

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-2-98

APN See Below

Location Farm Rd/Leon Ave/ Whispering Sands Dr

Applicant Becker Investments Inc/Nevsur Insurance

Subject

125-13-203-002,003,004



PARCEL MAP PROCESSING

(TO REMAIN WITH PM MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: PM-2-98 (REV)

PM- 2 -98 SURVEYOR/ENGINEER: CVL

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	4/28/98	PAUL	APPROVED	4/29/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	4/29/98	CME	4/29/98	MAK		
FLOOD CONTROL	4/29/98	REC M	APPD	4/29/98		
SANITATION	4/29/98	David	APPD	4/29/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	4/29/98	MF	APPROVED	4/30/98		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

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

DATE

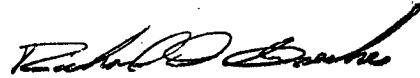
April 8, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-2-98
Becker Investments, LLC

(NEC of Farm Road and Leon Avenue)

COPIES TO:

John McNellis, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. We have no conditions of approval to impose at this time in conjunction with this Reversionary Parcel Map. We have no objection to the recordation of this Reversionary Parcel Map at this time. No improvements, bonds nor drainage plans/studies are required prior to the recordation of this Reversionary Parcel Map.
2. Future development of this reverted site shall comply with all previous conditions of approval for Zoning Application Z-122-97. No performance guarantees to ensure future compliance with the zoning conditions are required in conjunction with this Reversionary Parcel Map.

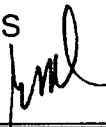
COMMENTS:

Show the existing 20 foot radius corner, on the northwest corner of Farm Road and Bradley Road, prior to recordation of this Reversionary Parcel Map.

Date:

March 16, 1998

MEMORANDUM

TO: CAESAR CANO, PLS CVL CONSULTANTS, INC.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM-2-98 (REVERSIONARY MAP) BECKER INVESTMENTS	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:

There is a misspelled word in the City Surveyor's certificate. Please revise.

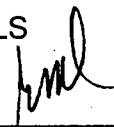
Curve data is missing from the return at Farm Road and Bradley Road. Please complete.

RECEIVED
98 MAR 16 PM 4:25
PLANNING AND
DEVELOPMENT

Date:

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RECEIVED
98 MAR 16 PM 4:25
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 25, 1998
TO:	
DEVELOPMENT COORDINATION	GARY REID
ELECTRICAL SERVICES	DONALD K. BEHUNIN
FLOOD CONTROL	GREG McDERMOTT
LAND DEVELOPMENT	STACEY CAMPBELL
RIGHT-OF-WAY	CAROLYN CAVINESS
SANITARY SEWERS	DAVE McGONEGLE
SURVEY	RITA LUMOS
TRAFFIC ENGINEERING	GARY PHILIPS / RICK SCHRODER
SPECIAL IMPROVEMENT DISTRICT	D. BLISS
SUBJECT: REVERSIONARY PARCEL MAP - PM-2-98 BECKER INVESTMENTS, LLC/NEVSUR INSURANCE AGENCY, INC.	

PLEASE RETURN COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION
by MARCH 6th, 1998

ATTACHMENTS: APPLICATION, DEED, MAP

CITY OF LAS VEGAS
MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE February 25, 1998
TO: CLARK COUNTY HEALTH DISTRICT CLARE A SCHMUTZ FIRE PREVENTION JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS MELANIE DOBOSH	
SUBJECT: REVERSIONARY PARCEL MAP - PM-2-98 BECKER INVESTMENTS, LLC/NEVSUR INSURANCE AGENCY, INC.	

PLEASE RETURN ANY COMMENTS TO ROBERT LINDER
@ D S C, 731 S. 4TH ST, by MARCH 6th, 1998

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

(Must Be Printed or Typed)

Date: 2/3/98

APPLICATION/PETITION FOR:

~~Parcel Map~~

(Type of Action Requested)

~~PARCEL MAP~~

Final Map - Reversionary

Project Address (Location): Farm Rd./Leon Ave./Whispering Sands Dr.

Proposed Use: Single Family

Assessor's Parcel No.: 125-13-203-001, 003, 004

002

Project Name: 270 Acres @ Farm/Decatur

Ward No.: 4

Existing General Plan: L Sixteenth Section: 8 of the SE 1/4 of Section: 13 Township: 19S Range: 60E

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

Gross Acres: 25.133 Lots/Units: N/A Density: N/A Commercial Sq. Ft.: N/A

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): Becker Investment Co./Nevsur Inc. Contact: Barry W. Becker

Barry W. Becker, Agent

Address: 50 South Jones Blvd., Suite 101

City: Las Vegas State: NV Zip: 89107 Tel: 870-0212 Fax: 870-4976

Applicant: Southwest Communities, Inc. Contact: Bob Krause

Address: 500 N. Rainbow Blvd., Suite #314

City: Las Vegas State: NV Zip: 89107 Tel: 878-1213 Fax: 878-58012

Represented By: CVL Consultants Contact: Kelly Gloria Riemer

Address: 4175 Cameron Street, Suite #A

City: Las Vegas State: NV Zip: 89103 Tel: 368-3008 Fax: 368-0047

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

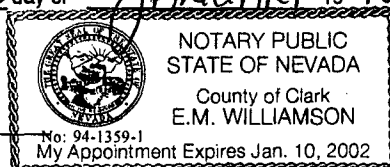
Property Owner(s): Becker Investment Co./Nevsur Inc

[Signature] Agent [Signature] Sec

Subscribed and sworn before me this

26 day of JANUARY 19 98

[Signature]
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-2-98

Meeting Date: NA

Required Signs: N/A

Map No.: G-13-3

Total Fee(s): 300.00

Receipt No.: 16011

Date Accepted: 2/6/98

Accepted By: HM

Robert Linde

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: Farm Road, Leon Ave.,
Whispering Sands Dr., Bradley
3. Describe the existing improvements and/or condition of streets in item #2 above: Undeveloped
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: Buffalo and Farm Road, Las Vegas Valley Water
District
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? #1 125-13-301-001 #2 125-13-601-001 #3 125-12-701-001 #4
If yes, indicate type of development and anticipated date construction will commence: Single Family

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

MINOR EXCEPTION CERTIFICATION FORM

INSTRUCTION:

This certification form shall be completed and attached to an application for a Minor Exception. Signatures shall be collected by the property owner, applicant or representative. If the applicant is not the property owner, this certification form must be signed by both parties. False or erroneous information may be cause for revocation of a building permit.

CERTIFICATION (Required pursuant to Section 19A.18.080 of the City of Las Vegas Municipal Code):

Property Owner/Applicant _____ Phone _____

Property Address _____

Zoning _____ Assessor's Parcel No. _____

I, (We) _____

do hereby swear or affirm under the penalty of perjury that the names and addresses listed below of the all abutting property owners are in agreement to the granting of a Minor Exception for: _____

ABUTTING PROPERTY OWNERS:

(Signature)	(Name)	(Address)

SIGNATURE OF CERTIFICATION:

(Property Owner Signature) (Applicant Signature)

Subscribed and sworn to before me

This _____ day of _____, 19 _____

Accepted _____

Notary Public in and for said County and State

Date _____

**LEGAL DESCRIPTION TO ACCOMPANY THE
REVERSIONARY MAP**

(30 Acres (Northwest Corner of Farm Road and Bradley)

A parcel of land being the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 13, the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NE 1/4) of Section 13, and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 13, all within Township 19, South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada.

GOES TO PUS 125 3-203-002/003 P 004

28
APR R.P.T.T. 5 563 55 4 0 1 2 0 0 1 5 2ACCOM-AGT **GRANT, BARGAIN, SALE DEED**THIS INDENTURE WITNESSETH: That JONES GROUP, A NEVADA GENERAL PARTNERSHIP,in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain,Sell and Convey to BECKER INVESTMENT COMPANY, a Nevada partnership
as to an undivided 2/3 interest, and HLVSUR INSURANCE AGENCY, INC.,
a Nevada corporation, as to an undivided 1/3rd interestall that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 19 South, Range 60 East, M.D.B.M. described as follows:

Parcels 1, 3 and 4, as shown by map thereof on file in file 23 of Parcel Maps, Page 43, Recorded January 2, 1979 in book 990, Official Records, as Document No. 949693.

SUBJECT TO: GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1993-94, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY AND EASEMENTS NOW OF RECORD.

This instrument is delivered to the Recorder's office as an accommodation by Chicago Title Agency of Las Vegas, Inc. for physical convenience only. It has not been examined as to its validity, execution, or its effect upon use, if any.

APN DIE-240-001, 007, 008

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

Witness my hand on this 11th day of February, 1997JONES GROUP, A NEVADA GENERAL PARTNERSHIPBY: [Signature]BY: [Signature]
ROBERT F. DAVISSTATE OF NEVADA
COUNTY OF CLARKOn this February 11, 1997personally appeared before me, a Notary Public,
Barry W. Becker and Robert F. Davis(personally appearing before me)
personally known (or proved) to me to be the
person whose name is subscribed to the above instrument who
acknowledged that he executed the instrument.[Signature]
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
E.M. WILLIAMSON
My Appointment Expires January 10, 1998

United Title of Nevada

1125 W. Spring Street, Suite 100
Las Vegas, Nevada 89102
(702) 381-9600Order No. ACCOM-AGT 43 10 1894 AGWhen recorded, mail to BARRY W. BECKER
B
501
Las Vegas, NV 89101

UNITED TITLE OF NEVADA

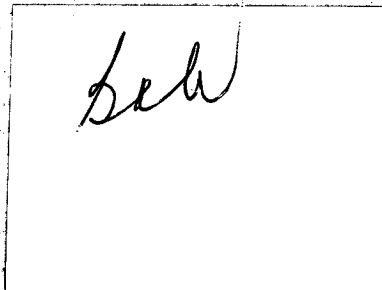
02-22-94 RECORDED
BOOK: 940222 INST: 00152

FEE: 7.00 RPTT: 563.55



CLARK COUNTY HEALTH DISTRICT

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



DATE: March 4, 1998

OWNER: BECKER INVESTMENT CO

PM NO: 2-98 (CITY/REVERSIONARY)

SURVEYOR: CANO, CAESAR

RECEIVED
98 MAR 16 PM 2:36
PLANNING AND
DEVELOPMENT

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer and municipal water are not available. Lot sizes meet Health District requirements for installation of individual sewage disposal systems and individual wells.

NOTE: No permits for individual sewage disposal systems will be issued until a copy of the recorded parcel map is furnished to Health District.

NOTICE: Some wells drilled in this area are showing a chemical increase of nitrates up to and above 45 PPM.

