

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-22-00

APN 139-36-301-001

Location STEWART AVE & EASTERN AVE

Applicant CITY OF LAS VEGAS

Subject

PARCEL MAP





CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: June 12, 2000
OWNER: City of Las Vegas
PM NO: CLV 22-2000
SURVEYOR: Rita M Lumos

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	10.26 ac
Lot #2	8.31 ac

RECEIVED
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PLANNING AND
DEVELOPMENT

2429

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 31, 2000
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT PARCEL MAP - PM-22-00 CITY OF LAS VEGAS	

PLEASE RETURN ANY COMMENTS TO: **MATT PINJUV**
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 17th, 2000

No Street Names 6/7/00 M Dobosh

ATTACHMENT: MAP

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: June 1, 2000
Re: **PM-22-00** City of Las Vegas SEC of Stewart Avenue and Eastern Avenue
Parcel Map



CONDITIONS OF APPROVAL:

1. Grant an appropriate 20 foot wide sewer easement, through Parcel 2 extending eastward to 28th Street prior to or concurrent with the recordation of this Parcel Map. This condition shall not be enforced if the applicant submits for approval by the City Engineer, a public sewer relocation or abandonment plan, provided the applicant agrees to relocate or abandon the existing sewer line in accordance with such plan.
2. Prior to the recordation of this parcel map, a 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. 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. 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.
4. No improvements or bonds for improvements are required prior to the recordation of this parcel map.
5. We reserve the right to impose site-specific conditions as each parcel is developed.

COMMENTS TO THE APPLICANT / CONSULTANT: *The following conditions must be incorporated prior to the recordation of this Parcel Map:*

- a. Add the word "easement" to the Owner's Certificate, so the word "easement" will cover all required City of Las Vegas easements.

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 31, 2000
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 - RICK SCHROEDER SPECIAL IMPROVEMENT - D. BLISS DISTRICT (SID)	
SUBJECT: PARCEL MAP - PM-22-00 CITY OF LAS VEGAS	

**PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION**

By _____ June 17th, 2000

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 31, 2000
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT PARCEL MAP - PM-22-00 CITY OF LAS VEGAS	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by June 17th, 2000

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 5/22/00

APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Stewart Ave. & Eastern Ave. 139-36-301-001, 139-36-301-002

Proposed Use: Community Center & School Site Assessor's Parcel No(s): 139-36-302-001

Project Name: Community Center & Sunrise Acres Elementary School

Existing General Plan Designation: Proposed General Plan Designation:

Existing Zoning: C-V Proposed Zoning: C-V Ward No.: 3

Commercial Sq. Ft.: Floor Area Ratio:

Gross Acres: 19.80 AC. Lots/Units: 2 Density:

Additional Information:

APPLICANT INFORMATION:

Property Owner(s): City of Las Vegas Contact: Rita Lumos, City Surveyor

Address: 400 E. Stewart Ave. Tel: 229-6217 Fax: 804-8582

City: Las Vegas State: NV Zip: 89101

Applicant: City of Las Vegas Contact: Rita Lumos, City Surveyor

Address: 400 E. Stewart Ave. Tel: 229-6217 Fax: 804-8582

City: Las Vegas State: NV Zip: 80101

Represented By: City of Las Vegas Contact: Rita Lumos, City Surveyor

Address: 400 E. Stewart Ave. Tel: 229-6217 Fax: 804-8582

City: Las Vegas State: NV Zip: 89101

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

PROPERTY OWNER(S): Rita Lumos

Print First & Last Name: Rita Lumos, City Surveyor
City of Las Vegas

Subscribed and sworn before me this 22 day of May 2000

Nancy J. Peace Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-22-00

Meeting Date:

No. Signs Required: No. Provided:

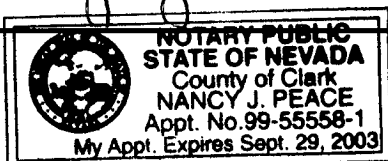
Map No.: M-36-5

Total Fee(s):

Receipt No.:

Date Accepted: 5/22/00

Accepted By: (Signature)





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: Stewart Ave. & Eastern Ave.
3. Describe the existing improvements and/or condition of streets in item #2 above: Full Improvements
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 District
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.)? 1 & 2
If yes, indicate type of development and anticipated date construction will commence: Community Center & Sunrise Acres Elementary School

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.

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.

 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.

 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.

AVERAGE
 CA VALUE
 35

MAP LEGEND
 _____ PARCEL BOUNDARY
 _____ SUBD BOUNDARY
 - - - - - ROAD EASEMENT
 _____ PW/LD BOUNDARY
 - - - - - NON-PARCEL LOT LINE
 _____ WATCH LINE
 _____ ROAD ID NUMBER

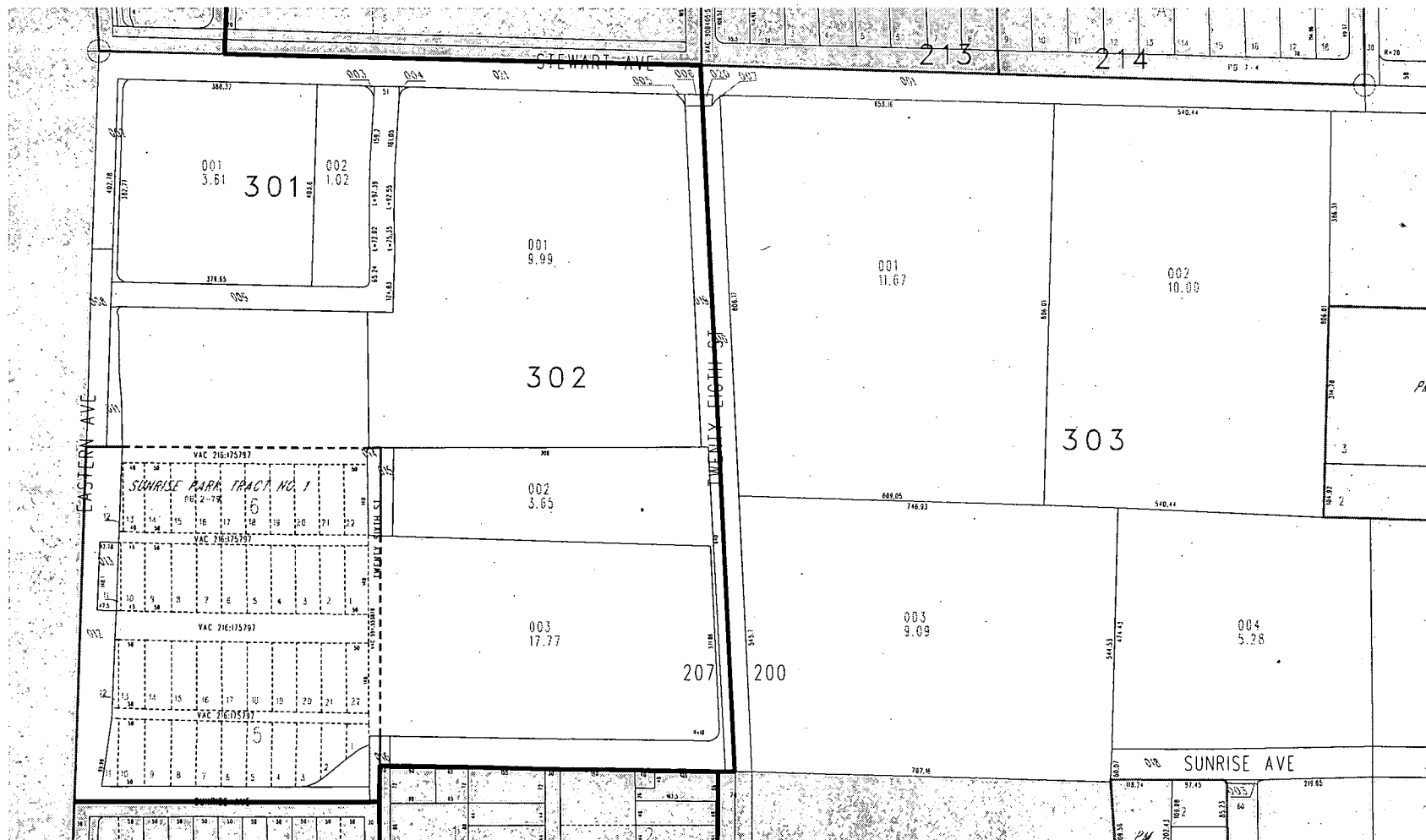
ASSESSOR'S PARCELS - CLARK CO., NV.
 M. W. Schofield, Assessor

001 1.00 202 PG 75-45 5 5 015	PARCEL NUMBER ACREAGE PARCEL SUB/SEO NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER COV. LOT NUMBER
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T20S R61E
 36
 N 2 SW 4
 139-36-3

R60E R61E R62E 125 124 123 138 139 140 163 162 161	<table> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	<table> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
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Not To Scale Rev:11/25/97



TAX DIST 200,207

M-36-2,4,5,6,7,8

59327

11/21/35

This Indenture Witnesseth: That I, Mrs. Mabel Brentner, a widow,

in consideration of Fifty-one Hundred Forty

..... Dollars (\$5140.00), the receipt of which is hereby

acknowledged, Do Hereby Grant, Bargain, Sell and Convey to the City of Las Vegas,

a Municipal corporation,

all that real property situate in the County,

of Clark, State of Nevada, bounded and described as follows:

The East Half ($E\frac{1}{2}$) and the East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirty-six (36), Township Twenty (20) South, Range Sixty-one (61) East, Mount Diablo Base and Meridian, and that part of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said section, described by metes and bounds as follows:

Beginning at the Northwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of said section;

Thence East (E) to the Northeast corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$);

Thence South to the Southeast corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$);

Thence West with the South line of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) to its intersection with the East line of Sunrise Park Tract No. 1, as shown by plat of said tract on file in the office of the County Recorder of Clark County, Nevada, in Book 2 of Plats, at page 2;

Thence North with the East line of said Sunrise Park Tract to its Northeast corner;

Thence West with the North line of said Sunrise Park Tract to its Northwest corner;

Thence North with the West line of said section to the point of beginning.

Also, all of Blocks Five (5) and Six (6) of said Sunrise Park Tract No. 1.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Submittal Requirements Type of Application/Petition	Pre-Application Conference	Application/Petition Form & Fee(s)	Notarized Signature	Patent Easement Document	Deed and Legal Description	Assessor's Parcel/Location Map	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	DINA (SB 191)	Site Plan and Floor Plan	Building Elevations	Landscape Plan	Color & Material Board	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
Annexation *																	
General Plan Amendment																	
Rezoning																	
Extension of Time																	
Site Development Plan Review																	
Special Use Permit (PC)																	
Variance (BZA)																	
Minor Exception/Certification Form																	
Tentative Map																	
Final Map																	
Vacation of Patent Easements																	
Vacation of Public Rights-of-Way																	
Parcel Map																	
Temporary Commercial Permit																	
Sign Certification Permit																	
Review of Condition(s)																	
All Other Applications																	
Street Name/Address Change																	
SUMMERLIN																	
Master Development Plan Review																	
City Referral Group Site Plan Review																	
Major Modification (PC)																	
Major Deviation (BZA)																	
Minor Modification																	
Minor Deviation																	

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

Date

* Fees Not Required For This Application **ONLY**