

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-26-97

APN 138-09-401-016

Location Cheyenne & Durango

Applicant Thomas Bodensteiner

Subject



PROJECT NAME/LOCATION: Durango / Cheyenne
 PM Reverchon
 FM-26-97 SURVEYOR/ENGINEER: Agra

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	3/26 4/1/98	Bark L. Phillips	Appd APPROVED	4/1/98	FOR USE ONLY	SURVEYOR'S ONLY
RIGHT-OF-WAY	4/7/98	William	Approved	4/7/98		
FLOOD CONTROL	4/6/98	GREE	LPTD	4/6/98		
SANITATION	4/6/98	BHA	Conditional Approval	4/6/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	4-7-98	LINDER	APP'D	4-13-98		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY *Rita - should this survey segment be labeled as
- Private?

FLOOD CONTROL

SANITATION Assuming this is North Shore Apartments, a new ^{Private} sewer
easement will be provided to two adjoining properties.

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

SURVEY

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

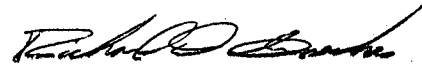
December 16, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-26-97
Thomas Bodensteiner

(east side of Durango Drive, north of Cheyenne Avenue)

COPIES TO:

John McNellis, Anderson, Edelman, Development Coordination
Ed Byrge, Right-of-Way
Chuck Turk/Dan Muirhead, 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 Parcel Map for the purpose of reverting to acreage Parcel 1 of recorded Parcel Map File 87, Page 7 (City of Las Vegas PM-52-95). No improvements, bonds nor drainage plans/studies are required prior to the recordation of this reversionary parcel map.
2. 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 reversionary 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.

COMMENT:

- A. We note that the submitted reversionary parcel map shows a sewer easement going diagonally across the parcel being reverted. This sewer easement was created with Document #970411:00725 and is a private sewer easement. We question whether this private concern will impact the development of this reverted acreage or whether such alignment will need to be relocated elsewhere to accommodate future development plans, such as the apartment project approved with U-32-95 which most recently had a Site Development Plan review [U-32-95(5)] approved by the City Council at their 12/8/97 meeting.



CLARK COUNTY HEALTH DISTRICT

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

DATE: October 1, 1997
OWNER: BODENSTEINER, THOMAS ET AL
PM NO: 26-97 (CITY/REVERSIONARY)
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.

PLANNING AND
DEVELOPMENT

OCT 10 8 27 AM '97

RECEIVED



September 12, 1997

MEMORANDUM

TO:

James Fivash, PLS
Agra Infrastructure, Inc.

FROM:

Rita M. Lumos, PLS
City Surveyor



SUBJECT:

PM 26-97
Reversion to Acreage
Bodensteiner, et al

COPIES TO:

Matt Pinjuv
Planning and Development Dept.

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.

MEMO

RECEIVED

DATE

9/23/97

TO:

PLANNING AND DEVELOPMENT DEPT.

SEP 21 1 52 PM '97

FROM:

FIRE PREVENTION DIVISION

PLANNING AND
DEVELOPMENT

SUBJECT:

PM-26-97 THOMAS BOLDENSTERNER

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 _____

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

Original - Community Planning

Copy - Fire Prevention Division

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE September 3, 1997
TO:	
DEVELOPMENT COORDINATION	GARY REID
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: (REVERSIONARY) PARCEL MAP - PM-26-97 THOMAS BODENSTEINER	

PLEASE RETURN COMMENTS TO JOHN McNELLIS BY: SEPTEMBER 19, 1997

ATTACHMENTS: APPLICATION, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE September 3, 1997
TO:	
CLARK COUNTY HEALTH DISTRICT	CLARE A. SCHMUTZ
FIRE PREVENTION	JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	MELANIE DOBOSH
SUBJECT:	
(REVERSIONARY) PARCEL MAP - PM-26-97	
THOMAS BODENSTEINER	

PLEASE RETURN ANY COMMENTS BY: SEPTEMBER 19, 1997

ATTACHMENT: MAP

Development
Services Center

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 8/25/97APPLICATION/PETITION FOR: Reversionary Parcel Map
(Type of Action Requested)

Project Address (Location): Cheyenne/Durango

Proposed Use: _____ Assessor's Parcel No.: 138-09-401-016

Project Name: Northshore Apartments Ward No.: _____

Existing General Plan: _____ Sixteenth Section: _____ of the SW 1/4 of Section: 09 Township: 20S Range: 60E

Proposed General Plan: _____ Existing Zoning: _____ Proposed Zoning: _____

Gross Acres: 6.306 Lots/Units: 4 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): Thomas Bodensteiner Contact: Sid Bailey

Address: 3110 S. Rainbow Blvd., #104

City: Las Vegas State: NV Zip: 89102 Tel: 877-7777 Fax: _____

Applicant: Bodi Inc, Contact: Sid Bailey

Address: 3110 S. Rainbow Blvd., #104

City: Las Vegas State: NV Zip: 89102 Tel: 877-7777 Fax: _____

Represented By: AGRA Infrastructure Contact: Jolene J. Granberg

Address: 3016 W. Charleston, #180

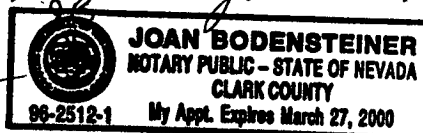
City: Las Vegas State: NV Zip: 89102 Tel: 878-3617 Fax: 878-3716

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

Owner(s):

Thomas Bodensteiner
Subscribed and sworn before me this 25th day of August 19 97

Joan Bodensteiner
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-26-97Meeting Date: NADate Accepted: 8/25/97Accepted By: SEMap No.: L-9-7Total Fee(s): \$300.00Receipt No.: 9681

970411.00748

R.P.T.T. \$ 3,819.00
3,819.00
3,877.34

A.P.N. 138-09-401-013

GRANT, BARGAIN, SALE DEED

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

CHEYENNE INVESTMENT LIMITED LIABILITY COMPANY, a Nevada limited liability company

does hereby Grant, Bargain, Sell and convey to

THOMAS BODENSTEINER as to an undivided 55 % interest,
HARI OM LIMITED PARTNERSHIP as to an undivided 36 %
interest, ELADIO CARRERA as to an undivided 3 % interest, NARESH
SINGH as to an undivided 3 % interest and DARRYL SMITH as to an
undivided 3 % interest, as tenants in common

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

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND INCORPORATED
HEREIN FOR LEGAL DESCRIPTION

SUBJECT TO:

1. General taxes for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations
rights, rights-of-way and easements recorded against the Land prior
to or concurrently with this Deed, and all other matters of record
or apparent.

IN WITNESS WHEREOF, Grant has caused its name to be affixed
hereto and this instrument to be executed by its members thereunto
duly authorized.

APNs: 138-08-401-014
138-09-401-019
138-09-401-016
138-09-401-017

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

Dated as of: March 18, 1997

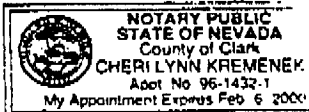
CHEYENNE INVESTMENT LIMITED LIABILITY COMPANY,
a Nevada limited liability company

BY: George Connor, manager

BY: Maurice Gallagher, manager

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

This instrument was acknowledged before me on March 20, 1997 by
George Connor and Maurice Gallagher as managers of Cheyenne Investments, LLC



(SEAL)

Cheri Lynn Kremenek
Notary Public

RETURN TO:

(This space for Recorder's Use)

MAIL TAX STATEMENTS TO:

Bodis Inc.

970411.00748

E X H I B I T "A"

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:

Parcels 1, 2, and 4 as shown by map thereof in File 87 of Parcel Maps, Page 7 in the Office of the County Recorder of Clark County, Nevada.

Together with all the rights, duties and easements as set forth in the "Multiple Easement Agreement" recorded October 12, 1995, in Book 951012 of Official Records, Clark County, Nevada as Document No. 00649.

970411.00748

E X H I B I T "B"

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.&M.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
04-11-97 08:41 JMK 3
OFFICIAL RECORDS
BOOK: 970411 INST: 00748
FEE: 9.00 RPT: 3.889.60

PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition Form	Notarized Signature	Fee	Deed / Legal Description	PMT (Photo Mechanical Transfer)	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 Permit	●		●					●		●				
Review of Condition(s)	●		●		●	●				●				
Appeals/Waivers/District Use Review	●	●	●		●	●				●				
All Other Applications	●	●	●	●	●	●				●				
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.

Tom Bradenstuen 8/26/97
Applicant's Signature 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: _____
 Cheyenne and Durango
3. Describe the existing improvements and/or condition of streets in item #2 above: _____
 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: _____
 LVVWD
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 X #3 X #4 X
If yes, indicate type of development and anticipated date construction will commence: _____
 Apartment Complex

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.