

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-26-96

APN See Below

Location Durango & Cheyenne

Applicant Cheyenne Investment L.L.C.

Subject

138-09-401-001 thru 003



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

July 10, 1996

TO:

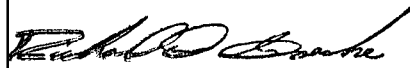
Donna Kristaponis, Director
Department of Planning & Development

RECEIVED

JUL 11 9 59 AM '96

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-26-96
Cheyenne Investment L.L.C.

PLANNING AND
DEVELOPMENT

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

(Durango, north of Cheyenne)

COMMENT:

1. We believe that this parcel map is a duplication of efforts to split this property. Another parcel map to split this site was previously submitted as PM-52-95. After a conversation with the consultant for the PM-52-95 map, he said the property owner inadvertently contracted for this additional parcel map in error. We have, however, reiterated the PM-52-95 conditions of approval which also apply to this parcel map site.

CONDITIONS OF APPROVAL:

1. This parcel map must dedicate 50 feet of right-of-way adjacent to the west edge of Parcel #1 and adjacent to a portion of Parcel #2; we acknowledge this parcel map currently complies with this requirement.
2. Construct half-street improvements on Durango Drive adjacent to this parcel map site. *We note that a portion of these required street improvements may already be bonded for with Parcel Map PM-7-95.*
3. All ingress/egress corridors need to be labeled as public or private prior to recordation of this parcel map; it appears that "private" ingress/egress easements would be appropriate based on the fact that PM-7-95 originally created the existing east/west ingress/egress easement shown again along the north edge of this map's Parcel #4 as a "private" easement. The north/south easement along the east side of Parcel #4 should be labeled as a "public emergency access easement to be privately maintained". All corridors also need to be appropriately dimensioned also.
4. We question whether any public sewer easement corridors are needed on this overall parcel map site and whether such easements, if necessary, should be shown on this parcel map prior to recordation.
5. Prior to the recordation of this parcel map, an update to the previously approved Drainage Plan and Technical Drainage Study for the overall Northshores Commercial Center 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.
6. The drainage easement being created along the east side of Parcel #2 and being created through Parcel #1 needs to be labeled as public or private prior to the recordation of this parcel map; it appears that "private drainage easements to be privately maintained" would be appropriate based on the fact that PM-7-95 originally created a "private" drainage easement through the middle portion of the overall PM-7-95 parcel map site.
7. 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. Future site development to also comply with all applicable conditions of approval of Zoning Application Z-7-94 and all other subsequent, site-related actions.
8. 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.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: July 2, 1996

OWNER: CHEYENNE INVESTMENTS LTD

PM NO: 26-96 (CITY)

SURVEYOR: KIRCHER, CHARLES D

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.

RECEIVED

JUL 9 12 05 PM '96

PLANNING AND
DEVELOPMENT



MEMO

DATE 6-14-96

TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: PM-26-96 Cheyenne INVESTMENT

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

	JUN 17 12 15 PM '96
	PLANNING AND DEVELOPMENT

D. Buck Murphy

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

RECEIVED

2684

B 12 5 10

CITY OF LAS VEGAS

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING
AND DEVELOPMENTDATE
JUNE 5, 1996

TO:

CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH

SUBJECT: PARCEL MAP PM-26-96
CHEYENNE INVESTMENT L L C.

PLEASE RETURN BY: JUNE 26, 1996

*No Comment**Jim Vilbert
Chairman Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE JUNE 5, 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-26-96 CHEYENNE INVESTMENT L. L. C.	

PLEASE RETURN TO JOHN McNELLIS BY: JUNE 26, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE JUNE 5, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-26-96 CHEYENNE INVESTMENT L. L. C.	

PLEASE RETURN BY: JUNE 26, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 5/20/96

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): NEC DURANGO/CHEYENNE

Proposed Use: MULTI-FAMILY Assessor's Parcel No.: 138-09-401-013
138-09-401-001, 002, 003

Project Name: Durango/Cheyenne Parcel Map Ward No.: 003

Existing General Plan: N-U Sixteenth Section: of the of Section: 9 Township: 20S Range: 60E

Proposed General Plan: Multi-Family Existing Zoning: ~~RPD~~ RAD8 Proposed Zoning:

Gross Acres: 19.29 Lots/Units: 4 Density: 21 Commercial Sq. Ft.:

Comments/Additional Information/Special Notification: 2-7-94, 2-27-94

APPLICANT INFORMATION:

Applicant: HORIZON COMMUNITIES Contact: BRAD BOE

Address: 6400 S. EASTERN AVENUE

City: LAS VEGAS State: NV Zip: 89119 Tel: 739-7222 Fax:

Owner(s): Cheyenne Investment L.L.C. Contact: George Connor

Address: 6900 Westcliff Dr., #505

City: Las Vegas State: NV Zip: 89128 Tel: 477-7777 Fax: 256-7209

Represented By: PBS&J, INC. Contact: CHRISTINA PRICE

Address: 901 N. GREEN VALLEY PARKWAY, #100

City: HENDERSON State: NV Zip: 89014 Tel: 263-7275 Fax: 263-7200

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

Owner(s): GEORGE K. CONNOR
George K. Connor

Subscribed and sworn before me this 22nd day of MAY 19 96



CATHERINE BURT
NOTARY PUBLIC-STATE OF NEVADA
CLARK COUNTY
My Appt. Expires May 6, 1998

Catherine Burt
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-26-96

Meeting Date:

Date Accepted: 5/24/96

Accepted By: [Signature]

Map No.:

Total Fee: 300.00

Receipt No.: 373160

PLANNING &
DEVELOPMENT



400 EAST STEWART
LAS VEGAS, NV
8 9 1 0 1
702 229-6301

APPLICATION PACKET

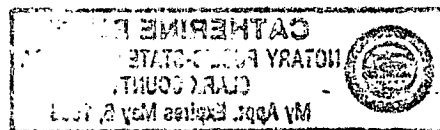
CITY OF LAS VEGAS

PLANNING & DEVELOPMENT
DEPARTMENT

This application packet is generic and used for all planning applications and petitions. It includes a blank application/petition form, an application matrix, submittal requirements, a home occupation questionnaire, a fee schedule, checklists for parcel map, final map and tentative map submittals, and Planning Commission, Board of Zoning Adjustment and City Council meeting dates.

*An application/petition is required for each type of request. Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types or submit the entire application packet back to the City.***

All applicants are advised that new developments may be subject to the Design and Construction Requirements of the Federal Fair Housing Amendments Act of 1988. The City of Las Vegas codes may not always be congruent with the prevailing Federal laws.



Recording Requested by:

Lawyers Title of Nevada, Inc.

Record No.: 9302014JM

After Recording, mail to:

Cheyenne Investments

6900 Westcliff Dr. Ste. 505

Las Vegas, NV 89128

Affix R.P.T.T. \$

ARN: 450-100-037-069

GRANT, BARGAIN, SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

OLYMPIC GKS JOINT VENTURE, a Nevada partnership

Do(es) hereby Grant, Bargain, Sell and Convey to

CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY, a Nevada limited liability company

the following described real property situated in the
County of CLARK State of Nevada:Those portions of Section 8 and 9 in Township 20 South, Range 60 East, M.D.B.G.M., described
on EXHIBIT "A" attached hereto.Together with all tenements, hereditaments and appurtenances therunto belonging or
appertaining, and the reversion and reversions, remainder and remainders, rents, issues
profits thereof.

Dated this 30th day of March, 1993.

OLYMPIC GKS JOINT VENTURE

by: CHEYENNE INVESTMENTS LIMITED LIABILITY COMPANY
its General Partner

by: T.D. Bodensteiner

Thomas D. Bodensteiner

by: George Connor

George Connor

STATE OF NEVADA

COUNTY OF CLARK

On March 30, 1993 personally
appeared before me, a Notary Public,T.D. Bodensteiner
Thomas D. Bodensteiner and
George Connorwho acknowledged that he executed
the above instrument

Signature

(Notary Public)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Jerry Matheny
My Appointment Expires June 15, 1996

Notarial Seal

This area provided for Recordere's Use

9302014 JM

9 5 0 3 3 0 0 1 7 3 4

EXHIBIT "A"

The following described property is situated in the County of Clark, State of Nevada.

PARCEL I:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 8, Township 20 South, Range 60 East, M.D.B.P.M.

PARCEL II:

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4);

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4);

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4);

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4);

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4);

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) the Southeast Quarter (SE 1/4);

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) the Southeast Quarter (SE 1/4);

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) the Southeast Quarter (SE 1/4);

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4);

CONTINUED

The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4);

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4);

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4);

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4);

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4);

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4);

ALL in Section 9, Township 20 South, Range 60 East, N.D.B.M.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
J. MATHENY

03-30-93 16:06 SEN 3

BOOK: 930330 INST: 01734

FEE: 7.00 RPT: EX#405



PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/Petition	Notarized 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 For Rezoning	●	●	●			●								
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	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
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.

David Doe
Applicant's Signature

5/24/96
Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

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.

Note: A rezoning request to a Residential Planned Development (R-PD) district shall require a presubmission conference prior to making a Rezoning application in accordance with Las Vegas Municipal Code (LVMC) 19.18.050.

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).

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, annexations, general plan amendments and rezonings requiring a metes and bounds description should be submitted on a hard copy and on a Wordperfect 5.1 or Word 6.0 compatible diskette.

JUSTIFICATION LETTER - A letter explaining the reasons for the request, the intended land use (ie: development plans of the site), 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 19.92.040.

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 REVIEW LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development.

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 the building elevations for display purposes.

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 the landscape plan for display purposes.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan.



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 ABUTS WESTERLY PARCEL BOUNDARY
3. Describe the existing improvements and/or condition of streets in item #2 above: Temporary pavement exists at centerline on Durango, accommodating one lane of traffic in each direction, north and south.
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: Existing watermain is present in Durango Drive.
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 X #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.



PLANNING AND DEVELOPMENT DEPARTMENT

FINAL MAP CHECKLIST

A final map will be presented to the Planning Commission after the City Engineer has determined that it is accurate and conforms to all tentative map conditions.

A. DEPARTMENT OF PUBLIC WORK VERIFICATION A complete Drainage Plan and Technical Drainage Study has been submitted and verified by the Department of Public Works.

Signature

Print Name

Date

(Must be signed by an authorized employee from the Department of Public Works)

B. FINAL MAP CONTENTS

- ☐ 1. The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☐ 2. Date, north point and scale.
- ☐ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 4. Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☐ 5. Existing and proposed utility rights-of-way and easement widths.
- ☐ 6. Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☐ 7. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 8. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 9. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 10. Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 3. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.



Fidelity National Title

INSURANCE COMPANY

Fidelity National Title Insurance Corp.

333 N. Rancho Rd. Suite 550

Las Vegas, NV 89105

(702) 647-3000

Fax: 647-4572

FAX t r a n s m i t t a l

To: Christina Price PBS&JFax: 263-7200From: PeggyDate: 5/24/96Re: Vesting Deed per GinnyPages: (including cover sheet) 4

Note: This facsimile transmission is for the exclusive viewing of the addressee only. All materials contained herein are confidential. If you have received this fax in error, please notify the sender immediately. Copying of this transmission is strictly prohibited except by the addressee.

COMMENTS:
