

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-23-99

APN 138-09-401-019

Location DURANGO DR & NORTH OF CHEYENNE AVE

Applicant THOMAS BODENSTEINER

Subject

PARCEL MAP



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

PROJECT NAME / LOCATION: PM-23-99 DURANGO DR / NORTH OF CHEYENNE AVE

MAP: PM-23-99 SURVEYOR / ENGINEER: AGRA

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	12-3-99	HES	☒ ☐	12-6-99	FOR SURVEYORS USE ONLY	
TRAFFIC (GARY P.)	N/A	N/A	☐ ☐	N/A		
RIGHT OF WAY	12-6-99	CMD	☐ ☐			
FLOOD CONTROL	12-7-99	AYS	☒ ☐	12-7-99		
SANITATION	12-7-99	BHA	☐ ☒	12-8-99		
DEVCO	12/8/99	CLC	☒ ☐	12-8-99		
TRAFFIC (RICK S.)			☐ ☐			
PLANNING & DEVELOPMENT	12/8/99	M/P	☒ ☐	12/15/99		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT DO NOT RELEASE FOR RECORDATION UNTIL 1- DRAINAGE STUDY
HAS BEEN APPROVED 2- DS FEES HAVE BEEN PAID. CONTACT HARLOW
@ 229-6160

RIGHT - OF - WAY _____

FLOOD CONTROL _____

SANITATION REQUIRE RESOLUTION OF PUBLIC SEWER CONNECTIONS & PATHS
AND ON-SITE EASEMENTS FOR PROPOSED 3 PARCELS:

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

*Best
ANZAI
229-2180*

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: November 30, 1999
Re: **PM-23-99** Cheyenne-Durango, LLC E side of Durango Drive, N of Cheyenne Avenue
Parcel Map



REVISED COMMENTS: -- These comments supersede all previous memos\comments:

CONDITIONS OF APPROVAL:

1. Each legal parcel must connect to public sewer at the time of development, unless an alternate plan is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
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. 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-7-94(5), Special Use Permit U-94-99 and all other applicable 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. No improvements or bonds for improvements are required prior to the recordation of this parcel 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)
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5. No improvements, bonds for improvements, or drainage plans/studies are required prior to the recordation of this parcel map.

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 386-5737

To: Darrin Ginn, PLS
Agra Infrastructure, Inc.

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: September 23, 1999

Re: **PM 23-99**
Cheyenne Durango, 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 change the name of the director of the Department of Planning and Development. Since parcel maps are approved administratively, there is no need to add the title of Secretary of the Planning Commission to this map.

Please check the total dimension shown for the centerline of Durango Drive between the south sixteenth corner and the south section corner.

There is no Assessor's Parcel Number for the parcel directly north of Parcel 3.

Please check the reference for the adjacent map to the east of this parcel. The one referenced is not in this area.

The Assessor's Parcel Number for the parcel directly east is incorrect.

pm



CLARK COUNTY HEALTH DISTRICT

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

RECEIVED
99 SEP -3 AM 7:47
PLANNING AND
DEVELOPMENT

DATE: August 17, 1999
OWNER: Cheyenne-Durango, LLC
PM NO: 23-99
SURVEYOR: Darrin P Ginn

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	27,462 sq ft	0.63 ac
Lot #2	36,390 sq ft	0.84 ac
Lot 33	66,791 sq ft	1.53 ac



Ref 6783

AUG 12 '99 14:35 09

CITY OF LAS VEGAS

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER

DATE

CURRENT PLANNING DIVISION

August 10, 1999

TO:

CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ

FIRE PREVENTION - JEFF DONAHUE

FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH

SUBJECT:

PARCEL MAP PM-23-99

CHEYENNE-DURANGO L.L.C.

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV

@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISIONby August 30th, 1999*No Comment**Quilbert
Planning Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE August 10, 1999
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-23-99 CHEYENNE-DURANGO L.L.C.	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by August 30th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE August 10, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: : PARCEL MAP PM-23-99 CHEYENNE-DURANGO L.L.C.	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by August 30th, 1999

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 7/19/99

APPLICATION/PETITION FOR: PARCEL MAP

(Type of Action Requested)

Project Address (Location): DURANGO DRIVE, NORTH OF CHEYENNE AVE

Proposed Use: _____ Assessor's Parcel No(s): 138-09-401-019

Project Name: _____

Existing General Plan Designation: SC Proposed General Plan Designation: _____

Existing Zoning: U(SC) C1 Proposed Zoning: _____ Ward No.: _____

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

Gross Acres: _____ Lots/Units: _____ Density: _____

Additional Information: A13, Z-7-94

APPLICANT INFORMATION:

Property Owner(s): CHEYENNE-DURANGO, L.L.C.,
A NEVADA LIMITED LIABILITY CO.
Address: 3120 S. RAINBOW BLVD, SUITE 204
City: LAS VEGAS

Contact: THOMAS BODENSTEINER
Tel: (702) 477-7777 Fax: (702) 221-0415
State: NEVADA Zip: 89102

Applicant: THOMAS BODENSTEINER
Address: 3120 S. RAINBOW BLVD, SUITE 204
City: LAS VEGAS

Contact: SID BAILEY
Tel: (702) 477-7777 Fax: (702) 221-0415
State: NEVADA Zip: 89102

Represented By: AGRA INFRASTRUCTURE, INC.
Address: 3016 WEST CHARLESTON, SUITE 180
City: LAS VEGAS

Contact: DORREN GINN
Tel: (702) 878-3617 Fax: (702) 878-3766
State: NEVADA Zip: 89102

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

PROPERTY OWNER(S): Sidney R. Bailey

Print First & Last Name: SIDNEY R. BAILEY

Subscribed and sworn before me this 19th day of July 19 99
Notary Public-State of Nevada
County Of Clark
AURORA SHEIK YOSEF
My Appointment Expires
August 14, 2001
No: 97-3269-1

Aurora Sheik Yosef
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-23-99

Meeting Date: N/A

Required Signs: N/A

Map No.: 6-9-8

Total Fee(s): 300.00

Receipt No.: 3723 8

Date Accepted: 7-21-99

Accepted By: [Signature]



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference	Application/Petition Form	Notarized Signature	Fee(s)	Deed and Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan and Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting	Assessor's Parcel/Location Map
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 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.

Da. P. Gurin
Applicant's Signature

7/20/99
Date



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: DURANGO DRIVE
3. Describe the existing improvements and/or condition of streets in item #2 above: EXIST. CURB, GUTTER, SIDEWALK & PAVING
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: Yes X 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.

R.P.T.T. \$ Exempt 199

A.P.N. 138-09-401-019

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Grantor,

HARI OM LIMITED PARTNERSHIP, ELADIO CARRERA, NARESH SINGH AND DARRYL SMITH

does hereby Grant, Bargain, Sell and Convey to

CHEYENNE-DURANGO LLC., a Nevada limited liability company

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

See Exhibit "One" attached hereto and incorporated herein

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

Dated as of: Nov 20, 1997

HARI OM LIMITED PARTNERSHIP

by: Dipak K. Desai

ELADIO CARRERA

NARESH SINGH

DARRYL SMITH

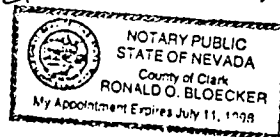
STATE OF NEVADA)

) SS.

COUNTY OF CLARK)

This instrument was acknowledged before me this 24th day of November 1997, by Eladio Carrera, Nareesh Singh and Dipak K. Desai

(SEAL)



Ronald O. Bloecker
Notary

FIDELITY NATIONAL TITLE
Escrow No. 97400520-RB

RETURN TO:

(This space for Recorder's Use)

Cheyenne Durango LLC
3110 S. Rainbow #104
Las Vegas, NV 89102

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

R.P.T.T. \$

A.P.N. 138-09-401-019

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Grantor,

HARI OM LIMITED PARTNERSHIP, ELADIO CARRERA, NARESH SINGH AND DARRYL SMITH

does hereby Grant, Bargain, Sell and Convey to

CHEYENNE-DURANGO LLC., a Nevada limited liability company

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

See Exhibit "One" attached hereto and incorporated herein

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

Dated as of: Nov 20, 1997

HARI OM LIMITED PARTNERSHIP

by:

Dipak K. Desai

ELADIO CARRERA

NARESH SINGH

DARRYL SMITH

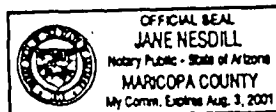
STATE OF NEVADA)

) SS.

COUNTY OF CLARK)

This instrument was acknowledged before me this 22nd day of November 1997, by

(SEAL)



Jane Nesdill
Notary

FIDELITY NATIONAL TITLE
Escrow No. 97400520-RB

RETURN TO:

(This space for Recorder's Use)

Cheyenne Durango LLC
3110 S. Rainbow #104
Las Vegas, NV 89102

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

971126.01252

Order No. 97-04-400520-RB

ITEMS: (Continued)

EXHIBIT "ONE"

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Parcel Four (4) as shown by map thereof in File 87 of Parcel Maps, Page 7 in the Office of the County Recorder, Clark County, Nevada.

Assessor's Parcel No: 138-09-401-019

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

FIDELITY NATIONAL TITLE

11-26-97 10:45 CDO 3

BOOK: 971126 INST: 01252

FEE: 9.00 RPTT: EX#099