

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-30-98

APN 139-35-212-007

Location STEWART & 13TH

Applicant NEVADA H.A.N.D. INC

Subject

PARCEL MAP



PROJECT NAME/LOCATION: **PM 30-18, STEWART PINES, STEWART/14th ST.**
 PM- **30-98** SURVEYOR/ENGINEER: **L.R. NELSON**

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/22	JESUS	APPROVED	9/30/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	9/30/98	CME	w/Comments Approved	10/5/98		
FLOOD CONTROL	9/30/98	CREG	APP'D	10/1/98		
SANITATION	9/30/98	BHD	App'd	9/30/98		
DEVELOPMENT COORDINATION	10/2/98	cic	App'd w/cond	10/2/98		
PLANNING & DEVELOPMENT	10/5/98	MP	APPROVED	10/9/98		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY See Attached Comment

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION Add perpetual access & parking statement since parking for Parcel 2 is accessed through Parcel 3

PLANNING & DEVELOPMENT _____

SURVEY _____

Date:

August 28, 1998

MEMORANDUM

TO: BRENT WOOLSEY, PLS L.R. NELSON CONSULTING ENGINEERS	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM-30-98 NEVADA H.A.N.D., INC.	COPIES TO: Matt Pinjuv Planning and Development

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:

The rights-of-way dimensions and boundary for the north and east lines of Parcel 1 are incorrect. We allowed the reversionary map to go through as it was submitted since the earlier map had also been incorrect. If you have any questions about the current right-of-way on 14th Street, please contact our Right-of-Way Section at the Development Services Center for further information and documentation.

The dimensions on the access easement parallel to the lot line common to Parcels 2 and 3 are incorrect as shown. Please correct.

There are two curves shown on the easterly side of the access easement which appear to be the same curve. It is not clear why they are broken.

Please correct the Curve Table as noted.

Please check the description in the title block and in the Surveyor's Certificate for this property.

Please make corrections to the certificates as noted.

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

DATE

August 19, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-30-98
Navada H.A.N.D., Inc.

(NWC of 14th Street and Stewart Avenue)

COPIES TO:

Cheri Edelman, 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. Reversionary Parcel Map (*C.L.V. Parcel Map #PM-25-98*) must record prior to recordation of this Parcel Map.
2. No improvements nor bonds are required prior to the recordation of this Parcel Map. Future development of the parcels created with the recordation of this Parcel Map shall be in accordance with all applicable conditions of approval for Zoning Application Z-5-98 and all other subsequent, site-related requirements.
3. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
4. 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:*

The 40 feet of right-of-way shown on 14th Street, north of Marlin Avenue, should be revised to read 30 feet, to agree with recorded City documents.



CLARK COUNTY HEALTH DISTRICT

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

DATE: July 22, 1998
OWNER: NEVADA H.A.N.D. INC
PM NO: 30-98 (CITY)
SURVEYOR: WOOLSEY, BRENT ROSS

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.



Ref 4086

CITY OF LAS VEGAS JUL 21 1998 4:23 PM

CITY OF LAS VEGAS REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 16, 1998
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM - 30-98 NEVADA H.A.N.D., INC.	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by AUGUST 6TH, 1998

No Comment

*Jim Vilbert
Class Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 16, 1998
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - STACEY CAMPBELL SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHRODER SPECIAL IMPROVEMENT - D. BLISS DISTRICT (SID)	
SUBJECT: PARCEL MAP PM - 30-98 NEVADA H.A.N.D., INC.	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by: AUGUST 6TH, 1998

ATTACHMENTS: APPLICATION, DEED, & MAP

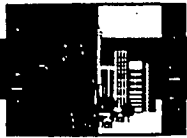
CITY OF LAS VEGAS

REQUEST FOR COMMENTS

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TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM - 30-98 NEVADA H.A.N.D., INC.	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by AUGUST 6TH, 1998

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 7/10/98

APPLICATION/PETITION FOR: _____

Parcel Map

(Type of Action Requested)

Project Address (Location): Stewart & 13thProposed Use: Senior Apt. ComplexAssessor's Parcel No(s): 139-35-212-007, 012, 013 & 014Project Name: Stewart & 13th Senior Apartment Complex

Existing General Plan Designation: _____

Proposed General Plan Designation: _____

Existing Zoning: RPD-21 / R-2

Proposed Zoning: _____

Ward No.: 3

Commercial Sq. Ft.: _____

Floor Area Ratio: _____

Gross Acres: _____

Lots/Units: 3

Density: _____

Additional Information: 2-5-98139-35-212-013 + -014 = R-PD21 = 2-5-98
139-35-212-012 + -007 = R-2

APPLICANT INFORMATION:

Property Owner(s): Nevada H.A.N.D. Inc.Contact: Mike MullinAddress: 2200 E. Patrick Lane #26Tel: 739-3345Fax: 739-3305City: Las VegasState: NVZip: 89119Applicant: Same as Owner

Contact: _____

Address: _____

Tel: _____

Fax: _____

City: _____

State: _____

Zip: _____

Represented By: L. R. Nelson Consulting Eng.Contact: Sonja MossAddress: 3035 E. Patrick Ln. #9Tel: 798-7978Fax: 451-2296City: Las VegasState: NVZip: 89120SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME) NEVADA HAND, INC. byPROPERTY OWNER(S): MICHAEL MULLIN, PresidentPrint First & Last Name: Michael MullinSubscribed and sworn before me this N/A day of _____ 19____

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-30-98

Meeting Date: _____

Required Signs: NONEMap No.: M-35-3Total Fee(s): \$300.00Receipt No.: #22080Date Accepted: 07/10/98Accepted By: Dave Bruth

PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? xxx Yes No
2. List the names of public access streets between this property and the nearest major streets:
Bounded by 13th St, East Stewart Ave. & 14th Street
3. Describe the existing improvements and/or condition of streets in item #2 above: All street
improvements are existing with the exception of portions of
sidewalks on 14th street
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: There is an existing
14" water line in 14th street and an existing 12" water line in
Stewart
5. Will property be serviced by the City Sanitary Sewer System? xxx Yes No
6. Is immediate development proposed on the parcels of land to be created: xxx Yes No
If yes, on which Parcel (#1, #2, 3tc.)?

If yes, indicate type of development and anticipated date construction will commence:

Senior Apartments

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.

PLANNING AND DEVELOPMENT DEPARTMENT

FINAL MAP CHECKLIST

SUBDIVISION NAME: _____

DEPARTMENT OF PUBLIC WORKS VERIFICATION: A complete Drainage Plan and Technical Drainage Study for the above named project has been submitted to and verified by the Department of Public Works.

Signature

Print Name

Date

(Must be signed by an authorized employee from the Department of Public Works)

FINAL MAP CONTENTS

- ☐ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☐ Date, north point and scale.
- ☐ Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☐ Existing and proposed utility rights-of-way and easement widths.
- ☐ Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☐ All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ Bearing or 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.
- ☐ Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Planning and Development Department. When required, it shall be submitted on separate drawings.

- ☐ Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Housing Authority of the City of Las Vegas, Nevada

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant,
Bargain, Sell and Convey to Nevada H.A.N.D. INC., A NEVADA CORPORATION

all that real property situated in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

That portion of Section 35 Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

Lot Numbers Two (2), Three (3) and Four (4) as shown on that certain Parcel Map on file in file 63 of Parcel Maps, page 86 of Clark County, Nevada records.

* APN 139 35 212 007, 139 35 212 012, 139 35 212 013, 139 35 212 014

SUBJECT TO: 1. Taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights-of-way and easements of record.

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

Witness _____ hand _____ this 12TH day of MAY, 19 97

STATE OF NEVADA }
COUNTY OF Clark } SS.

Housing Authority of the City of Las Vegas Nevada

BY:

Frederick A. Brown

FREDERICK A. BROWN

On May 12, 1997

Before me, a Notary Public, personally appeared

Frederick A. Brown

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Signature

June E. Montgomery
(Notary Public)

(Notarial Seal)

My appl. exp. July 2, 1997
Clark County
Notary Public - Nevada
JUNE E. MONTGOMERY



ESCROW NO: 96-12-0193 LAE/SW

MAIL TAX STATEMENTS TO: Nevada H.A.N.D.
2200 E. Patrick Lane # 26, Las Vegas, NV 89119

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY

05-29-97 08:01 TML
BOOK: 970529 INST: 00379

FEE: 7.00 RPT: EX#002

DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL