

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-23-98

APN 140-32-701-001

Location 5001 STEWART AVE, 201, 147 & 171 NELLIS

Applicant CHARLESTON COMMONS ASS. LIMITED PARTNER

Subject

PARCEL MAP



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

PROJECT NAME/LOCATION: PM 23-98 (NELLIS & STEWART)

PM
23-98

SURVEYOR/ENGINEER: CARTER-BURGESS

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/16	JC	APPROVED	9/22	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	9/22	CMC	APP'D	9/24		
FLOOD CONTROL	9/22/98	CREE	APP'D	9/22/98		
SANITATION	9/22/98	BHA	APP'D	9/22/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/24/98	MP	APPROVED	9/25/98		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

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

DATE

August 18, 1998

TO: Department of Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works 
SUBJECT: Parcel Map PM-23-98 Charleston Commons Associates Limited Partnership (E of Nellis Boulevard, S of Stewart Avenue)	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. Construct all incomplete half-street improvements on Stewart Avenue adjacent to this site prior to the recordation of this Parcel Map as required by the Department of Public Works.
2. 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.
3. 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 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, including that portion of the improvements to the Las Vegas Wash, as recommended in the approved drainage plan/study.
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.



CLARK COUNTY HEALTH DISTRICT

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

DATE: July 7, 1998

OWNER: Charleston Commons Assoc, L P

PM NO: 23-98

SURVEYOR: Jerry A Cook, Jr

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	86,504 SQ FT	1.99 AC
Lot #2	648,013 SQ FT	14.88 AC

RECEIVED
98 JUL 22 PM 3:13
PLANNING AND
DEVELOPMENT

July 21, 1998

MEMORANDUM

TO: JERRY COOK, JR., PLS CARTER-BURGESS	FROM: Rita M. Lumos, PLS City Surveyor <i>RML</i>
SUBJECT: PM 23-98 CHARLESTON COMMONS	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.

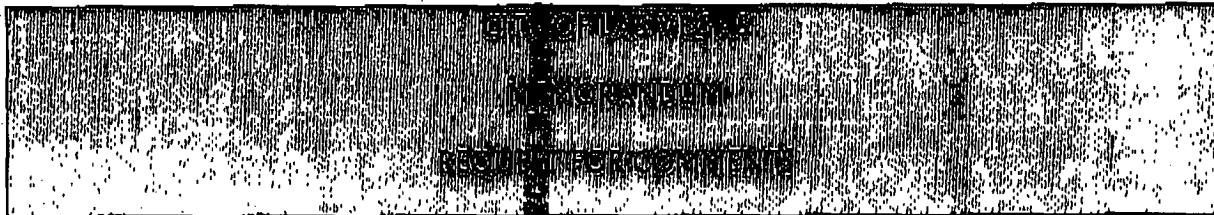
PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The Assessor's map indicates that Lot 2 has been divided into four separate parcels previously. If those are parcels which have been illegally created, this would be a good opportunity to create them. If they are lease parcels, then they should be probably dashed in on this map and the appropriate documents noted.

Please add the date of completion to Item 2 in the Surveyor's Certificate to conform to Nevada Revised Statutes.

14:51



DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION		DATE June 19, 1998
TO:		
CLARK COUNTY HEALTH DISTRICT	CLARE A SCHMUTZ	
FIRE PREVENTION	JEFF DONAHUE	
FIRE SERVICES, COMMUNICATIONS	MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-23-98		
CHARLESTON COMMONS ASSOCIATES LIMITED PARTNETSHIP		

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV, @ D S C, 731 S. 4TH ST.
by JULY 6th, 1998*No Comment**Ann Gilbert
Alarm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 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-23-98	
CHARLESTON COMMONS ASSOCIATES LIMITED PARTNETSHIP	

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by JULY 6th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-23-98 CHARLESTON COMMONS ASSOCIATES LIMITED PARTNETSHIP	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV, @ D S C, 731 S. 4TH ST.
by JULY 6th, 1998

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 6-1-98

APPLICATION/PETITION FOR: Parcel Map
(Type of Action Requested)

Project Address (Location): 5001 Stewart Ave, 201 N. Nellis, 171 N. Nellis,
147 N. Nellis. 140-32-701-001, 003, 004

Proposed Use: Commercial Assessor's Parcel No.: & 140-32-802-001

Project Name: Charleston Commons Parcel Map Ward No.: 3

Existing General Plan: _____ Sixteenth Section: SE 4 of the SE 4 of Section: 32 Township: 20 Range: 62

Proposed General Plan: _____ Existing Zoning: C-1 Proposed Zoning: _____

Gross Acres: _____ Lots/Units: 2 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): Charleston Commons Associates Limited Partnership Part. Contact: Lee Shapiro-Vice President

Address: 5973 Avenida Encinas Ste. 200

City: Carlsbad State: CA Zip: 92008 Tel: (760) 931-0808 Fax: (760) 931-1494

Applicant: _____ Contact: _____

Address: _____

City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

Represented By: Carter & Burgess, Inc. Contact: Tom Ruschkewicz

Address: 2955 E. Sunset Rd. Ste. 105

City: Las Vegas State: NV Zip: 89120 Tel: 798-1007 Fax: 798-7056

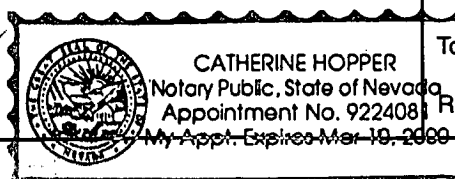
SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

Charleston Commons, Inc., VP
Lee Shapiro VP

Subscribed and sworn before me this 20th day of MAY 19 98

Catherine Hopper
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-23-98

Meeting Date: —

Date Accepted: 6-11-98

Accepted By: Sue B

Map No.: N-32-6

Total Fee(s): 300.00

Receipt No.: 20949

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		●	●	●		●										
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

Date

PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

PRE-APPLICATION CONFERENCE - A pre-application conference with a designated representative from the Department of Planning and Development is required prior to submitting an application for General Plan Amendments, Rezoning, Special Use Permits, Variances, Development Agreements and Minor Exceptions.

APPLICATION/PETITION - The enclosed form is used for all planning applications and petitions. Fill in the type of action requested on the top line. The **owner(s)** of real property must sign the application/petition, or submit a copy of a Power of Attorney authorizing an agent to sign. Refer to the Application Matrix to find specific types of applications/petitions and the required support documentation.

NOTARIZED SIGNATURE - The owner(s) or authorized agent must sign the application/petition with signature(s) notarized by an authorized Notary Public for all public hearing requests.

FEE - Refer to the fee schedule included in this packet to compute the correct amount of the fee(s).

DEED - Provide a copy of the recorded deed for the subject property to verify ownership, including exhibits and attachments. Ownership of property shall be verified by current assessor's parcel number(s).

Note: All requests for vacations of United States Government patent easements shall be required to submit copies of the original government patent document.

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, all Annexation, General Plan Amendment and Rezoning application/petitions shall submit a legal description of the request on a Word 6.0 compatible diskette with a hard copy.

JUSTIFICATION LETTER - A letter explaining the request, the intended use of the property, and a description of how the project meets/supports existing City policies and regulations. A General Plan Amendment shall list specific factors that explain why the proposal promotes public health, safety, and general welfare in accordance with LVMC 19A.18.030.

Note: If an application involves any building that is or will be less than three (3) feet from a property line, then the applicant is required to contact a building official for the appropriate Uniform Building Code requirements.

SUMMERLIN DESIGN APPROVAL LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development. All development proposals within the PC (Planned Community) district shall follow the submittal requirements of the Summerlin Development Standards.

LASER PRINT OR PHOTO MECHANICAL TRANSFER (PMT) - A high resolution black & white copy of all the required plans and drawings that will be appearing before a public board meeting.

SUBMIT:

- One copy of all required site plans, building elevations, floor plans, landscape plans, rezoning or use permit maps and subdivision maps **no larger than 11" x 17", no smaller than 8 1/2" x 11"**.

BUILDING ELEVATIONS - Draw to scale and make legible; indicate the front, side and rear of all proposed structures with all appropriate dimensions, building heights, exterior materials, finishes and colors.

SUBMIT:

- One folded copy of the building elevation plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of **colored** building elevations for display purposes at public board meetings.

Note: A set of photographs showing all existing structures on the property from all sides may be substituted for elevation drawings.

LANDSCAPE PLAN - Draw to scale and make legible; all proposed trees, shrubs, and ground covers within common areas, easements, parking islands, buffers, perimeters and other open space areas must be included.

SUBMIT:

- One folded copy of the landscape plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of a **colored** landscape plan for display purposes at public board meetings.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan. Upon submittal for a building permit all landscape and irrigation plans shall be prepared, stamped and signed by a Registered Landscape Architect, Architect, Residential Designer or Civil Engineer in accordance with Chapter 19A.12.030 (3) of the Zoning Code.



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 Avenue and Nellis Boulevard
3. Describe the existing improvements and/or condition of streets in item #2 above:
Full street improvements exist on Stewart Avenue & Charleston Boulevard.
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: Water facilities presently
exist on subject property. Water is provided by the Las Vegas Valley Water
District.
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: Yes X No
On which Parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

B. PARCEL MAP CONTENTS

- ☒ 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.

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.

9 0 0 2 2 3 0 0 9 3 0
Affix R.P.T.T. \$ 8,233.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ELVEE PARTNERSHIP, a Utah General Partnership

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell
and Convey to CHARLESTON COMMONS ASSOCIATES LIMITED PARTNERSHIP,
a Nevada Limited Partnership

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 made a part hereof by this reference for complete legal description.

SUBJECT TO: 1) General and special taxes for the fiscal year 1989-90.
2) Covenants, conditions, restrictions, reservations, rights,
rights of way and easements now of record, if any.

APN 060-420-010, 060-420-012, 060 410-005, 060-420-011 and 060-420-008

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness our hand s this 16th day of February, 19 90

Elvee Partnership, a Utah General Partnership

By: Robert M. Larsen
General Partner
Robert M. Larsen

By: Martin Voila
General Partner
Martin Voila

UTAH
STATE OF NEVADA

County of SUMMIT
on this 16th day of February, 19 90,
personally appeared before me, a Notary Public

 MARY BERTAPP
Notary Public
STATE OF UTAH
My Commission Expires
January 23, 1994
who acknowledged that she executed the above
instrument.

Signed Mary Bertapp
Notary Public

Order No. LV 89 06 0101-B-BS CHICAGO TITLE OF LAS VEGAS

When recorded, mail to Charleston Commons Associates
Limited Partnership, 5963 La Place Ct. Suite 200,
Carlsbad, CA 92008

CHICAGO TITLE OF LAS VEGAS INC.
4100 WEST FLAMINGO, SUITE 1000
LAS VEGAS, NEVADA 89103
(702) 362-8500

9 0 0 2 2 8 0 0 9 3 0

EXHIBIT 'A'

LEGAL DESCRIPTION

That portion of the Southeast Quarter (SE 1/4) of Section 32, Township 20 South, Range 62 East, M.D.B. & M., situate in County of Clark, State of Nevada further described as follows:

PARCEL 1:

Lot One (1) of Parcel Map in File 59, page 90, recorded March 1, 1989 in Book 890301 as Document No. 00374, Official Records, Clark County, Nevada.

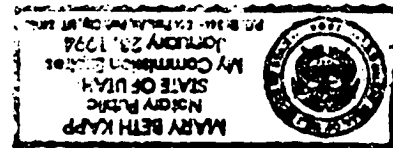
PARCEL 2:

Lot Two (2) and Lot Three (3) of Parcel Map in File 60, page 17, recorded March 30, 1989 in Book 890330 as Document No. 00716, Official Records, Clark County, Nevada.

PARCEL 3:

Lot Two (2) of Parcel Map in File 52, page 32, recorded March 27, 1987 in Book 870327 as Document No. 00860, Official Records, Clark County, Nevada.

Mary Beth Kapp
Notary Public
Residing at Park City, UT
Summit County



My Commission Expires: 1/23/94

On the 16th day of February, 1990, personally appeared before me Robert M. Larsen, who being by me duly sworn did say that he is the General Partner of Elvee Partnership, the partnership that executed the attached Grant, Bargain, Sale Deed and that said instrument was signed in behalf of said partnership by authority of its partners and said Robert M. Larsen acknowledged to me that said partnership executed the same.

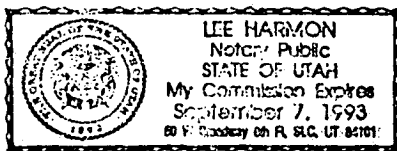
STATE OF UTAH)
COUNTY OF SUMMIT)
: ss.
)

9 0 0 2 2 0 0 9 8 0

9 0 0 2 2 3 0 0 9 3 0

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 22ND day of February, 1990, personally appeared before me Martin Volla, who being by me duly sworn did say that he is the General Partner of Elvee Partnership, the partnership that executed the attached Grant, Bargain, Sale Deed and that said instrument was signed in behalf of said partnership by authority of its partners and said Martin Volla acknowledged to me that said partnership executed the same.



Lee Harmon
Notary Public
Residing at 50 W. Broadway
Salt Lake City UT 84101

My Commission Expires:

9-7-93

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CHICAGO TITLE OF LV

02-28-90 13:22 DB1 5
OFFICIAL RECORDS
BOOK: 900228 INST: 00980
FEE: 9.00 RPTT: 8,233.50

non-assessed parcels may be obtained
in the Assessor's Office.

cial records, including surveys and deeds,
on required for assessment. See the
etailed legal information.

MAP LEGEND

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE
ROAD ID NUMBER

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

T19S	124	123	122
T20S	139	140	141
T21S	162	161	160

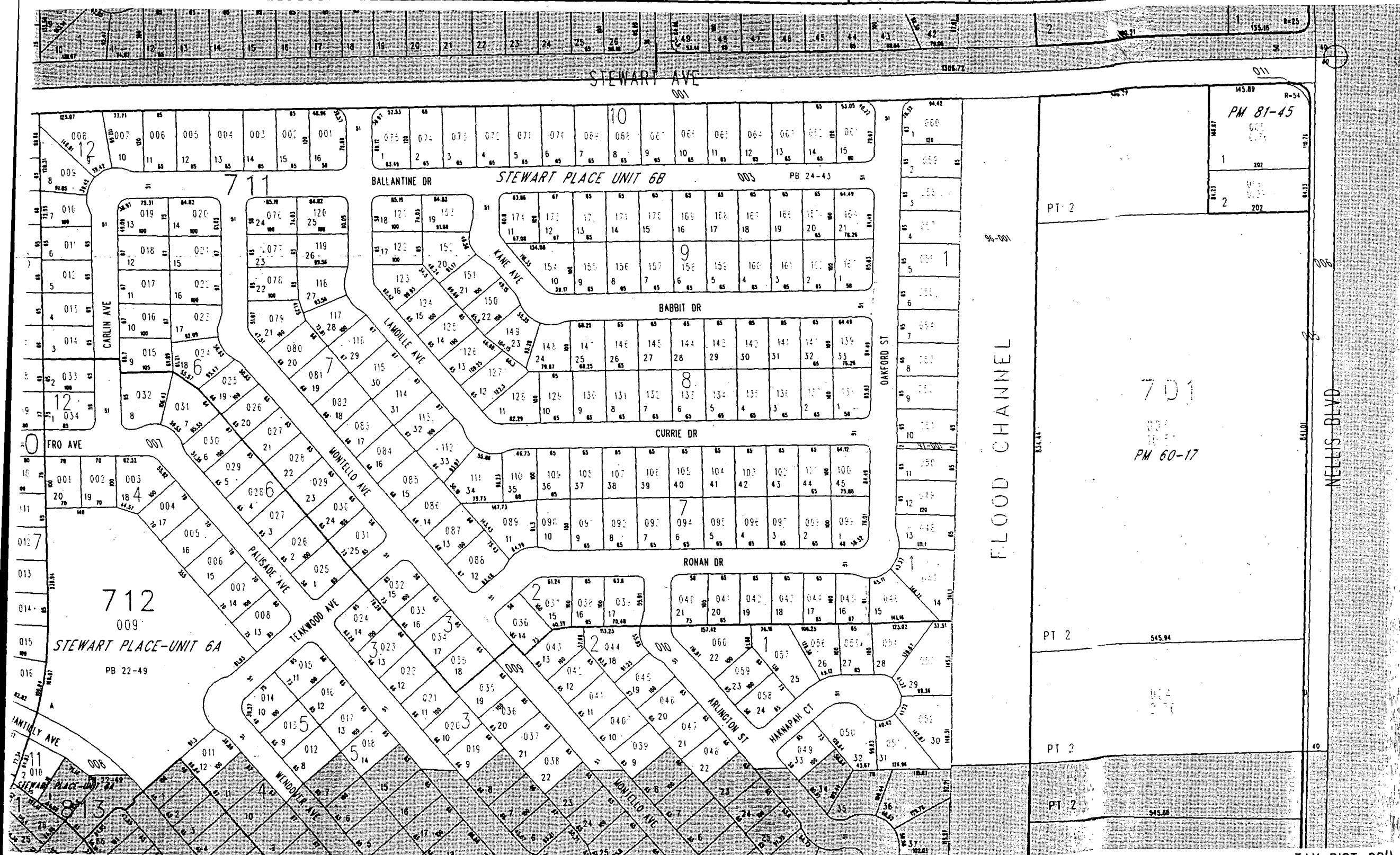
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

1	5	1
2	6	2
3	7	3
4	8	4
1	5	1



Scale: 1"=200'

Rev: 03/01/95



TAX DIST 200