

Planning & Development Department
Scanning Cover Sheet

Case No PM-29-97

APN 138-24-801-023

Location 5300 Vegas Dr

Applicant Down Syndrome Organization of So. NV

Subject



1 2 3 4 5 6

PROJECT NAME/LOCATION: Don Syndrome / VEGAS DR E/O MICHAEL WAY
 RPM
 PM-29-97 SURVEYOR/ENGINEER: VTN

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	4/29/98	mg	APP'd	4/29/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	4/29/98	CNC	App'd	4/29/98		
FLOOD CONTROL	4/29/98	CRCM	APP'D	4/29/98		
SANITATION	4/29/98	EAC	App'd	4/29/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	4/29/98	MP	APPROVED	4/30/98		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY Need ^{Rev} IN-House PM #29-97 on the

Lower Right Hand side of Map - Above

FLOOD CONTROL Recorder's Box

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

SURVEY

October 14, 1997

MEMORANDUM

TO:

Anthony Zicari, PLS
VTN Nevada

FROM:

Rita M. Lumos, PLS
City Surveyor

SUBJECT:

PM 29-97
Reversion to Acreage
Down's Syndrome Organization

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.

The map is technically correct as submitted.

RECEIVED
OCT 15 2 21 PM '97
PLANNING AND
DEVELOPMENT



CLARK COUNTY HEALTH DISTRICT

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

DATE: September 30, 1997
OWNER: DOWN SYNDROME ASSOC OF SOUTHERN NV
PM NO: 29-97 (CITY/REVERSONARY)
SURVEYOR: ZICARI, ANTHONY

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



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

December 5, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-29-97
Down Syndrome Organization of So. Nevada
(north side of Vegas Drive, east of Michael Way)

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 objection to this Reversionary Parcel Map application for property located at 5300 West Vegas Drive, for the purpose of reverting to acreage Lot 2 of recorded Parcel Map: File 89, Page 31, and Lot 2 of recorded Parcel Map: File 8, Page 94. 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 be in accordance with all applicable conditions of approval of Zoning Application Z-147-94 and all subsequent, site-related requirements. No guarantees are needed at this time to ensure future compliance.
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 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.

MEMO RECEIVED

DATE 9/23/97

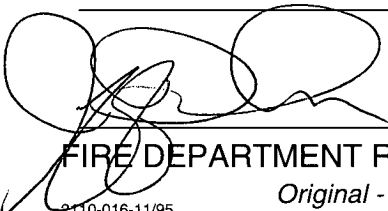
SEP 24 1 58 PM '97

TO: **PLANNING AND DEVELOPMENT DEPT.**

FROM: **FIRE PREVENTION DIVISION** PLANNING AND DEVELOPMENT

SUBJECT: Pm 29-97 Down Syndrome Org of S.O NWADA

1. X 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

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT
DEPARTMENT

DATE
September 12, 1997

TO:

DEVELOPMENT COORDINATION - GARY REID

[FLOOD CONTROL
RIGHT-OF-WAY
SANITARY SEWERS]

ELECTRICAL SERVICES - DONALD K. BEHUNIN

LAND DEVELOPMENT - CHUCK TURK

SURVEY - RITA LUMOS

TRAFFIC ENGINEERING - GORDON DERR

SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN

SUBJECT: REVERSIONARY PARCEL MAP PM-29-97
Down Syndrome Organization of So. Nevada

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:
October 10, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE September 12, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: REVERSIONARY PARCEL MAP PM-29-97 Down Syndrome Organization of So. Nevada	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
October 10, 1997

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 9/08/97

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

Project Address (Location): 5300 Vegas Drive

Proposed Use: Existing Non-Profit Organization Office Assessor's Parcel No.: 138-24-801-023, dan

Project Name: Down Syndrome Organization of Southern Nevada Ward No.: _____

Existing General Plan: _____ Sixteenth Section: SW 1/4 of the SW 1/4 of Section: 24 Township: 20 Range: 60

Proposed General Plan: N/A Existing Zoning: PR Proposed Zoning: N/A

Gross Acres: .58 ± Lots/Units: 1 Density: _____ Commercial Sq. Ft.: 6,400 sq.ft. Bldg.

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): Down Syndrome Organization of So. NV. Contact: Robert Treants

Address: 5300 Vegas Drive

City: Las Vegas State: NV Zip: 89108-2347 Tel: 648-1414 Fax: 648-2020

Applicant: Same as Above Contact: _____

Address: _____

City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

Represented By: VTN Nevada Contact: Shauna L. Moore

Address: 2727 S. Rainbow Blvd.

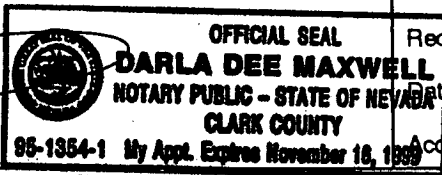
City: Las Vegas State: NV Zip: 89102 Tel: 873-7550 Fax: 362-2597

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

Property Owner(s): Robert Treants
ROBERT TREANTS

Subscribed and sworn before me this 9th day of Sept. 19 97

[Signature]
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-29-97 (REV)

Meeting Date: NA

Required Signs: 0

Map No.: L-24-8

Total Fee(s): \$300.00

Receipt No.: 10340

Accepted: 9/11/97

Accepted By: SC

PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Submittal Conference	Application/Petition Form	Notarized Signature	Fee(s)	Deed / Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan/Floor Plan	Tentative Map	Final Map/Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
Annexation		●			●	●										
General Plan Amendment	●	●	●	●	●	●		●			●			●		●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●
Extension of Time		●	●	●		●										
Site Development Plans		●	●	●	●	●		●	●	●	●					
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●
Minor Exception/Certification Form	●	●	●	●	●	●			●		●					
Tentative Map		●		●	●			●				●			●	
Final Map		●		●	●			●					●		●	
Vacation of Public Rights-of-Way		●	●	●	●	●					●			●		
Parcel Map		●		●	●								●		●	
Temporary Commercial Permit		●		●		●			●		●		●			
Sign Certification Permit		●		●					●		●					
Review of Condition(s)		●		●		●										
All Other Applications		●		●	●	●					●					
Street Name Change		●	●	●	●	●					●					
Address Change		●		●	●	●										
Development Plan Review	●	●	●	●	●	●			●	●	●					
City Referral Group Site Plan Review		●		●			●		●	●	●					
P.C. District Major Modification (PC)		●	●	●	●	●	●		●	●	●					
P.C. District Major Deviation (BZA)		●	●	●	●	●	●		●		●					
Appeal of Director's Decision		●		●	●	●					●					

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies found in exhibits submitted or with other requirements may cause the application to be deemed incomplete. This will result in processing delays. The applicant is responsible for correcting deficiencies and submitting additional data and documents as required.

Applicant's Signature

Date

PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

PRE-APPLICATION CONFERENCE - A pre-application conference with a designated representative from the Department of Planning and Development is required prior to submitting an application for General Plan Amendments, Rezoning, Special Use Permits, Variances, Development Agreements and Minor Exceptions.

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.

NOTARIZED SIGNATURE - The property 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).

Note: All requests for vacations of United States Government patent easements shall be required to submit copies of the original government patent document.

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, all Annexation, General Plan Amendment and Rezoning application/petitions shall submit a legal description of the request on a Word 6.0 compatible diskette with a hard copy.

JUSTIFICATION LETTER - A letter explaining the request, the intended use of the property, 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 19A.18.030.

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 APPROVAL LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development. All development proposals within the PC (Planned Community) district shall follow the submittal requirements of the Summerlin Development Standards.

LASER PRINT OR PHOTO MECHANICAL TRANSFER (PMT) - A high resolution black & white copy of all the required plans and drawings that will be appearing before a public board meeting.

SUBMIT:

- One copy of all required site plans, building elevations, floor plans, landscape plans, rezoning or use permit maps and subdivision maps **no larger than 11" x 17", no smaller than 8 1/2" x 11"**.

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 **colored** building elevations for display purposes at public board meetings.

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 a **colored** landscape plan for display purposes at public board meetings.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan. Upon submittal for a building permit all landscape and irrigation plans shall be prepared, stamped and signed by a Registered Landscape Architect, Architect, Residential Designer or Civil Engineer in accordance with Chapter 19A.12.030 (3) of the Zoning Code.



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? XX Yes No
2. List the names of public access streets between this property and the nearest major streets: Leonard Ln.
& Fairhaven St. to the East, Michael Way to the West
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: Existing water is provided
by the Las Vegas Valley Water District
5. Will property be serviced by the City Sanitary Sewer System? Existing XX Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: XX Yes No
On which Parcel? #1 XX #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence: Asphalt paving
for existing structure, Approximately November 15, 1997.

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.

AMOUNT \$ 572.00
APN 138-24-801-023

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
ROBERT CABRIC and BARBARA L. CABRIC, husband and wife, as joint tenants and not as tenants in common with right of survivorship

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to DOWN SYNDROME ORGANIZATIONS OF SOUTHERN NEVADA, a Nevada Corporation

that property in Clark

County, Nevada,

described as:

COMPLETE/LEGAL/DESCRIPTION/SHALL/BE/EVIDENCED/IN/PRELIMINARY/TITLE/REPORT/BEING/ISSUED/IN/CONNECTION/HEREWITH

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Dated June 18, 1997

ROBERT CABRIC

BARBARA L. CABRIC

STATE OF NEVADA

COUNTY OF Clark

On June 18, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared

Robert Cabric
Barbara L. Cabric

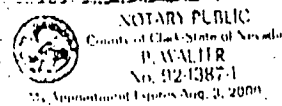
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

Name P. Walter

(typed or printed)



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDING USE

Title Order No. 97-39-3234

Escrow No. 97-39-3234-PW

WHEN RECORDED MAIL TO

Name DOWN SYNDROME ORGANIZATIONS OF
Street SOUTHERN NEVADA
Address 3601 W. SAHARA AVENUE SUITE 203
City & State LAS VEGAS, NV 89102

JUN-23-87 MON 11:10

OLD REPUBLIC TITLE

FHA NO. 11021315802

P.02/02

Order No. 1 87-35-3334-BW

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of Las Vegas, and is described as follows:

PARCEL I:

That portion of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Twenty (20) South, Range Sixty (60) East, M.D.B.&M., described as follows:

The Southerly 173.00 feet, measured along a line parallel with East line of the Easterly 90.00 feet, measured along a line parallel with the South line of the Westerly 460 feet of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-four (24).

EXCEPTING THEREFROM the Southerly 40 feet thereof for road purposes.

PARCEL II:

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 24, Township 20 South, Range 60 East, M.D.B.&M., described as follows:

Lot Two (2) as shown by map thereof on file in Book 89 of Parcel Maps, Page 31, in the Office of the County Recorder of Clark County, Nevada.

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
06-24-97 09:54 CAR 2
OFFICIAL RECORDS
BOOK: 970624 INST: 00670
FEE: 8.00 APTT: 572.00