

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-21-02

APN 125-12-602-002

Location NW CORNER OF HORSE DR AND THOM BLVD

Applicant IRON MTN RANCH ALLIANCE LLC

Subject

PARCEL MAP FOR IRON MOUNTAIN RANCH VILLAGE
12 - SINGLE FAMILY RESIDENTIAL



**PARCEL MAP PROCESSING
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: PM-21-02

MAP: PM-21-02

SURVEYOR / ENGINEER: JTN - 873-7550

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11/15	HES	☒ ☐	11/18	FOR USE ONLY	SURVEYORS
TRAFFIC	11-18	VHB	☒ ☐	11-18		
RIGHT OF WAY	11-18	CS	☒ ☐	11-19-02		
FLOOD CONTROL	11/19/02	PHJ	☐ ☒	11/18/02		
SANITATION	11/18/02	J Day	☒ ☐	11/18/02		
DEVCO	11/19/02	BTA	☒ ☐	11/19/02		
TRAFFIC (RICK S.)	11/19/02	REX	☒ ☐	11/19/02		
PLANNING & DEVELOPMENT	11/19/02	LIWPA	☒ ☐	11/19/02		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT _____

RIGHT - OF - WAY _____

FLOOD CONTROL Drainage Study Update Required.

SANITATION _____

DEVELOPMENT COORDINATION _____

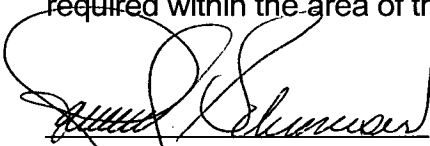
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Linda Hartman-Maynard, Planner II
From: Don Schmeiser, Senior Planner
Date: November 19, 2002
Re: Parcel Map for Iron Mountain Ranch Alliance (PM-0021-02)

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

Clark County

Health District

We're in Your Neighborhood

RECEIVED

JUL 13 2002

PLANNING AND
DEVELOPMENT

DATE: July 11, 2002

OWNER: Iron Mtn Ranch Alliance L L C

PM NO: 21-2002

SURVEYOR: Anthony Zicari

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer and municipal water are not available. Lot sizes meet Health District requirements for installation of individual sewage disposal systems and individual wells.

NOTE: No permits for individual sewage disposal systems will be issued until a copy of the recorded parcel map is furnished to Health District.

Lot #1	353,272 sq. ft. (net)	8.11 ac.
Lot #2	191,664 sq. ft. (net)	4.40 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: July 18, 2002
Re: **PM-21-02** Iron Mountain Ranch Alliance, LLC NWC of Horse Drive and Thom Boulevard
Parcel Map



CONDITIONS OF APPROVAL:

1. Construct half-street improvements on Unicorn Street, Horse Drive and Thom Boulevard, adjacent to this site concurrent with the development of this site.
2. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performances security method(s), if allowed.
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.

COMMENTS:

We note that Thom Boulevard adjacent to this site has previously been approved to be reduced to a 51 foot width; although the previous Vacation [VAC-8-99] never did record, the street is still eligible to be reduced to 51 feet; we recommend that a new vacation application be submitted prior to further mapping of this site beyond this parcel map stage.

Memorandum

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

To: Anthony Zicari, PLS
VTN Nevada

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: July 1, 2002

Re: PM 21-02 Iron Mountain Ranch Alliance, 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:

The name in the title block is not the same as the owner's name. Please ensure that all names are correct.

pm

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

PM 21-02 Iron Mtn. Ranch Alliance
PARCEL MAP NAME & NUMBER

None
CHECKED BY

6/28/02
DATE

VTN
COMPANY

IM-RANCH. PRO
FILE NAME

Proper Certificates	✓
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:



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: PARCEL MAP PM-21-02 IRON MOUNTAIN RANCH ALLIANCE, 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

**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 (SID) TRAFFIC ENGINEERING - RICK SCHROEDER	
SUBJECT: PARCEL MAP PM-21-02 IRON MOUNTAIN RANCH ALLIANCE, 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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) NORTHWEST CORNER OF HORSE DRIVE AND THOM BOULEVARD

Project Name IRON MOUNTAIN RANCHE VILLAGE 12 Proposed Use SINGLE FAMILY RESIDENT

Assessor's Parcel #(s) 125-12-602-002 Ward # 6

General Plan: existing DR proposed N/A Zoning: existing R-PD2 proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 141.49+- Lots/Units 2 Density .14+-

Additional Information _____

PROPERTY OWNER IRON MTN. RANCH ALLIANCE LLC Contact CHRISTA SQUILLANTE

Address 3626 PECOS-MCLEOD #14 Phone: 614-2500 Fax: 614-2645

City LAS VEGAS State NV Zip 89121

APPLICANT KB HOME Contact CHRISTA SQUILLANTE

Address 750 PILOT SUITE F Phone: 614-2500 Fax: 614-2645

City LAS VEGAS State NV Zip 89119

REPRESENTATIVE VTN NEVADA Contact RACHEL SCROGUM

Address 2727 S. RAINBOW BLVD. Phone: 253-2462 Fax: 362-2597

City LAS VEGAS State NV Zip 89146

Property Owner Signature* Rachel N. Scrogum

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

Print Name Rachel N. Scrogum

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>PM-21-02</u>
Meeting Date:	<u>—</u>
Signs Required:	<u>—</u>
Map #	<u>6-12-4</u>
Total Fee:	<u>\$300.00</u>
Receipt #	<u>87063</u>
Date Accepted:	<u>6/12/2</u>
Accepted By:	<u>[Signature]</u>

Escrow Number: 871267 CD/cad 20

APN#: 125-12-602-002

WHEN RECORDED, MAIL TO:

Iron Mtn Ranch Alliance, LLC
 c/o Nicholas Naff
 3626 Pecos McLeod, Suite 14
 Las Vegas, NV 89121

GRANT, BARGAIN and SALE DEED

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

Kristine M. Heter, as Guardian of the estate of Lydia Rose Heter, a minor

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

IRON MOUNTAIN RANCH ALLIANCE, LLC, a Nevada 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.

Subject to:

1. All general and special taxes for the fiscal year 2000-2001.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record

THE WITHIN GRANT BARGAIN AND SALE DEED IS EXECUTED PURSUANT TO CERTIFIED COPY OF COURT ORDER APPOINTING SAID GUARDIANSHIP IN CASE NO. G 22291 D.

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

Kristine M. Heter, Guardian of the Estate of Lydia Rose Heter
 Kristine M. Heter, Guardian of the Estate of Lydia Rose Heter, a Minor Date

STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on May 17, 2001 by

Kristine M. Heter, Guardian of the Estate of Lydia Rose Heter, a minor

(My commission expires: _____)

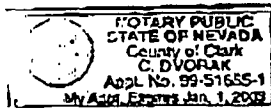


EXHIBIT "A"

20010525
02001

LV-871267-CD

PARCEL 18:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT FOUR (4) OF THAT CERTAIN PARCEL MAP RECORDED IN FILE 5 OF PARCEL MAPS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
05-25-2001 13:46 BJB 2
OFFICIAL RECORDS
BOOK 20010525 INST 02001
FEE

PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

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: Thom Boulevard and Unicorn Street
3. Describe the existing improvements and/or condition of streets in item #2 above: Thom Boulevard is under construction for half street improvements.
Unicorn street is a gravel road.
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 watermain intersecting Horse Drive and Thom Boulevard.
LVVWD
5. Will property be serviced by the City Sanitary Sewer System? XX Yes No
6. Is immediate development proposed on the parcels of land to be created: Yes XX No
If yes, on which Parcel (#1, #2, etc.)?
If yes, indicate type of development and anticipated date construction will commence:

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.