

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-20-98

APN 138-09-801-006

Location NW CHEYENNE & BUFFALO

Applicant DONALD S & LAURIE H HERMAN

Subject

PARCEL MAP



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

PROJECT NAME/LOCATION: SILVER CARE AKA DON S. HERMAN & LAURIE H. HERMAN BUCKSKIN/BUFFALO

PM FM-20 - 98 SURVEYOR/ENGINEER: FULSTONE ENGINEERING 382 - 8141

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/16/98	DAVID G. EXT 6574	* APPROVED SEE COMMENTS	9/16/98	FOR USE 10/16/98	SURVEYOR'S ONLY
2ND Review	9/16/98	D. Chilly	APPROVED	9/16/98		
RIGHT-OF-WAY	9/17/98	CRC	David W. Conrad	9/17/98		
FLOOD CONTROL	9/17/98	CRC	APP'D	9/17/98		
SANITATION	9/17/98	BATZ	App'd	9/17/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/17/98 10/6/98	MP MP	NOT APPROVED APPROVED	9/24/98 10/9/98	9/25/98	
SURVEY 1ST	9/24/98	MP	not approved			
2ND						

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

LAND DEVELOPMENT 1.) \$100 fee for drainage study update needs to be collected before release.

2.) Grading sheet in approved civil plan needs revisions to show drainage easement.

RIGHT-OF-WAY See Attached Comments - 2ND Review.
Carolyn

FLOOD CONTROL

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

SURVEY Please make planning + RW Corrections - return mylar to Planning for approval

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

DATE

July 7, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-20-98
Don S. And Laurie H. Herman

(SEC of Buckskin Avenue and Buffalo Drive)

COPIES TO:

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

CONDITIONS OF APPROVAL:

1. A note must be added to the face of this parcel map prior to recordation to establish common access and parking rights between the parcels being created and all driveways connecting the overall commercial parcel map site to the abutting public streets as required by the Department of Public Works.
2. An addendum to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of this Parcel Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Future development of the parcels created with the recordation of this Parcel Map shall be in compliance with all applicable conditions of approval for Zoning Application Z-120-97, U-125-97, and all other subsequent site-related actions as required by the Department of Public Works.
4. 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.
5. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.

COMMENTS:

- a. There is 50 feet of right-of-way existing along Buffalo Drive by Document #980508:01428, remove the words "Offered For Dedication".
- b. The Legal Description needs to be revised to show the correct description of the property.

**CLARK COUNTY HEALTH DISTRICT**

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

RECEIVED
98 JUN 31 AM 9:47PLANNING AND
DEVELOPMENT**DATE:** June 17, 1998**OWNER:** Don S & Laurie H Herman**PM NO:** 20-98**SURVEYOR:** Robert Fulstone**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 #1	72,012 sq ft	1.65 ac
Lot #2	46,265 sq ft	1.06 ac
Lot #3	36,961 sq ft	0.85 ac
Lot #4	53,928 sq ft	1.24 ac



June 24, 1998

MEMORANDUM

TO: ROBERT FULSTONE, PLS FULSTONE ENTERPRISES	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM-20-98 DON HERMAN	COPIES TO: Matt Pinjuv Planning and Development

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.

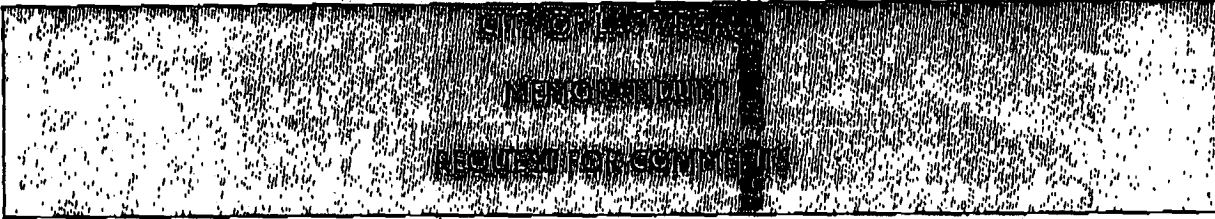
Comments:

Please change the dedications in the owner's certificate to grant to the City of Las Vegas, rather than Clark County.

Please check the dimension along Buckskin Avenue to the point where the right-of-way curve intersects the property line. Even at a right angle, the distance is not correct.

Please increase the size of the lettering in the curve table to meet the 0.10" minimum.

110:21 00



DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION		DATE June 3, 1998
TO:		
CLARK COUNTY HEALTH DISTRICT	CLARE A SCHMUTZ	
FIRE PREVENTION	JEFF DONAHUE	
FIRE SERVICES, COMMUNICATIONS	MELANIE DOBOSH	
SUBJECT:		
PARCEL MAP - PM-20-98		
DON S. And LAURIE H. HERMAN		

PLEASE RETURN ANY COMMENTS TO MATT PINJUV
@ D S C, 731 S. 4TH ST,
by JUNE 28th, 1998

No Comment

*Don Vilbert
Claim Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 3, 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-20-98 DON S. and LAURIE H. HERMAN	

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by JUNE 28th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 3, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-20-98 DON S. And LAURIE H. HERMAN	

PLEASE RETURN ANY COMMENTS TO MATT PINJUV
@ D S C, 731 S. 4TH ST,
by JUNE 28th, 1998

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 5/29/98

APPLICATION/PETITION FOR:

Parcel Map
(Type of Action Requested)

Project Address (Location): NW Cheyenne / Buffalo

Proposed Use: Subdivide into 4 lots Assessor's Parcel No.: 138-09-801-006-007

Project Name: Don S. Herman and Laurie H. Herman Ward No.: 4

Existing General Plan: ML Sixteenth Section: SE 41 of the SE 41 of Section: 9 Township: 20 Range: 60

Proposed General Plan: - Existing Zoning: U (ML) Proposed Zoning: -

Gross Acres: - Lots/Units: 4 Density: - Commercial Sq. Ft.: -

Comments/Additional Information/Special Notification: -

APPLICANT INFORMATION:

Property Owner(s): Donald S. & Laurie H. Herman Contact: -

Address: 3305 Spring Mountain, Ste. 86

City: Lv State: NV Zip: 89102 Tel: 365-5645 Fax: -

Applicant: "Same as above" Contact: -

Address: -

City: - State: - Zip: - Tel: - Fax: -

Represented By: Fulstone Enterprises, Inc. Contact: Robert Fulstone

Address: 940 S. Martin Luther King Blvd.

City: Lv State: NV Zip: 89106 Tel: 382-8141 Fax: 382-3103

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

Property Owner(s): Donald S. & Laurie H. Herman

[Signature] Laurie H. Herman

Subscribed and sworn before me this 26th day of May 1998

[Signature]

Notary Public



Notary Public-State Of Nevada
County Of Clark
ANGELA J. PAESCH
My Appointment Expires
March 14, 2000

No: 96-1671-1

FOR DEPARTMENT USE ONLY

Case No.: PM-20-98Meeting Date: N/ARequired Signs: N/AMap No.: L-9-8Total Fee(s): 300.00Receipt No.: 20466Date Accepted: 5/29/98Accepted By: [Signature]



PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION MATRIX

Type of Application/Petition	Submittal Requirements	Pre-Submittal Conference	Application/ Petition Form	Notarized Signature	Fee(s)	Deed / 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			●	●	●		●										Ex
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

Lauree H. Herman



PLANNING AND 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: Choyenne + Buffalo
3. Describe the existing improvements and/or condition of streets in item #2 above: All improvements have been done
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: LNVWD
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, 3tc.)? _____
If yes, indicate type of development and anticipated date construction will commence: _____

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

FINAL MAP CHECKLIST

SUBDIVISION NAME: _____

DEPARTMENT OF PUBLIC WORKS VERIFICATION: A complete Drainage Plan and Technical Drainage Study for the above named project has been submitted to and verified by the Department of Public Works.

Signature

Print Name

Date

(Must be signed by an authorized employee from the Department of Public Works)

FINAL MAP CONTENTS

- ☐ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☐ Date, north point and scale.
- ☐ Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☐ Existing and proposed utility rights-of-way and easement widths.
- ☐ Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☐ All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ Bearing or 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.
- ☐ Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- ☐ Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

APR 11 1998 3:575.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

SOUTHWEST DESERT EQUITIES, LLC, A Nevada LTD Liability Company

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

DON S. HERMAN AND LAURIE H. HERMAN, husband and wife as joint tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Assessor's Parcel No: 138-09-801-006 138-09-801-007

SUBJECT TO:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

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

Witness my hand this 4th day of February, 1998

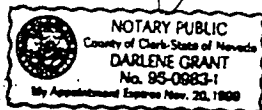
STATE OF NEVADA } ss
COUNTY OF Clark

On Feb. 4, 1998 personally appeared before me, a Notary Public, John A. Ritter, Manager for Southwest Desert Equities, LLC

SOUTHWEST DESERT EQUITIES, LLC
BY:

JOHN A. RITTER, Manager

personally known (or proven) to me to be the person whose name subscribed to the above instrument who acknowledged that he/she/they executed the instrument

Signature (Notary Public)
(Notarial Seal)

ESCROW NO. 182996-DJG

ORDER NO. 182996-DJG

WHEN RECORDED MAIL TO:

Mr. & Mrs. Herman
3305 Spring Mountain Road, Suite 86
Las Vegas, Nev. 89102

69

980206.01725

EXHIBIT "A"

Legal Description

Situate in the County of Clark, State of Nevada described as follows:

PARCEL I:

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 9, Township 20 South, Range 60 East, Mount Diablo Meridian, Nevada.

PARCEL II:

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 9, Township 20 South, Range 60 East, M.D.B. & M.

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

LAND TITLE OF NEVADA

02-06-98 15:16 TML 2

BOOK: 980206 INST: 01725

FEE: 8.00 RPTT: 3,575.00

Our No.: 97 182996 DJG

-- 3 --

(69)