

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-24-00

APN 138-28-501-001

Location VEGAS DR & GLEESON ST

Applicant SHADOW HILLS BAPTIST CHURCH

Subject

PARCEL MAP



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-24-00 VEGAS DRIVE / GLEESON (SWC)
 PM-24-00 SURVEYOR/ENGINEER: VTN

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7/6/00	JESUS	APPROVED	7/12/00	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	7/12/00	CME	App'd w/ comments	7/13/00		
FLOOD CONTROL	7/12/00	AYS	App'd	7/12/00		
SANITATION	7/12/00	BHA	App'd	7/12/00		
DEVELOPMENT COORDINATION	7/13/00	CME	App'd	7/13/00		
PLANNING & DEVELOPMENT	7/13/00	MP	APPROVED	7/14/00		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY _____

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 11, 2000
Re: **PM-24-00** Shadow Hills Baptist Church SWC of Vegas Drive and Gleeson Way
Parcel Map



CONDITIONS OF APPROVAL:

1. Future development or redevelopment of the parcels created with the recordation of this Parcel Map shall be in compliance with all applicable conditions of approval for Zoning Reclassification Z-125-97 and all other subsequent site-related actions as required by the Department of Public Works.
2. Site development to comply with the requirements of the approved Drainage Study.
3. No drainage plans/studies, improvements, or bonds for improvements, are required prior to the recordation of this parcel map.
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 TO THE APPLICANT/CONSULTANT: *The following conditions must be incorporated prior to the recordation of this Parcel Map:*

- a. We question whether the Las Vegas Valley Water District needs to sign-off on this Parcel Map for that portion (Parcel 2) of this site, which is currently constructed and being operated as a well site for the Water District.



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: Shadow Hills Baptist Church
PM NO: CLV 24-2000
SURVEYOR: Alan R Riecki

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		17.97 ac
Lot #2	96,277 sq ft	

RECEIVED
00 JUN 20 AM 9:13
PLANNING AND
DEVELOPMENT

Memorandum

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

Phone (702) 229-6217

Fax (702) 804-8582

To: Alan Riecki, PLS
VTN Nevada

From: Rita M. Lumos, PLS
City Surveyor

CC: ~~Matt Pinjuv~~
Planning and Development

Date: June 13, 2000

Re: **PM 24-00**
Shadow Hills Baptist Church

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 distance on the north line of parcel one is incorrect, please revise.

Please check the map reference for the monument on the centerline of Vegas Drive opposite the northwest property corner. We believe the page number is incorrect.

RML

RECEIVED
ON JUN 16 AM 7:36
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER	DATE
CURRENT PLANNING DIVISION	May 31, 2000
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP - PM-24-00	
SHADOW HILLS BAPTIST CHURCH	

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

**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
DISTRICT (SID) - D. BLISS**

**SUBJECT: PARCEL MAP - PM-24-00
SHADOW HILLS BAPTIST CHURCH**

**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-24-00 SHADOW HILLS BAPTIST CHURCH	

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: 5/19/00APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): Vegas and GleesonProposed Use: Commercial Assessor's Parcel No(s): 138-28-501-001Project Name: Shadow Hills Baptist Church

Existing General Plan Designation: _____

Proposed General Plan Designation: _____

Existing Zoning: C-VProposed Zoning: _____ Ward No.: 2Commercial Sq. Ft.: N/AFloor Area Ratio: N/AGross Acres: 21.15Lots/Units: 2 Density: _____

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): Shadow Hills Baptist ChurchContact: Kellee RaymerAddress: 7811 Vegas Dr.Tel: 878-6991 Fax: _____City: Las VegasState: NV Zip: 89128Applicant: Shadow Hills Baptist ChurchContact: Kellee RaymerAddress: 4400 W. Oakey Blvd.Tel: 878-6991 Fax: _____City: Las VegasState: NV Zip: 89102Represented By: VTN NEVADAContact: Christine RothAddress: 2727 S. Rainbow Blvd.Tel: 873-7550 Fax: 362-2597City: Las VegasState: NV Zip: 89146SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)PROPERTY OWNER(S): Kellee L. RaymerPrint First & Last Name: Kellee L. RaymerSubscribed and sworn before me this 23rd day of May, 2000

EVELYN C. MAESAKA

Notary Public - Nevada

No. 99-51933-1

My appt. exp. Feb. 19, 2003

Notary Public

Evelyn C. Maesaka

FOR DEPARTMENT USE ONLY

Case No.: PM-24-00

Meeting Date: _____

No. Signs Required: — No. Provided: —Map No.: L-28-2Total Fee(s): \$300.00Receipt No.: 50591Date Accepted: 5/26/00Accepted By: Phyllis Galt



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: Neegas Dr & Buffalo Dr.
3. Describe the existing improvements and/or condition of streets in item #2 above: both streets are fully improved
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: UNWD, site is fully developed and functional.
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.

Form 1860-9
(January 1988)20000309
01196**The United States of America**

To all to whom these presents shall come, Greeting:

Patent

N-58742

WHEREAS

Shadow Hills Baptist Church

is entitled to a land patent pursuant to the Act of June 14, 1926, as amended (43 U.S.C. 869-869-4), for the following-described lands:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,
sec. 28, E½NW¼NE¼.

Containing 20.00 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto Shadow Hills Baptist Church, in the above-described lands; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto Shadow Hills Baptist Church, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945).
2. All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

SUBJECT TO:

1. Valid existing rights;
2. Those rights for roadway purposes granted to City of Las Vegas, its successors or assigns, by right-of-way No. N-48698, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

Patent No. 27-2000-0044

Return to: Shadow Hills Baptist Church
c/o Kelle Raymer
7811 Vegas Dr.
L. J. NV 89128

(4)
064
9/10/02

APN-

138-28-501-001

N-587-42

20000309
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3. Those rights for water well purposes granted to Las Vegas Valley Water District, its successors or assigns, by right-of-way No. N-53361, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Those rights for electrical power line purposes granted to Nevada Power Company, its successors or assigns, by rights-of-way No. Nev-043456 and N-59694, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances had been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

Provided that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of the Interior or his delegate, the patentee or its approved successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.

Provided further that the Secretary of the Interior may take action to revert title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation, lessees, sublessees, and permittees) to prohibit or restrict the use of any part of the patented lands or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

The grant of the herein described lands is subject to the following reservations, conditions, and limitations:

(1) The patentee or its successor in interest shall comply and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and the requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.

(2) If the patentee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provisions of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.

Patent No.

27 - 2000 - 0044

N-58742

20000309
03196
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(3) The patentee, by acceptance of this patent, agrees for itself or its successors in interest that a declaration of termination in whole or in part of this grant shall at the option of the Secretary of his delegate, operate to revert in the United States full title to the lands involved in the declaration.

(4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.

(5) The patentee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.

(6) The reservations, conditions, and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the patentee and his (its) successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits.

(7) The assurances and covenant required by sections (1) - (6) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).

[SEAL]

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

Given under my hand, in RENO, NEVADA the THIRD day of MARCH in the year of our Lord TWO THOUSAND and of the Independence of the United States the two hundred and TWENTY-FOURTH.

By Margaret L. Jensen
Margaret L. Jensen
Deputy State Director
Natural Resources, Lands, and Planning

Patent No. 27 - 2000 - 0044

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

SHADOW HILLS BAPTIST CHURCH

03-09-2000 15:35 TOW
OFFICIAL RECORDS

BOOK: 20000389 INST: 01196

FEE: 10.00 RPTT: EX#002



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

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.

Kellie L. Rayner
Applicant's Signature

5/23/00
Date