

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-29-99

APN 125-28-801-005

Location CIMARRON, N OF ANN RD

Applicant RICHARD A. BAINES

Subject

PARCEL MAP



TED
S

12/59'E
23.93'

LEGGETT ROAD

500'12/59'E
757.30'

I, RITA M. LUMOS, CITY SURVEYOR OF THE CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT ON THIS
DAY OF _____ SEPTEMBER, 1999 DID EXAMINE THIS MAP OF REVERSION
TO ACREAGE, THAT IT IS TECHNICALLY CORRECT AND THAT ALL OF THE CONDITIONS
OF APPROVALS HAVE BEEN SATISFIED.

RITA M. LUMOS, P.L.S. # 5094
CITY SURVEYOR
CITY OF LAS VEGAS

DATE

APPROVAL

PARCEL MAPS DO
NOT GO TO THE
PLANNING COMMISSION.

THIS CERTIFICATE
MUST BE CORRECTED

THIS REVERSIONARY MAP IS APPROVED AND ACCEPTED THIS _____ DAY
OF _____ 1999. BY THE PLANNING COMMISSION OF THE CITY
OF LAS VEGAS, NEVADA FOR THE PURPOSE OF REVERTING TO ACREAGE.

AS OF 9/8/99

W.T. CHOW
DIRECTOR OF PLANNING AND DEVELOPMENT, AND
SECRETARY OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA.

DATE

REMOVE
"SECRETARY OF THE PLANNING COMMISSION"



FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

2ND Review

PROJECT NAME/LOCATION: PM-29-99 (REVERSIONARY) - GRANDE RONDE UNIT 2 **LAND DEV HAD ALREADY**
 SURVEYOR/ENGINEER: DELTA ENGINEERING **PASSED MAP TO PLANNING**
AROUND 9/1/99

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/08/99	JESUS	APPROVED	9/08/99	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	9/8/99	cmc	App'd	9/8/99		
FLOOD CONTROL	9/8/99	12	"	9/8/99		
SANITATION	7/8/99	BtA	App'd	9/8/99		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/3/99	MP	NOT APPROVED	9/8/99		
	9/8/99	MP	APPROVED	9/9/99		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

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

SURVEY _____

Ref
6860

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER	DATE
CURRENT PLANNING DIVISION	August 30, 1999
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM-29-99 (REVERSIONARY)	
RICHARD A. BAINES	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
EXPEDITE—ASAP

No Comment

RCVD SEP08'99 14:00 00

Barthelme
Alarm Office

ATTACHMENT: MAP

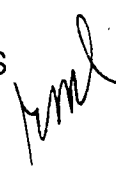
Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 386-5737

To: Pat Beebe, PLS
Delta Engineering

From: Rita M. Lumos, PLS
City Surveyor 

CC: Matt Pinjuv
Planning and Development

Date: September 1, 1999

Re: **PM 29-99 (REV)**
Richard Baines

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 are numerous typographic and spelling errors on this map. Maps should be reviewed by you prior to your stamp, signature, and submittal to the City.
- The title should clearly list which lots in each parcel map are being reverted to acreage.
- Your Surveyor's Certificate must use the form prescribed in NRS 278.375. You may alter Item 1 of that certificate to note that information shown is from the original record map.
- The map is not drawn to scale. It must be to scale and the proper scale shown.
- There is no legend identifying the various line types on the map. The boundary of the area being reverted must be drawn with a prominent graphic border per state statutes.
- Per state statute, all dimensions must match exactly the original map. Please revise as necessary.
- All lettering must meet the minimum size requirement of 0.10".
- Street names must be complete.
- The approval certificate for the Director of Planning and Development is not the correct one. Parcel map approval is administrative and does not require Planning Commission approval.

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: September 1, 1999
Re: **PM-29-99 (Reversionary)** Richard A. Baines E side of Cimarron Road, N of Ann Road
Parcel Map (Reversionary)

COMMENTS:

We have no objection to this Reversionary Parcel Map for property located on the east side of Cimarron Road, north of Ann Road for the purpose of reverting to acreage a portion of recorded Parcel Map: File 5, Page 36; a portion of recorded Parcel Map: File 6, Page 23 and a portion of recorded Parcel Map: File 6, Page 62. No improvements, bonds nor drainage plans/studies are required prior to the recordation of the Reversionary Map.

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE August 30, 1999
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - D. BLISS DISTRICT (S I D)	
SUBJECT: PARCEL MAP PM-29-99 (REVERSIONARY) RICHARD A. BAINES	

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

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE August 30, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-29-99 (REVERSIONARY) RICHARD A. BAINES	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
EXPEDITE—ASAP

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

APPLICATION/PETITION FOR: _____

(Type of Action Requested)

Project Address (Location): CIMARRON NORTH OF ANN RD

Proposed Use: R-1 Assessor's Parcel No(s): 125-28-801-005

Project Name: GRAND RONDE UNIT #2 006-007-010-013

Existing General Plan Designation: — Proposed General Plan Designation: —

Existing Zoning: R-G A.O.E. R-1 Proposed Zoning: — Ward No.: 4

Commercial Sq. Ft.: — Floor Area Ratio: —

Gross Acres: 5 2-44-98 Lots/Units: — Density: —

Additional Information: 2-76-97, TM-48-98, FM-36-99

APPLICANT INFORMATION:

Property Owner(s): RICHARD A. BAINES

Address: 2880 MAVERICK

City: L.V. NV

Applicant: SAME

Address: —

City: —

Represented By: SAME

Address: —

City: —

Contact: CEU

Tel: 491-3060 Fax: 638-7209

State: — Zip: 89108

Contact: —

Tel: — Fax: —

State: — Zip: —

Contact: —

Tel: — Fax: —

State: — Zip: —

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

PROPERTY OWNER(S): Richard A. BainesPrint First & Last Name: RICHARD A BAINES

Subscribed and sworn before me this _____ day of _____ 19 _____

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: FM-29-99 (REVERSIONARY)Meeting Date: —No. Signs Required: — No. Provided: —Map No.: 9-28-8Total Fee(s): 300.Receipt No.: 39007Date Accepted: 8/27/99Accepted By: Hillevi

PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL CHECKLIST

APPLICATION:

- ☐ APPLICATION IS COMPLETELY FILLED OUT, SIGNED AND NOTARIZED BY THE PROPERTY OWNER(S) OR AUTHORIZED AGENT (WHEN APPLICABLE).
- ☐ GRANT DEED WHICH MATCHES THE OWNER'S NAME ON THE APPLICATION AND LEGAL DESCRIPTION (LEGAL DESCRIPTION ON DISK FOR REZONINGS AND GENERAL PLAN AMENDMENTS).
- ☐ CORRECT FEES \$ _____
- ☐ JUSTIFICATION LETTER DESCRIBING THE REQUEST AND WHY THE REQUEST SHOULD BE GRANTED.
- ☐ TRAFFIC IMPACT ANALYSIS (NORTHWEST AREA) T.I.A.(IF APPLICABLE) \$ _____
- ☐ 8 1/2 x 11 REDUCED COPY (ONE FOR EACH PLAN SUBMITTED).
- ☐ COLORED, ROLLED PLANS (ONE SITE PLAN, ELEVATION, AND LANDSCAPE PLAN)
- ☐ EXPLANATION AND DISTRIBUTION OF SIGN POSTING FORM AND RESPONSIBILITIES.

SITE PLAN:

- ☐ PROPERTY LINES CALLED OUT
- ☐ PARKING SPACES
- ☐ PLAN SIZE (11x17 TO 24x36)
- ☐ INGRESS / EGRESS
- ☐ DIMENSIONS (ACTUAL)
- ☐ ADJACENT LAND USES /STREETS
- ☐ STREET NAME(S)
- ☐ LANDSCAPE AREAS
- ☐ INDICATE SATISFACTION OF ADA / ANSI ACCESSIBILITY REQUIREMENTS (IF APPLICABLE)
- ☐ REQUIRED SETBACKS
- ☐ PROPOSED SETBACKS (VARIANCES ONLY)

PLAN LEGEND :

- ☐ NORTH ARROW
- ☐ BUILDING SIZE / SQ. FT.
- ☐ PARKING ANALYSIS
- ☐ PROPERTY SIZE / SQ.FT.
- ☐ VICINITY MAP
- ☐ FLOOR / AREA RATIO
- ☐ SCALE
- ☐ DENSITY

BUILDING ELEVATIONS (Of all sides of all buildings on site):

- ☐ ALL BUILDING MATERIALS AND COLORS ARE CALLED OUT
- ☐ DIMENSIONS / SCALE
- ☐ DIRECTION OF ELEVATION

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS ONLY WHEN NO OUTSIDE CHANGES ARE PROPOSED

COLOR AND MATERIAL BOARD:

- ☐ ONE 8 X 10 COLOR PHOTO OF ORIGINAL COLOR AND MATERIAL BOARD

LANDSCAPE PLANS:

- ☐ TYPE AND SIZE OF GROUND COVER CALLED OUT
- ☐ LANDSCAPE / PARKING FINGER DIMENSIONS & PLANT MATERIAL

PLAN LEGEND:

- ☐ REFLECTS SPECIFIC PLANT MATERIAL / SIZE
- ☐ NORTH ARROW
- ☐ SCALE

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS ONLY WHEN NO OUTSIDE CHANGES ARE PROPOSED

FLOOR PLANS:

- ☐ DIMENSIONS
- ☐ NORTH ARROW
- ☐ ENTRANCES / EXITS
- ☐ USE OF ROOMS
- ☐ SEATING CAPACITY (WHEN APPLICABLE)
- ☐ MAXIMUM OCCUPANCY (PER UNIFORM FIRE CODE)

REVIEWED BY: _____ DATE: _____

834
RECORDING REQUESTED BY:
Fidelity National Title Agency
Beverly Hills 30-401396-JAF
Title Order No. 00401396

When Recorded Mail Document
and Tax Statement To:

Mr. Richard A. Saines
2880 Kaverick St.
Las Vegas, NV 89108

RPTT: 1,300.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GRANDE RONDE, INC., a Nevada Corporation, as to a undivided 100% interest
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and
Convey to RICHARD A. SAINES, a married man as his sole and separate property

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

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

APN: 125-28-801--003, --006, --007, --010 - 013

SUBJECT TO: 1. Taxes for the fiscal year 1998-99
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATED: February 12, 1999

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me

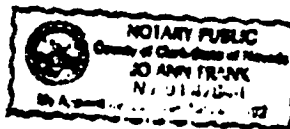
on MARCH 16, 1999

by CHARLES S. CHANDLER

GRANDE RONDE, INC., a Nevada corporation

By: Charles S. Chandler
Charles S. Chandler, Pres.

Signature Jo Ann Frank
My Commission Expires: 8-9-02
Notary Public



BY also 8-97

GRANT DEED

990712.01690

Order No. 88-04-401398-JAF - A

EXHIBIT "ONE"

Parcel I: (APN 125-28-801-010)

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel One (1) as shown by map thereof in File 5 of Parcel Maps, Page 38, in the Office of the County Recorder of Clark County, Nevada.

Parcel II: (APN 125-28-801-013)

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel Two (2) as shown by map thereof in File 5 of Parcel Maps, Page 38, in the Office of the County Recorder of Clark County, Nevada.

Parcel III: (APN 125-28-801-005)

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel Three (3) as shown by map thereof in File 6 of Parcel Maps, Page 62, in the Office of the County Recorder of Clark County, Nevada.

Parcel IV: (APN 125-28-801-007)

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel Four (4) as shown by map thereof in File 6 of Parcel Maps, Page 62, in the Office of the County Recorder of Clark County, Nevada.

Parcel V: (APN 125-28-801-008)

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 28, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel Three (3) as shown by map thereof in File 6 of Parcel Maps, Page 23, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel No: 125-28-801-010; 125-28-801-013; 125-28-801-005;
125-28-801-007; 125-28-801-008

CLARK COUNTY, NEVADA
JUDITH A. VANDER, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
87-12-1999 16:02 CDO
OFFICIAL RECORDS
BOOK: 990712 PAGE: 01690
FEE: \$.00 RPTT: 1,200.00