

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-20-02

APN 139-26-507-001

Location HINKLE DR BETWEEN 22ND AND 23RD STREETS

Applicant GREYMOUTH LLC

Subject

PARCEL MAP FOR HINKLE APARTMENTS



1 2 3 4 5 6

● FINAL MAP PROCESSING ●

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-20-02 (REPERSONARY) SEC HUNTER DR / 22ND ST.

FM-____-____ SURVEYOR/ENGINEER: APT CONSULTING

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7-25-02	JESUS	NOT APPROVED	7-25-02	FOR USE	SURVEYOR'S ONLY
TRAFFIC	7-25-02	VMB	*	7-25-02		
RIGHT-OF-WAY	7-29-02	CME	App'd	7-29-02		
FLOOD CONTROL	7-29-02	JWB	Approved	7-23-02		
SANITATION	7/29/02	SDAY	APPROVED	7/29/02		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	7/29/02	WTF	APPROVED	7/29/02		
SURVEY 1ST						
2ND						

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

LAND DEVELOPMENT: * \$30.00 PLAN CHECK MUST BE PAID PRIOR TO RECDATION OF MAP

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

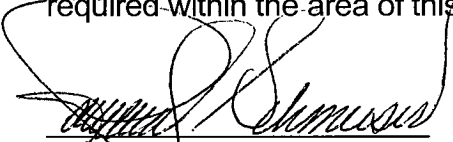
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: July 29, 2002
Re: Reversionary Map of Property South of Hinkle Drive and west of 23rd Street [PM-20-02
(Reversionary)]

I have reviewed the subject map for compliance with the adopted trail routes for the City. No trail is required within the area of this map.


Donald Schmeiser, AICP
Senior Planner



RECEIVED
JUL 13 2002
PLANNING AND
DEVELOPMENT

DATE: July 11, 2002
OWNER: Greymouth L L C
PM NO: 20-2002
SURVEYOR: David Richards

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.



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 18, 2002
Re: **PM-20-02** Greymouth, LLC SWC of Hinkle Drive and 23rd Street
Reversionary Parcel Map



COMMENTS:

We have no objection to the recordation of this Reversionary Parcel Map for property located on the southwest corner of Hinkle Drive and 23rd Street for the purpose of reverting to acreage parcels 1 and 2 of Parcel Map: File 19, Page 99. No improvements, bonds nor drainage plan/studies are required prior to the recordation of this Reversionary Parcel Map.

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582

To: David A. Richards, PLS
ART Consulting

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: July 1, 2002

Re: PM 20-02 Reversionary Map Greymouth 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:

Please correct the data for the returns at the two north property corners.

Please correct the notary acknowledgement to the form set forth in NRS 240 when one is signing in a capacity other than an individual.

Since this map is reverting parcel map lots and is in the form of a parcel map, it should record in Parcel Maps rather than Plats. Please revise the recorder's block.

Please correct the legend as noted.



City of Las Vegas Surveyor's Office
Parcel Map Check List

PM 20-02 Reversionary
PARCEL MAP NAME & NUMBER

Njo
CHECKED BY

6/27/02
DATE

ART Consulting
COMPANY

PM 20-02 . PRO
FILE NAME

Proper Certificates	X
Date Survey Completed	—
Sheet Numbers	✓
Proper Description in Title	✓
Basis of Bearings shown and described with map reference	—
Graphic Border of Perimeter	✓
Monuments on Perimeter & at Lot Corners	—
Survey Analysis sufficient to delineate boundary controlling monuments	—
Street names, widths, Public/Private, & C/L symbols	✓
Monuments set at all centerline P.C., P.T. (or P.I.), intersections & angle points	—
Legend	✓
Area of Lots (Sq. Ft. or Ac. per NRS)	✓
North Arrow & appropriate scale	✓
Radial Bearings	—
Proposed Easements - Public or Private	—
Existing Easements - Indicate recording data	—
Lot Numbers	✓
Utility Easements shown or described	—
Identification of Adjoining Properties	✓
Legibility (Minimum letter size: 0.10")	✓
Closure Checks (1:10,000 maximum error)	✓

COMMENTS:



**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 17, 2002
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (S I D) TRAFFIC ENGINEERING - RICK SCHROEDER	
SUBJECT: REVERSIONARY PARCEL MAP PM-20-02 GREYMOUTH L L C	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
ON OR BEFORE - JUNE 28TH, 2002

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 17, 2002
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES\COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: REVERSIONARY PARCEL MAP PM-20-02 GREYMOUTH L L C	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @DEVELOPMENT SERVICES CENTER,
731 S. 4TH ST., CURRENT PLANNING DIVISION
ON OR BEFORE JUNE 28TH, 2002

ATTACHMENT: MAP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REVERSIONARY PARCEL MAP
 Project Address (Location) HINKLE DR Between 22nd & 23rd Streets
 Project Name HINKLE APARTMENTS Proposed Use APTS.
 Assessor's Parcel #(s) 139-26-507-001 and -002 Ward #
 General Plan: existing M proposed Zoning: existing R-3 proposed
 Commercial Square Footage Floor Area Ratio
 Gross Acres ±1.45 Lots/Units Density
 Additional Information

PROPERTY OWNER GREY MOUTH LLC Contact A.G. ROBINS
 Address 2261 ROSANNA ST Phone: 228 0837 Fax: 228 4672
 City LAS VEGAS State NV Zip 89117

APPLICANT A.G. ROBINS Contact A.G. Robins
 Address 2261 ROSANNA ST Phone: 228 0837 Fax: 228 4672
 City LAS VEGAS State NV Zip 89117

REPRESENTATIVE Contact
 Address Phone: Fax:
 City State Zip

Property Owner Signature* C. P. Robins

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name

Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State

Revised 2/12/02

FOR DEPARTMENT USE ONLY

Case #	<u>PM-20-02 (REVERSIONARY)</u>
Meeting Date:	<u></u>
Signs Required:	<u></u>
Map #	<u>M-26-2</u>
Total Fee:	<u>\$300.00</u>
Receipt #	<u>86904</u>
Date Accepted:	<u>6/10/02</u>
Accepted By:	<u>[Signature]</u>

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RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.

Escrow No. 02-119500-RF

Title Order No. 00119500

**When Recorded Mail Document
and Tax Statement To:**

A.G. Robins

2261 Rosanna Street

Las Vegas, NV 89117

RPTT: 900.00

APN: 139-26-507-001 and 139-26-507-002

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **The Housing Corp, a Nevada Corporation**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to **GREYMOUTH LIMITED LIABILITY COMPANY, A NEVADA LIMITED LIABILITY COMPANY**

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

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, M.D.B. &M., described as follows:

Lots 1 and 2 as shown by map thereof in File 19 of Parcel Maps, Page 99 in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 2002-2003
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: May 6, 2002

STATE OF NEVADA Clark
COUNTY OF

This instrument was acknowledged before me

on 5/6/02

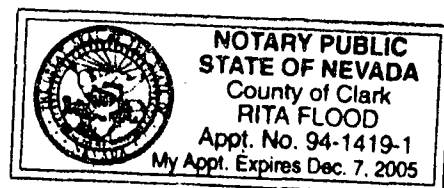
by Mark Anthony Buda
Hes The housing Corp

Signature [Signature] Notary Public

My Commission Expires: _____

The Housing Corp, a Nevada corporation

By: [Signature]
Mark Anthony Buda, President



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

05-17-2002 14:35 MRP 2
BOOK: 20020517 INST: 02312
FEE: 15.00 DEED RPTT: 900.00

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

EXHIBIT "ONE"

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, M.D.B. &M., described as follows:

Lots 1 and 2 as shown by map thereof in File 19 of Parcel Maps, Page 99 in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 139-26-507-001 and 139-26-507-002

PLANNING &
DEVELOPMENTDEVELOPMENT
SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ✓ Yes No
2. List the names of public access streets between this property and the nearest major streets:
HINKLE DRIVE, 22nd STREET & 23rd STREET
3. Describe the existing improvements and/or condition of streets in item #2 above: ALL PAVED
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: EXISTING 8" WATER & SEWER ON 22nd STREET
5. Will property be serviced by the City Sanitary Sewer System? ✓ Yes No
6. Is immediate development proposed on the parcels of land to be created: ✓ Yes No
If yes, on which Parcel (#1, #2, etc.): PARCEL 1 & 2
If yes, indicate type of development and anticipated date construction will commence: HINKLE DRIVE APTS 10/10/02

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.

Revised 2/12/02

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