

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-28-00

APN 139-25-303-007

Location NW CORNER MOJAVE RD & HARRIS AVE

Applicant CITY OF LAS VEGAS

Subject

PARCEL MAP



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-28-00 NWC HARRIS / MOHAVE

SURVEYOR/ENGINEER: RITA LUMOS - CITY SURVEYOR

SUBMITTAL		DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT		9-12-00	JESUS	APPROVED	9-13-00	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY		9-13-00	C Sullivan	App'd	9-13-00		
FLOOD CONTROL		9/13/00	A Y S.	NOT HOLD APPROVED	9/13/00		
SANITATION		9/13/00	J. Day	NOT HOLD APPROVED	9/13/00		
DEVELOPMENT COORDINATION		9/14/00	CUE	App'd	9/14/00		
PLANNING & DEVELOPMENT		9/14/00	MP	APPROVED	9/22/00		
SURVEY	1ST						
	2ND						

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

RIGHT-OF-WAY

FLOOD CONTROL 1) The 30' P.D.E. shown in the south portion of the property was not required per the approved drainage study for "Frontier Girl Scout Council HQ". 2) A drainage easement was required along the north part of the site.

SANITATION EXISTING SEWER FROM 29TH ST ACROSS NORTH 20' OF PARCEL 1 REQUIRES SEWER EASEMENT TO BE MAINTAINED. (NOT TO BE VACATED) FOR FURTHER INFO: SEE John/BERT in SEWER AT 229-4864/229-2180

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

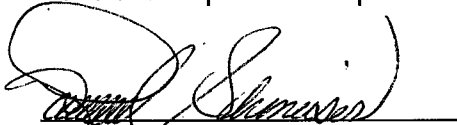
☐ Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY

Memorandum Planning and Development

To: Matt Pinjuv, Planner II
From: Don Schmeiser, Senior Planner
Date: September 6, 2000
Re: Resubdivision of Parcel Map (PM-28-00)

I have reviewed the above subdivision for compliance with approved trail routes for the City. No trails are required as a part of this development.

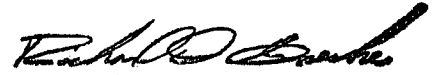

Donald Schmeiser, AICP
Senior Planner

cc: Chris Knight, Comprehensive Planning Manager

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: August 1, 2000
Re: **PM-28-00** City of Las Vegas NWC of Charleston Boulevard and Mojave Road
Parcel Map



CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements on Harris Avenue adjacent to this site; required improvements on Harris Avenue may be phased to coincide with onsite development at the discretion of the Director of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works.
2. 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.
3. 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. The required public drainage easement, as approved in the Drainage Study, shall be noted as "to be privately maintained" and shall be dedicated prior to the recordation of this Parcel Map.



CLARK COUNTY HEALTH DISTRICT

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

DATE: June 28, 2000

OWNER: City of Las Vegas

PM NO: 28-2000 (City of Las Vegas)

SURVEYOR: Rita Lumos

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	2.57 ac
Lot #2	2.87 ac
Lot #3	5.46 ac

RECEIVED
00 JUL 14 PM 2:44
PLANNING AND
DEVELOPMENT

Rel 7476

CITY OF LAS VEGAS REQUEST FOR COMMENTS		00:03:10:10:11:53:00
DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 2000	
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH		
SUBJECT: PARCEL MAP - PM-28-00 CITY of LAS VEGAS		

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 781 S. 4TH ST. - CURRENT PLANNING DIVISION
by ___ July 18th, 2000

No street names 6/27/00 M Dobosh

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 2000
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (SID)	
SUBJECT: PARCEL MAP - PM-28-00 CITY of LAS VEGAS	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH
PUBLIC WORKS— ENGINEERING/PLANNING DIVISION

By____ July 13th, 2000

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 19, 2000
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP - PM-28-00 CITY of LAS VEGAS	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by July 13th, 2000

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 06/15/2000APPLICATION/PETITION FOR: Parcel Map

(Type of Action Requested)

Project Address (Location): NW Corner Mojave Rd & Harris Ave.Proposed Use: Non Profit Organization/Parking Assessor's Parcel No(s): 139-25-303-007
139-25-303-010Project Name: CLV - Harris/Mojave

Existing General Plan Designation: _____

Proposed General Plan Designation: _____

Existing Zoning: C-V

Proposed Zoning: _____

Ward No.: 3

Commercial Sq. Ft.: _____

Floor Area Ratio: _____

Gross Acres: 10.9 ACLots/Units: 3

Density: _____

Additional Information: Provide parcels for future relocation of Girl Scout Headquarters,
Early Learning Center & Parking Lot.

APPLICANT INFORMATION:

Property Owner(s): City of Las VegasContact: Rita LumosAddress: 400 E. Stewart Ave.Tel: 229-6217Fax: 804-8582City: Las VegasState: NVZip: 89101

Applicant: _____

Contact: _____

Address: _____

Tel: _____

Fax: _____

City: _____

State: _____

Zip: _____

Represented By: _____

Contact: _____

Address: _____

Tel: _____

Fax: _____

City: _____

State: _____

Zip: _____

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME) Rita LumosPROPERTY OWNER(S): City of Las VegasPrint First & Last Name: Rita LumosSubscribed and sworn before me this 14 day of June 2000

19

2000

Nancy J. Peace

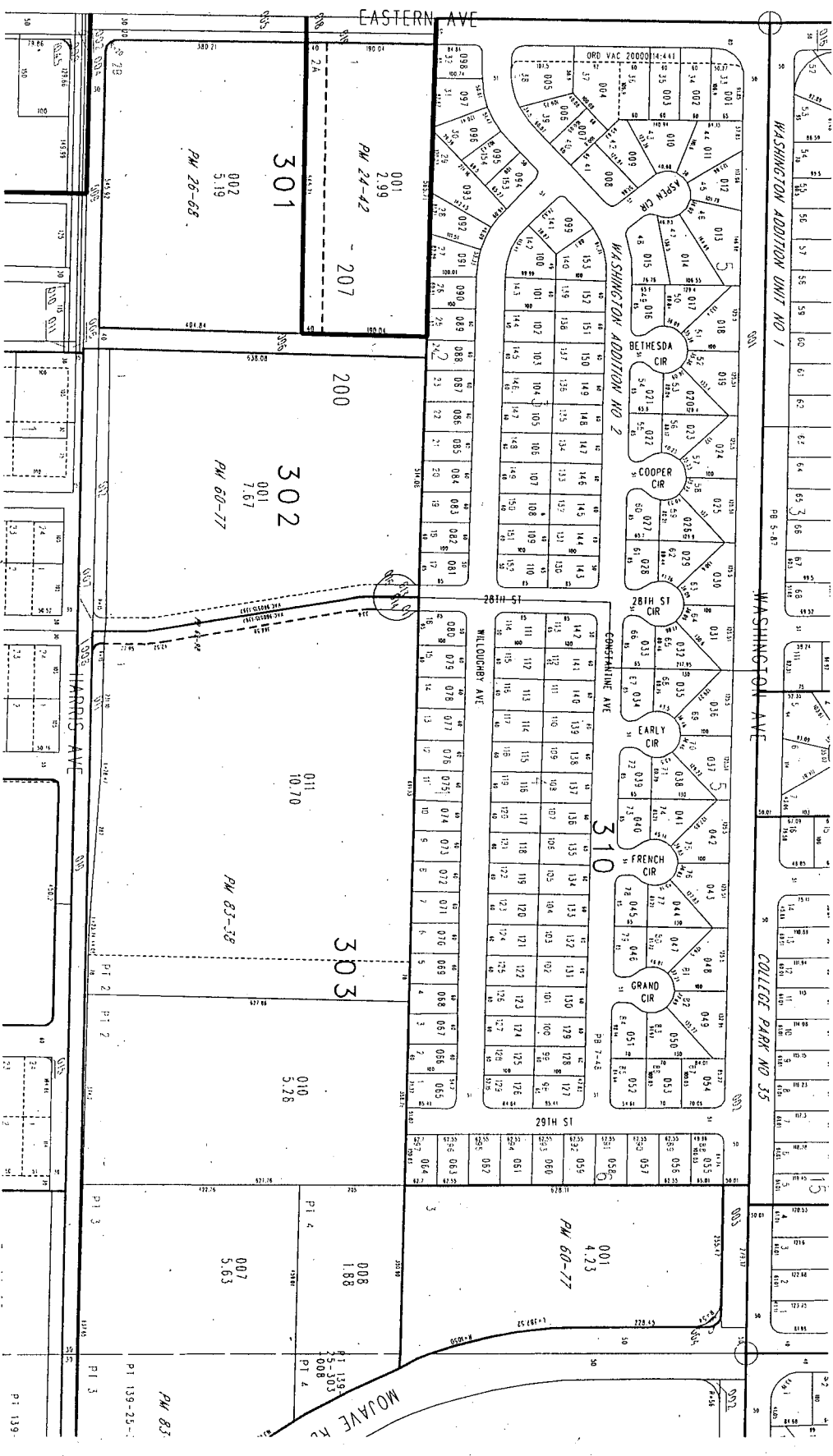
Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-28-00Meeting Date: N/ANo. Signs Required: — No. Provided: —Map No.: M-25-5Total Fee(s): 0Receipt No.: —Date Accepted: 06/15/2000Accepted By: HilberNOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY J. PEACE
Appt. No. 99-55558-1
My Appt. Expires Sept. 29, 2003



139-25-3



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY
 SUBD BOUNDARY
 ROAD EASEMENT
 PM/LD BOUNDARY
 NON-PARCEL LOT LINE
 MATCH LINE
 ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

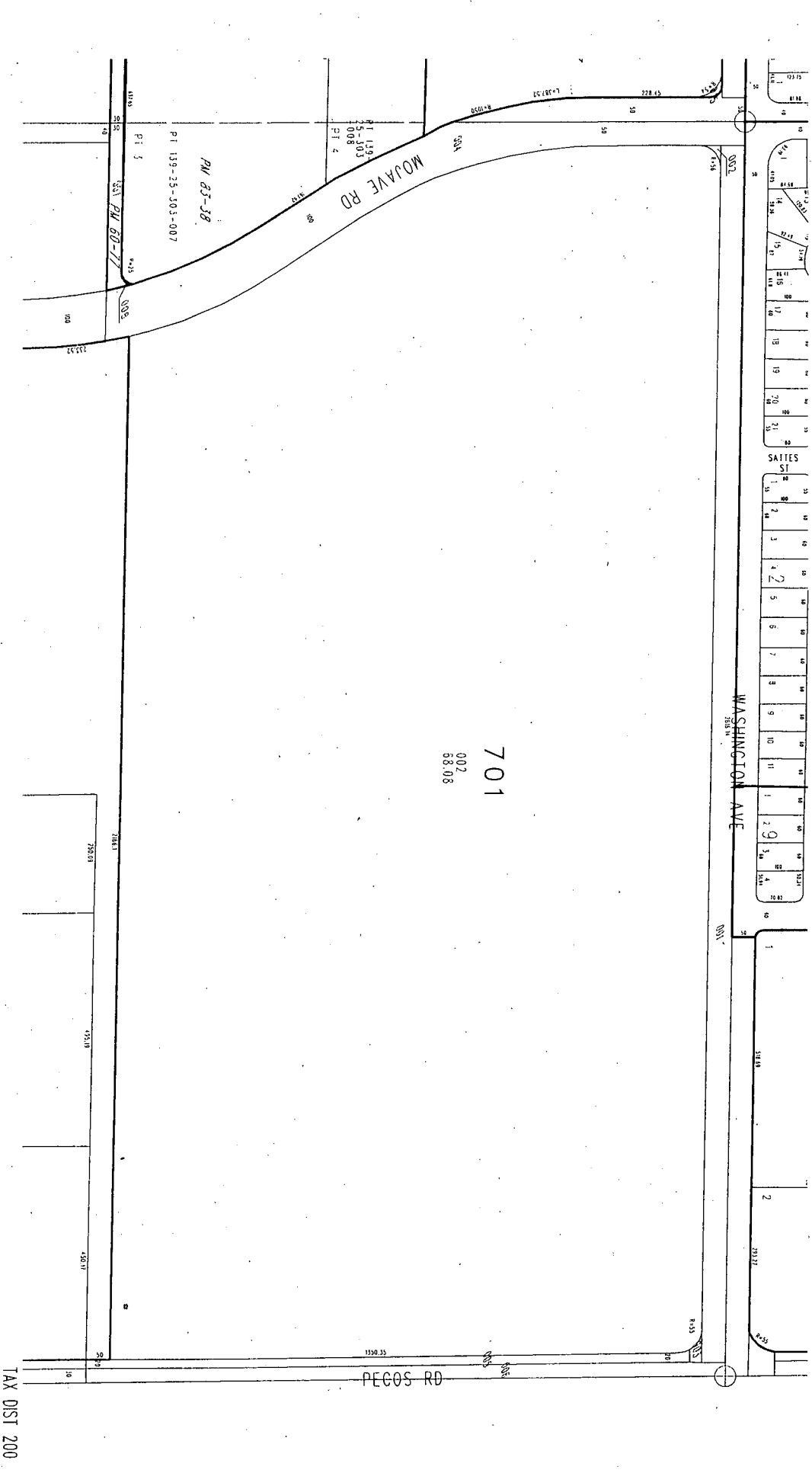
PARCEL NUMBER	ACREAGE	PLAT RECORDING NUMBER	BLOCK NUMBER	LOT NUMBER	COV. LOT NUMBER
001	1.00	202	5	5	5

BOOK

120S	R61E	25	N 2 SE 4
159	125	124	123
138	139	140	141
163	162	161	160

Scale: 1"=200'

Rev: 11/24/97



701
007
88.08

BOOK 211

211: 171912

(6-1)

8-28-59

DEED Rtd 6-6-79 by RLM

"M" L. D. 2913-3

In consideration of the sum of Ten and No/100th Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, LAS VEGAS LAND AND WATER COMPANY, a Nevada corporation, GRANTOR, does by these presents grant to CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, GRANTEE, those certain parcels of land designated Parcels 1 to 5, both inclusive, being situated in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1:

That portion of the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-Six (26), Township Twenty (20) South, Range Sixty-One (61) East, M.D.B.&M., described as follows:

Beginning at a concrete monument set at the southwest corner of the NW $\frac{1}{4}$ of said Section 26; thence N. 89° 49' 07" E. 881.56 feet along the south line of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26 to a point on the northerly line of that parcel of land conveyed to Las Vegas, Nevada, B.P.O. Elks No. 1468, by Deed recorded in Book 55, page 45 of Deeds, records of said County, said point also being distant N. 57° 24' 06" E. 779.89 feet, measured along said northerly line from the northwestern corner of said land; thence N. 57° 24' 06" E. 1403.29 feet along said northerly line to the most northerly corner of said land; thence S. 89° 32' 47" W. 2064.80 feet to a point on the west line of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26, distant thereon N. 0° 04' 23" W. 742.48 feet from the Point of Beginning; thence S. 0° 04' 23" E. 242.48 feet along said west line to the Point of Beginning.

PARCEL 2:

That portion of the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-Six (26), Township Twenty (20) South, Range Sixty-One (61) East, M.D.B.&M., described as follows:

Commencing at the center of said Section 26, said point being marked by a nail set in a concrete monument; thence S. 89° 49' 07" W. 574.81 feet, more or less, along the south

CITY
CLERK
FILE

-1-

D845

BOOK 211

171912

(5-2)

line of said $S\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26, to a point in the east line of that parcel of land conveyed to Las Vegas, Nevada, B.P.O. Elks No. 1468, by Deed recorded in Book 51, page 4 of Deeds, records of said County; thence N. $0^{\circ} 00' 35''$ E. 399.71 feet along said easterly line and along the easterly line of that parcel of land conveyed to Las Vegas, Nevada, B.P.O. Elks No. 1468, by Deed recorded in Book 55, page 45 of Deeds, records of said County, to the True Point of Beginning; thence continuing N. $0^{\circ} 00' 35''$ E. 352.56 feet to the most northerly corner of said last mentioned parcel of land; thence N. $89^{\circ} 32' 47''$ E. 575.97 feet to a point in the east line of said $S\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 26; thence S. $0^{\circ} 05' 47''$ W. thereon 355.02 feet to a point distant N. $0^{\circ} 05' 47''$ E. 399.71 feet measured along said east line from said center of Section 26; thence S. $89^{\circ} 49' 07''$ W. 575.42 feet, more or less, to the True Point of Beginning.

PARCEL 3:

The northerly 610 feet of the southerly 660 feet of the North Half of the Southwest Quarter (NW $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-Five (25), Township Twenty (20) South, Range Sixty-One (61) East, M.D.B.&M., excepting therefrom the westerly 660 feet thereof and also excepting therefrom the southerly 100 feet of the easterly 275 feet thereof.

PARCEL 4:

The easterly 330 feet of the North Half of the Southwest Quarter (NW $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-Five (25), Township Twenty (20) South, Range Sixty-One (61) East, M.D.B.&M., excepting therefrom the southerly 660 feet thereof.

PARCEL 5:

The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-Five (25), Township Twenty (20) South, Range Sixty-One (61) East, M.D.B.&M., excepting therefrom that portion thereof conveyed to the City of Las Vegas by Deed recorded in Book 61, page 379, Deeds, records of Clark County, Nevada.

EXCEPTING AND RESERVING to the GRANTOR, its successors, grantees or assigns, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods and at any time or times suitable to the GRANTOR,

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BOOK 211

171912
(5-2)

its successors and assigns, provided that all operations upon the surface of said land for the exploration, removal and disposal of said minerals shall be confined to the Development Areas hereinafter reserved. The GRANTOR also reserves to itself, its successors and assigns, the perpetual right to enter upon and use those certain surface locations hereinafter defined, herein referred to as "Development Areas," or such other equivalent areas as may be substituted therefor by mutual consent of the GRANTOR, its successors and assigns and the GRANTEE, its successors and assigns, together with the right of access, ingress and egress to and from said areas or such equivalent areas in lieu thereof, for the exploration for, removal and disposal of, minerals hereby excepted and reserved and minerals underlying other lands, with the perpetual right for said purposes, to have any buildings, other structures and property removed from the Development Areas, without expense to the GRANTOR, its successors or assigns. GRANTEE and successors in interest in the Development Areas may use the same, subject always to the superior right of use herein reserved to GRANTOR, its successors and assigns. The Development Areas are specifically described as follows:

- A. The westerly 300 feet of the easterly 330 feet of the northerly 100 feet of Parcel 2, and
- B. The westerly 300 feet of the easterly 330 feet of the northerly 200 feet of Parcel 4.

THE above described property is conveyed subject to:

1. Easement to the State of Nevada for highway purposes, recorded in Book 23, as Document No. 21526, Official Records, Clark County, Nevada.
2. Easement to the State of Nevada for roadway purposes, recorded in Book 22, pages 433-434, as Document No. 60992, of Deeds, Records of Clark County, Nevada.
3. Easement to City of Las Vegas for roadway purposes, recorded in Book 22, as Document No. 20272, Official Records, Clark County, Nevada.
4. Easement to County of Clark for street and roadway purposes, recorded in Book 69, page 207, as Document No. 399047, of Deeds, Clark County, Nevada.
5. That certain unrecorded Easement to the City of North Las Vegas for sewer purposes, dated November 13, 1952, described as follows: A 10.0 foot strip of land located 5.0 feet on each side of the north-south center line of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of Section 25, Township 20 South, Range 61 East, M.D.B.&M., excepting therefrom the south 50.0 feet thereof.

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118,25 in
more steps

BOOK 211

171912
(5-4)

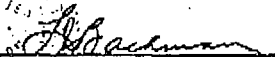
6. Taxes for the fiscal year 1958-1959.

7. Conditions, restrictions, reservations, easements
and encumbrances of record.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed
on its behalf by its officers thereunto duly authorized this 24TH day
of AUGUST, 1959.

LAS VEGAS LAND AND WATER COMPANY

By


President
Assistant Secretary

BOOK 211

171912
(5-5)STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS:

On this 24th day of August, 1959, before me,
J. E. Barnett, a Notary Public of the State of Nebraska, duly
 authorized to take acknowledgments in the County of Douglas, personally
 appeared A. E. Stoddard, known to me to be President,
 and L. J. Eichen, known to me to be Assistant Secretary of
 LAS VEGAS LAND AND WATER COMPANY, the corporation that executed the within
 instrument, and known to me to be the persons who executed the within instru-
 ment on behalf of the corporation herein named, and acknowledged to me that
 such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my offi-
 cial seal the day and year in this Certificate first above written.



J. E. Barnett
 Notary Public

*Return to City of Las Vegas
 400 Stewart Avenue
 Las Vegas, Nev.*

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NO. 171912
 RECORDED AT THE REQUEST OF
 Pioneer Title Insurance Co.
 of Nevada

AUG 28 3 43 PM '59

OFFICIAL RECORDS BOOK NO 211
 CLARK COUNTY, NEVADA
 PAUL E. DONALLEY, RECORDER
 FEE \$2.00 DEPUTY

Indexed - B.M.



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

Current Planning Division

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: _____
Harris Ave./Mojave Rd
3. Describe the existing improvements and/or condition of streets in item #2 above: _____
Mojave - Full Improvements

Harris - Pavement, No Curb & Gutter
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
Harris Ave.

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.