

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-24-96

APN See Below

Location Gilmore Ave & Fort Apache

Applicant Perpetual Investments

Subject

138-07-602-001 & 003



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: Reversionary Map PM 24-96
 PM 24-96 Rev. VTN
 SURVEYOR/ENGINEER: VTN

25 SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7/16	Bart	App'd 7/16	7/19/96	FOR USE ONLY	SURVEYOR'S ONLY
RIGHT-OF-WAY	7/23	CME	App'd	7/23/96		
FLOOD CONTROL	7/23/96	DL	App'd	7/23/96		
SANITATION	7/23/96	DM	App'd	7/23/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	7-23-96	LINDER	NOT App'd	7-24-96		
	7-29-96	LINDER	App'd	7-29-96		
SURVEY 1ST	7/25/96	R.J.	NOT App'd			
2ND						

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

RIGHT-OF-WAY Map shld reflect 30' R/W on Chieftain.

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

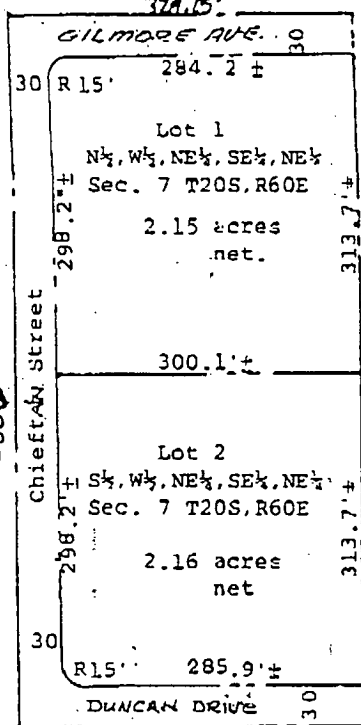
2 REMOVE LOGAN AVENUE.
4 PLANNING & DEVELOPMENT CHANGE TO GILMORE AVENUE, REMOVE PLANNING
COMMISSION FROM APPROVAL BLOCK. WE ALSO NEED COPY OF
SURVEY RETURNS FOR PLANNING CORRECTIONS

LAND DIVISION REFLECTING DUNCAN DRIVE, WE CURRENTLY
 SHOW ~~LOGAN~~ AVE AS CORRECT STREET NAME.

CERTIFICATE OF LAND DIVISION

104-88

OWNER: Ronald Beal Vernon D. Beck
 Charles C. Beck and Carole Beck.



N

NO SCALE

SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.S. & M.

THIS MAP WAS PREPARED FROM THE FOLLOWING INFORMATION AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM ANY SUCH PRIOR DOCUMENTS, AND FILED PURSUANT TO CLARK COUNTY ORDINANCE 608, TITLE 28, CHAPTER 28.08 AMENDED ON 3/20/79.

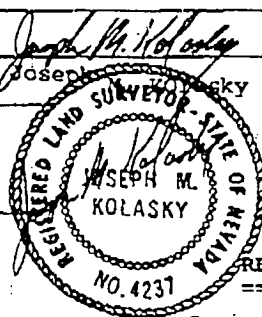
File 10 page 64 of Surveys

APPROVED:

Bonnie Rinaldi
 DEPT. OF COMPREHENSIVE PLANNING
 GREG BORGEL/BONNIE RINALDI

SURVEYOR
 10/28/88
 DATE

10/28/88
 DATE



RETURN

9-29-88

Joseph M. Kolasky
 SURVEYOR DR. LV. 89110

PROPERTY OWNER'S SIGNATURE:

Ronald Beal *Vernon D. Beck* 10-6-88

Ronald Beal Date Vernon D. Beck Date

Charles C. Beck *Carole Beck*

Charles C. Beck Date Carole Beck Date

STATE OF Nevada

COUNTY OF Clark

ON October 3, 1988 PERSONALLY

(date)

APPEARED BEFORE ME, A NOTARY PUBLIC (JUDGE OR OTHER OFFICER, AS THE CASE MAY BE),

Ronald Beal WHO
 ACKNOWLEDGED THAT HE EXECUTED THE ABOVE
 INSTRUMENT.

Elsie Simmons
 (Signature)

NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 ELSIE SIMMONS

My Appointment Expires October 26, 1991

Recorder's Office Only

88110100379

STATE OF MONTANA)

) ss.

COUNTY OF Lincoln)

ORIGINAL
When this statement
appears in blue

On October 6, 1988, before me, the undersigned, a Notary Public
in and for said State, personally appeared VERNON D. BECK

known to me to be the person described in and who executed the foregoing
instrument, who acknowledged to me that he executed the same freely and
voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Jamie P. Shaw
Notary Public in and for Said County and State
Residing at Libby, MT
My commission expires March 24, 1989

STATE OF

ss.

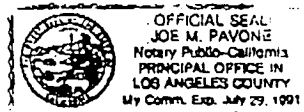
COUNTY OF

On OCTOBER 12, 1988 before me, the undersigned, a Notary Public
in and for said State, personally appeared Charles C. Beck and
Carole Beck

known to me to be the person described in and who executed the foregoing
instrument, who acknowledged to me that they executed the same freely and
voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Joe M. Pavone
Notary Public in and for Said County and State



CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
VEGAS VALLEY SURVEYING INC

11-01-88 10:31 CLK 2

BOOK: 881101 INST: 88379

FEE: 6.00 APPT: .00

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

PROJECT NAME/LOCATION: Reversionary Map PM 24-96
 PM 24-96 Rev. VTN
 SURVEYOR/ENGINEER: _____

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7/16	Bart	App'd 7/16	7/19/96	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	7/23	cmc	App'd	7/23/96		
FLOOD CONTROL	7/23/96	DL	App'd	7/23/96		
SANITATION	7/23/96	Dmr	App'd	7/23/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	7-23-96	LINDER	NOT App'd	7-24-96		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY Map shld reflect 30' R/W ON Chieftain

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT CHANGE TO GILMORE AVENUE, REMOVE PLANNING COMMISSION FROM APPROVAL BLOCK. WE ALSO NEED COPY OF SURVEY

LAND DIVISION REFLECTING DUNCAN DRIVE, WE CURRENTLY SHOW ~~LOGAN~~ AVE AS CORRECT STREET NAME

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

DATE

July 10, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-24-96 (Reversionary)
Perpetual Investments

(SEC Chieftain Street and Gilmore Road)

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. We have no conditions of approval to impose at this time. We have no objection to the recordation of this reversionary map at this time. No improvements, bonds or drainage plans/studies are required prior to the recordation of this reversionary map.
2. We note that this site has a Vacation Application in process. VAC-24-96 was approved by the City Council on July 3, 1996. This site is also part of Zoning Application Z-39-96 and is part of the Pinnacle Pointe (1996) subdivision.
3. We question whether the street corridor along the south edge of this site is Duncan Drive or Logan Avenue. We believe Logan Avenue is correct.

RECEIVED

JUL 10 11 55 AM '96

PLANNING AND
DEVELOPMENT

MEMO

DATE

5/23/96

TO:

PLANNING AND DEVELOPMENT DEPT.

FROM:

FIRE PREVENTION DIVISION

SUBJECT:

Per. 2496 (rev) Perpetual Investments

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____

PLANNING AND
DEVELOPMENT

MAY 28 4 42 PM '96

RECEIVED

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

35 7 23

Ref. 2659.

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE MAY 21, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-24-96 (REVERSIONARY) PERPETUAL INVESTMENTS	

PLEASE RETURN BY: JUNE 7, 1996

*No Comment**Ann Vilbert
Alarm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE MAY 21, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-24-96 (REVERSIONARY) PERPETUAL INVESTMENTS	

PLEASE RETURN TO JOHN McNELLIS BY: JUNE 7, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE MAY 21, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-24-96 (REVERSIONARY) PERPETUAL INVESTMENTS	

PLEASE RETURN BY: JUNE 7, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 4-12-96

APPLICATION/PETITION FOR: Reversionary Land Division Map
(Type of Action Requested)

Project Address (Location): Gilmore Ave. & Ft. Apache

Proposed Use: Single Family Assessor's Parcel No.: 138-07-602-001 & 003

Project Name: Gilmore 15 Acres Ward No.: 4

Existing General Plan: ML Sixteenth Section: SE4 of the NE4 of Section: 07 Township: 20S Range: 60E

Proposed General Plan: Existing Zoning: N-U Proposed Zoning: R-CL

Gross Acres: 4.12 Lots/Units: 2 Density: Commercial Sq. Ft.:

Comments/Additional Information/Special Notification: (Please note that 138-07-601-004 & 005 are the additional 10 acres that will be included in this project.)

APPLICANT INFORMATION:

Property Owner(s): Perpetual Investments Contact: Robert Rippe

Address: 2775 S. Rainbow Blvd. Ste. 101

City: Las Vegas State: NV Zip: 89102 Tel: 873-8369 Fax: 873-2419

Applicant: American Exchange Contact: Robert Rippe

Address: 2775 S. Rainbow Blvd. Ste. 101

City: Las Vegas State: NV Zip: 89102 Tel: 873-8369 Fax: 873-2419

Represented By: VTN NEVADA Contact: Christine Ryan

Address: 2727 S. Rainbow Blvd.

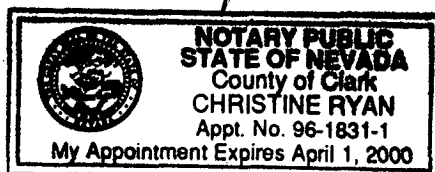
City: Las Vegas State: NV Zip: 89102 Tel: 873-7550 Fax: 362-2597

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

Owner(s):

Robert E. Rippe
Subscribed and sworn before me this 18th day of April 19 96

Christine Ryan
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-24-96 (REVERSIONARY)

Meeting Date: 0

Date Accepted: 5/7/96

Accepted By: LINDER

Map No.: L-7-4

Total Fee(s): 300.00

Receipt No.: 372951

AMIA R.P.T.T., S. 595-00

GRANT, BARGAIN, SALE DEED (2)

THIS INDENTURE WITNESSETH: That Highland Investment, Inc., a Nevada CorporationFOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to Perpetual Investment, Inc., a Nevada Corporationall that real property situated in the County of Clark State of Nevada,
bounded and described as follows:For legal description, see Exhibit "C" attached hereto and by reference made a
part hereof.

APN 138-07-602-001 and 138-07-602-002

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way
appertaining.Witness my hand this 12th day of February, 1996

STATE OF NEVADA

COUNTY OF Clark

} SS.

Highland Investment, Inc., a Nevada
CorporationBy: Robert E. Rippe
Robert E. Rippe, Secretary

On February 12, 1996

personally appeared before me, a Notary Public, _____

Robert E. Rippe, Secretary of _____

Highland Investment, Inc.personally known (or proven) to me to be the person(s) whose
name(s) is/are subscribed to the above instrument,
who acknowledged that he, _____ executed the above
instrument.

Signature

(Notary Public)

(Notarial Seal)



NOTARY PUBLIC

County of Clark, State of Nevada

PAMELA ENGLISH

My Appointment Expires May 8, 1998

ESCROW NO.) ACCOMODATION ONLY - RECORDED
ORDER NO.) WITHOUT LIABILITY

WHEN RECORDED MAIL TO: _____

Perpetual Investment, Inc.

2775 S. Rainbow #101

Las Vegas, NV 89102

EXHIBIT "C"

PARCEL C:

The North Half (NW) of the West Half (W) of the Northeast Quarter (NE) of the Southeast Quarter (SE) of the Northeast Quarter (NE) of Section 7, Township 20 South, Range 60 East, M.D.B.&M.

EXCEPTING THEREFROM the Northerly 30 feet, the Westerly 30 feet and that certain spandrel area in the Northwest corner thereof, as conveyed to Clark County, for roads, by deed recorded November 1, 1988 in Book 881101 as Document No. 00380, of Official Records.

Said property also being known as Lot One (1) of that certain Certificate of Land Division (LD 104-88) recorded November 1, 1988 in Book 881101 as Instrument No. 00379, of Official Records.

PARCEL D:

The South Half (S) of the West Half (W) of the Northeast Quarter (NE) of the Southeast Quarter (SE) of the Northeast Quarter (NE) of Section 7, Township 20 South, Range 60 East, M.D.B.&M.

EXCEPTING THEREFROM the Westerly 30 feet, the Southerly 30 feet and that certain spandrel area in the Southwest corner thereof as conveyed to Clark County for roads by Deed recorded November 1, 1988 in Book 881101 as Instrument No. 00380, of Official Records.

Said property also being known as Lot Two (2) of that certain Certificate of Land Division (LD 104-88), recorded November 1, 1988 in Book 881101 as Instrument No. 00379, of Official Records.

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

02-23-96 14:35 TML

BOOK: 960225 INST: 01804

FEE: 8.00 RPT: EXH010





PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition Form	Notorized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	●			●	●	●								
General Plan Amendment (19.92.040)	●	●	●	●	●	●				●			●	
Rezoning	●	●	●	●	●	●		●		●			●	
Extension of Time	●	●	●			●								
Plot Plan Review	●		●	●				●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●	●		●		●		●				
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●	●		●				●				
Other Applications/ Amendments	●		●	●		●				●				
Aesthetic Review	●		●	●				●	●	●				
Street Name Change	●	●	●	●		●				●				
Address Change	●		●	●		●				●				
Development Plan Review	●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review	●		●				●	●	●	●				
P.C. District Modification (land use)	●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)	●	●	●	●		●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Robert E. Rose
Applicant's Signature

4-16-96
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: NONE
3. Describe the existing improvements and/or condition of streets in item #2 above: UNIMPROVED
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: LVWD -
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: X Yes No
On which Parcel? #1 ✓ #2 ✓ #3 #4
If yes, indicate type of development and anticipated date construction will commence: SINGLE FAMILY RESIDENTIAL - 8/96

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.