

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-19-96

APN See Below

Location Rancho Dr & Madre Mesa Dr

Applicant Walter Homes Limited L.L.C.

Subject

138-13-601-003 thru 004



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: Reversionary Map for Walter Hornes
 FM- PM 19 96 SURVEYOR/ENGINEER: Hunsa kerk Associates

RT	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
SUBMITTAL						
LAND DEVELOPMENT	<u>Aug 19/96</u>	<u>Bart</u>	<u>App'd</u>	<u>Aug 22/96</u>	<u>See Attached</u> FOR SURVEYOR'S USE ONLY	
RIGHT-OF-WAY	<u>8/27/96</u>	<u>CME</u>	<u>App'd w/ com</u>	<u>9/3</u>		
FLOOD CONTROL	<u>9/3/96</u>	<u>CZ</u>	<u>App'd</u>	<u>9/3/96</u>		
SANITATION	<u>9/3/96</u>	<u>DM</u>	<u>SEE COMMENT</u>	<u>9/3/96</u>		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	<u>4-5</u>	<u>LINDER</u>	<u>NOT APP'D</u>	<u>9/6/96</u>		
	<u>10/9</u>	<u>LINDER</u>	<u>APPROVED</u>	<u>10/10/96</u>		
SURVEY	1ST	<u>9/10/96</u>	<u>R.J.</u>	<u>NOT APP'D</u>		
	2ND					

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

Rita, McGOWAGLE is CONCERNED THAT MAP IS SHOWING A 62.5' C & NOT 75' AS WE SHOW. I BELIEVE ENGINEER IS SHOWING C & OF R/W, NOT C & OF SECTION. BUT McGOWAGLE IS CONCERNED W/ NOT POSSIBLY ABANDONING THIS PUBLIC SEWER NOT BEING SHOWN - HOW OLD WAS LINE? (PLS CALL D. McGOWAGLE @ X 2179 -)
ALSO See Attached Comments!

SANITATION EXISTING 24" CLV SEWER 65.5 FEET WEST OF VS 95 CENTERLINE - DEDICATE 30' WIDE SEWER EASEMENT

DEVELOPMENT COORDINATION

TONAPAH HWY.

DRIVE

PLANNING & DEVELOPMENT CHANGE VS 95 TO RANCHO ROAD

SURVEY RETURNED FOR CORRECTIONS

FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: Reversionary Map for Walter Hornes
 FM- PM 19 96 SURVEYOR/ENGINEER: Hunsa kerk Associates

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	<u>Aug 19/96</u>	<u>Barb</u>	<u>Appd</u>	<u>Aug 22/96</u>	<u>SEE ATTACHED</u> <u>FOR SURVEYOR'S USE ONLY</u>	
RIGHT-OF-WAY	<u>8/27/96</u>	<u>CME</u>	<u>Appd w/comm</u>	<u>9/3</u>		
FLOOD CONTROL	<u>9/3/96</u>	<u>CT</u>	<u>Appd</u>	<u>9/3/96</u>		
SANITATION	<u>9/3/96</u>	<u>DM</u>	<u>SEE COMMENT</u>	<u>9/3/96</u>		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	<u>9-5</u>	<u>LINDER</u>	<u>NOT APP'D</u>	<u>9/6/96</u>		
SURVEY	1ST					
	2ND					

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)
RITA, MCGOWAGLE IS CONCERNED THAT MAP IS SHOWING A 625' CL & NOT 75' AS WE SHOW. I BELIEVE ENGINEER IS SHOWING CL OF R/W NOT 1/2 OF SECTION. BUT MCGOWAGLE IS CONCERNED W/NOT POSSIBLY 2 ABANDONING THIS PUBLIC SEWER NOT BEING SHOWN - HOW OLD WAS THIS - PLS CALL D. MCGOWAGLE @ 42179 - ALSO SEE ATTACHED COMMENTS!

SANITATION EXISTING 24" CLV SEWER 65.5 FOOT WEST OF V5 95 CENTERLINE - DEDICATE 30' WIDE SEWER EASEMENT
 DEVELOPMENT COORDINATION TONAPAH HWY.
 PLANNING & DEVELOPMENT CHANGE V5 95 TO RANCHO ROAD
 SURVEY _____

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

May 24, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-19-96
Walter Homes Ltd.

(southwest side of Rancho, west of Decatur Blvd.)

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

We have no conditions of approval to impose at this time on this reversionary map that will revert all of Parcel #1 of Recorded Parcel Map File 85, Page 3 (aka, City of Las Vegas PM-53-95). 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 parcel map.

RECEIVED

MAY 28 9 29 AM '96

PLANNING AND
DEVELOPMENT



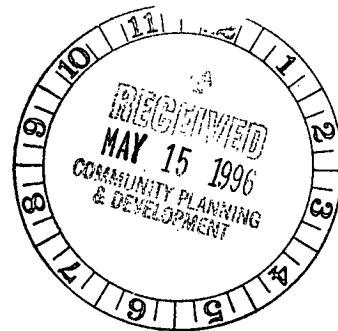
CLARK COUNTY HEALTH DISTRICT

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

DATE: May 9, 1996
OWNER: Walter Homes Ltd
PM NO: 19-96 (City/Reversionary)
SURVEYOR: Muncy, Charles W

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. No individual sewage disposal systems are to be installed.



Date:

May 7, 1996

MEMORANDUM

TO: Charles Muncy, PLS Hunsaker and Associates, Inc.	FROM: Rita M. Lumos, PLS City Surveyor <i>RML</i>
SUBJECT: PM 19-96 Reversionary Map Walters Homes Limited	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:

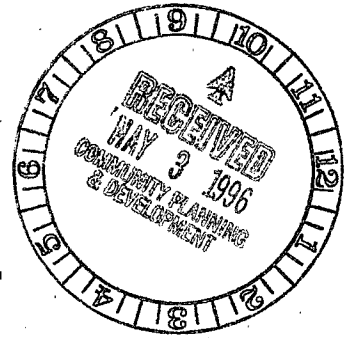
The map is technically correct as submitted.

RECEIVED
May 8 11 42 AM '96
PLANNING AND
DEVELOPMENT

MEMO

DATE

5/2/96



TO:

PLANNING AND DEVELOPMENT DEPT.

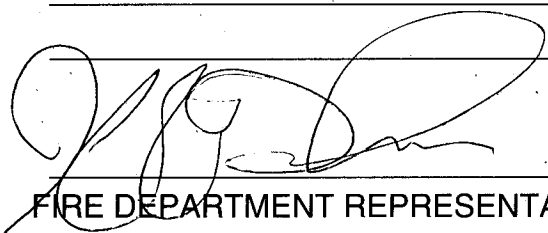
FROM:

FIRE PREVENTION DIVISION

SUBJECT:

Pm-19-96 Revisions on way WALTER HOMES LTD

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE APRIL 26, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: REVERSIONARY PARCEL MAP PM-19-96 WALTER HOMES LTD.	

PLEASE RETURN TO JOHN McNELLIS BY: MAY 17, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE APRIL 26, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: REVERSIONARY PARCEL MAP PM-19-96 WALTER HOMES LTD.	

PLEASE RETURN BY: MAY 17, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 2/20/96

APPLICATION/PETITION FOR: REVERSIONARY MAP

(Type of Action Requested)

Project Address (Location): RANCHO DRIVE AND MADRE MESA DRIVE

Proposed Use: MULTI-FAMILY & COMMERCIAL Assessor's Parcel No.: 138-13-601-003, 004

Project Name: RANCHO / PEAK APARTMENTS AND COMMERCIAL CENTER

Ward No.: _____

Existing General Plan: M & GC Sixteenth Section: 15 of the NE 1/4 of Section: 13, 18 Township: 20 S Range: 60, 61 E

Proposed General Plan: _____ Existing Zoning: RPD-14, RPD20 & C-2 Proposed Zoning: _____

Gross Acres: 9.335 AC Lots/Units: 1 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: Z-21-95, GPA-20-95, U-40-95 & PM-53-95

APPLICANT INFORMATION:

Applicant: WALTER HOMES LIMITED LLC

Contact: DAVE ALLSOP

Address: 906 ALTA OAKS, HENDERSON, NV 89014

City: HENDERSON State: NV Zip: 89014 Tel: 898-5714 Fax: _____

Owner(s): WALTER HOMES LIMITED LLC

Contact: DAVE ALLSOP

Address: 906 ALTA OAKS

City: HENDERSON State: NV Zip: 89014 Tel: 898-5714 Fax: _____

Represented By: HUNSAKER & ASSOCIATES NEVADA, INC.

Contact: LARRY W. BROSS

Address: 3151 WEST POST ROAD

City: LAS VEGAS, NV State: NV Zip: 89118 Tel: 897-4233 Fax: 897-2633

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

Owner(s): Walter Homes, Ltd.

Walter Homes, Ltd.

Subscribed and sworn before me this 15th day of April 1996

Carmen L. Baker
Notary Public



CARMEN L. BAKER
Notary Public - Nevada
Clark County
My appt. exp. Feb. 28, 1999

FOR DEPARTMENT USE ONLY

Case No.: PM-19-96

Meeting Date: _____

Date Accepted: 4/23/96

Accepted By: [Signature]

Map No.: L-13-f

Total Fee: 300.00

Receipt No.: 369447

**LEGAL DESCRIPTION
REVERSIONARY MAP**

BEING ALL OF PARCEL 1, SHOWN IN FILE, 85, OF PARCEL MAPS, PAGE 3, AND ALSO BEING A PORTION OF THE NE 1/4 OF SECTION 13, T 20 S, R 61 E, AND A PORTION OF THE NW 1/4 OF SECTION 18, T 20 S, R 61 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

950712.01252

(4)

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

STEWART TITLE OF NEVADA
3800 Howard Hughes Parkway, Suite 500
Las Vegas, Nevada 89109
Attention: Linda Jones
Escrow No.: _____

APN No.: 138 - 13 - 601 - 003

GRANTEE'S ADDRESS FOR TAX BILLS:

WALTER HOMES, LTD.
9150 Wilshire Boulevard, Suite 245
Beverly Hills, California 90212
Attention: Lance Walter

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant, Bargain, Sell and Convey to WALTER HOMES, LTD., a Nevada limited liability company, 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.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land and all other matters of record or apparent from a visual inspection of the Property and all matters which an accurate survey of the Property would disclose.

950712.01252

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 July 12, 1995.

HOWARD HUGHES PROPERTIES,
 LIMITED PARTNERSHIP, a
 Delaware limited partnership

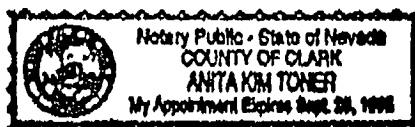
By: THE HOWARD HUGHES
 CORPORATION (formerly known
 as Summa Corporation), a
 Delaware corporation, its
 sole general partner

By: Ronald C. Brooks
 Print Name: Ronald C. Brooks
 Print Title: Senior Vice President

STATE OF NEVADA)
) ss.
 COUNTY OF CLARK)

On July 12, 1995, personally appeared before me,
 a Notary Public RONALD C. BROOKS, personally known
 to me to be the person whose name is subscribed to the above
 instrument who acknowledged that he/she executed the instrument.

ANTA KIM TONER
 Notary Public



950712.01252

EXCEPTING THEREFROM any portion thereof conveyed to Las Vegas and Tonopah Railroad Company by Deed recorded May 25, 1908 in Book "Z" of Deeds, Page 178, Official Records, Clark County, Nevada Records.

ALSO EXCEPTING that portion conveyed to the City of Las Vegas by Deed recorded July 7, 1971 as Document No. 111962, Official Records, Clark County, Nevada.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA
07-12-95 15:21 CPD
OFFICIAL RECORDS
BOOK: 950712 INST: 01252

**LEGAL DESCRIPTION
REVERSIONARY MAP**

BEING ALL OF PARCEL 1, SHOWN IN FILE, 85, OF PARCEL MAPS, PAGE 3, AND ALSO BEING
A PORTION OF THE NE 1/4 OF SECTION 13, T 20 S, R 61 E, AND A PORTION OF THE NW 1/4 OF
SECTION 18, T 20 S, R 61 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Submittal Requirements Type of Application/Petition	Application/ Petition	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	☒	☐	☐	☒	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐
General Plan Amendment (19.92.040)	☒	☒	☒	☒	☒	☒	☐	☐	☐	☒	☐	☐	☒	☐
Rezoning	☒	☒	☒	☒	☒	☒	☐	☒	☐	☒	☐	☐	☒	☐
Extension of Time For Rezoning	☒	☒	☒	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐
Plot Plan Review	☒	☐	☒	☒	☐	☐	☐	☒	☒	☒	☐	☐	☐	☐
Special Use Permit	☒	☒	☒	☒	☒	☒	☐	☒	☒	☒	☐	☐	☐	☐
Variance (BZA)	☒	☒	☒	☒	☒	☒	☐	☒	☐	☒	☐	☐	☐	☐
Administrative Variance (PC)	☒	☐	☒	☒	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Tentative Map	☒	☐	☒	☒	☒	☐	☐	☐	☐	☐	☒	☐	☐	☒
Final Map	☒	☐	☒	☒	☒	☐	☐	☐	☐	☐	☐	☒	☒	☒
Vacation of Public Rights-of-Way	☒	☒	☒	☒	☒	☒	☐	☐	☐	☒	☐	☒	☒	☐
Parcel Map	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐	☐	☒	☒	☒
Temporary Commercial Permit	☒	☐	☒	☐	☐	☒	☐	☒	☐	☒	☐	☐	☐	☐
Home Occupation Permit	☒	☒	☒	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☒
Sign Certification	☒	☐	☒	☐	☐	☐	☐	☒	☐	☒	☐	☐	☐	☐
Review of Condition(s)	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Appeals/Waivers/District Use Review	☒	☒	☒	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Amendments/Revisions	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Aesthetic Review	☒	☐	☒	☒	☐	☐	☐	☒	☒	☒	☐	☐	☐	☐
Street Name Change	☒	☒	☒	☒	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Address Change	☒	☐	☒	☒	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Development Plan Review	☒	☒	☒	☒	☒	☒	☐	☒	☒	☒	☐	☐	☒	☐
City Referral Group Site Plan Review	☒	☐	☒	☐	☐	☐	☒	☒	☒	☒	☐	☐	☐	☐
P.C. District Modification (land use)	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐
P.C. District Deviation (variance)	☒	☒	☒	☒	☐	☒	☐	☒	☐	☒	☐	☐	☐	☐

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Applicant's Signature

Date



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: _____
RANCHO DRIVE (TONOPAH HWY. U.S. 95), MADRE MESA DRIVE, DECATUR BLVD.

3. Describe the existing improvements and/or condition of streets in item #2 above: _____
FULL IMPROVEMENTS ON TONOPAH HIGHWAY WITH THE EXCEPTION OF CURBING WHICH HAS
NOT BEEN COMPLETED.

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: LAS VEGAS VALLEY WATER DIST.

5. Will property be serviced by the City Sanitary Sewer System? _____ Yes _____ No
If no, indicate how sewer service will be provided: _____

6. Is immediate development proposed on the parcels of land to be created: XX Yes _____ No
On which Parcel? #1 _____ #2 _____ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence: _____
APARTMENT'S

- ☐ 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.

AppPac;pm;Forms5;mr/10-27-95