

**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

757.30'  
S00°12'59"E

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<br>USE       | SURVEYOR'S<br>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        | BHA         | 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*

|                             |
|-----------------------------|
| <b>CITY OF LAS VEGAS</b>    |
| <b>REQUEST FOR COMMENTS</b> |

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

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

*No Comment*

RCVD SEP08'99 14:00 00

*Barthelme*  
*Alarm Office*

ATTACHMENT: MAP

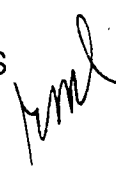
# Memorandum

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

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

**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**

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

**PLEASE RETURN ANY COMMENTS TO:      MATT PINJUV**  
**@ D. S. C., 731 S. 4<sup>TH</sup> 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: \_\_\_\_\_  
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. Baines  
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. BAINES, 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

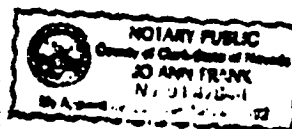
on MARCH 16, 1999

by CHARLES S. CHANDLER

GRANDE RONDE, INC., a Nevada corporation

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

Signature J. 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 RECORDED  
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