil G. Galatz, EMPLOYEES PROFIT SHARING PLAN & TRUST

By: *Neil G. Galatz*
Neil G. Galatz, Trustee

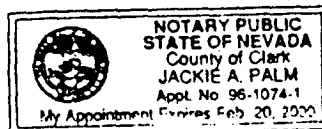
6/15/98
Date

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on June 15, 1998 by Neil G. Galatz, Administrator of the Neil G. Galatz Employees Profit Sharing Plan and Trust

Jackie A. Palm
Notary Public
My commission expires: 02/20/00



980625.01159

LEGAL DESCRIPTION:

AREA TO BE ADJUSTED FROM APN: 125-22-102-002
TO APN: 125-22-202-001

BEING A PORTION OF PARCEL 2 AS PER MAP RECORDED IN FILE 1, PAGE 22 OF PARCEL MAPS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER OF OFFICIAL RECORDS, ALL WITHIN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID NORTHWEST QUARTER (NW 1/4). SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF DEER SPRINGS WAY AND TENAYA WAY BEING 40.00 FEET WIDE HALF STREET WIDTH AS PER SAID PARCEL MAP; THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER (NW 1/4), SAID LINE ALSO BEING THE CENTERLINE OF SAID TENAYA WAY, NORTH 02°09'57" EAST, 1265.46 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE ALONG SAID NORTHERLY LINE, NORTH 86°45'22" WEST, 170.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 86°45'22" WEST, 1128.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PIONEER WAY, BEING 30.00 FEET WIDE HALF STREET WIDTH AS PER SAID PARCEL MAP; THENCE ALONG SAID LINE, NORTH 02°31'00" EAST, 50.38 FEET; THENCE DEPARTING SAID LINE, SOUTH 87°29'00" EAST, 6.00 FEET; THENCE SOUTH 42°29'00" EAST, 14.14 FEET; THENCE SOUTH 87°29'00" EAST, 108.64 FEET TO A POINT ON A CURVE TO WHICH A RADIAL LINE BEARS, SOUTH 68°00'44" EAST; THENCE NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 19°28'16", AN ARC DISTANCE OF 5.10 FEET; THENCE ALONG A RADIAL BEARING, SOUTH 87°29'00" EAST, 44.00 FEET; THENCE SOUTH 02°31'00" WEST, 20.10 FEET; THENCE SOUTH 87°38'58" EAST, 958.81 FEET; THENCE SOUTH 02°09'57" WEST, 42.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 40,839 SQ.FT., MORE OR LESS.

THIS AREA IS TO BE COMBINED WITH ASSESSORS PARCEL
NUMBER 125-22-202-001 TO EFFECTUATE A BOUNDARY LINE ADJUSTMENT.

END OF DESCRIPTION

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
06-25-98 14:54 ESP 2
OFFICIAL RECORDS
BOOK: 980625 INST: 01159
FEE: 8.00 RPT: 100.00