

Planning & Development Department

Scanning Cover Sheet

Case No PM-33-97

APN 138-14-601-027

Location Torrey Pines & Peak Drive

Applicant Clark County School District

Subject



FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: BERKLEY L. BUNKER ELEMENTARY SCHOOL CCSD
 RM FM-33 - 97 SURVEYOR/ENGINEER: GC WALLACE

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	10/29	mg	APP'D	10/29	FOR USE	SURVEYORS ONLY
RIGHT-OF-WAY	10/29/97	cmc	APP'D	11/4/97		
FLOOD CONTROL	10/30/97	CREG	APP'D	10/30/97		
SANITATION	10/30/97	BAB	APP'D	11/3/97		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	11.4.97	LINDER	APP'D	11.6.97		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY Map needs the RPM # labeled on the ^{lower} right-hand corner above the map name. Change R.O.Way

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

#14 R.O.W

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

DATE

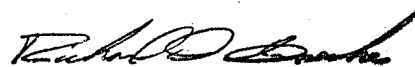
November 4, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-33-97
Clark County School District Board of Trustees

(NEC Torrey Pines Drive & Peak Drive)

COPIES TO:

John McNellis, 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 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 conditions of approval for Zoning Application Z-51-97. No performance guarantees to ensure future compliance with the zoning conditions are required in conjunction with this Reversionary Parcel Map.



CLARK COUNTY HEALTH DISTRICT

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

DATE: October 14, 1997
OWNER: CLARK COUNTY SCHOOL BOARD OF TRUSTEES
PM NO: 33-97 (CITY/REVERSIONARY)
SURVEYOR: BURN, PAUL

PLANNING AND
DEVELOPMENT

OCT 23 9 11 AM '97

RECEIVED

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. A copy of the well log is also required.



Date:

October 21, 1997

MEMORANDUM

TO: Paul Burn, PLS GC Wallace, Inc.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM 33-97 Reversion to Acreage Clark County School District	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:

The map is technically correct as submitted.

PLANNING AND
DEVELOPMENT

OCT 22 2 39 PM '97

RECEIVED

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE October 7, 1997
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 - GARY PHILIPS/RICK SCHRODER SPECIAL IMPROVEMENT DISTRICT - D. BLISS	
SUBJECT: REVERSIONARY PARCEL MAP PM-33-97 Clark County School District Board of Trustees for Berkley L. Bunker Elementary School	

PLEASE RETURN ANY COMMENTS TO GARY REID, SR. ENG. TECH.
- ENGINEERING/PLANNING DIVISION
by: October 20, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE October 7, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: REVERSIONARY PARCEL MAP PM-33-97 Clark County School District Board of Trustees for Berkley L. Bunker Elementary School	

PLEASE RETURN ANY COMMENTS TO ROBERT LINDER,
@ DSC. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: October 20, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: SEPTEMBER 18, 1997

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): TORREY PINES AND PEAK DRIVE

Proposed Use: ELEMENTARY SCHOOL Assessor's Parcel No.: 138-14-601-027

Project Name: BERKLEY BUNKER ELEMENTARY SCHOOL Ward No.: _____

Existing General Plan: _____ Sixteenth Section: _____ of the NE 1/4 of Section: 14 Township: 20 Range: 60

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

Gross Acres: 1.83 Lots/Units: _____ Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): CLARK COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES Contact: SUSAN C. BRAGER, PRESIDENT

Address: 2832 EAST FLAMINGO ROAD

City: LAS VEGAS State: NV Zip: 89121 Tel: 799-5011 Fax: _____

Applicant: SAME AS ABOVE Contact: _____

Address: _____

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

Represented By: G.C. WALLACE, INC. Contact: DICK CLARKE

Address: 1555 SOUTH RAINBOW BLVD.

City: LAS VEGAS State: NV Zip: 89102 Tel: 363-2504 Fax: 363-1862

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

Owner(s):

Subscribed and sworn before me this 18th day of Sept. 1997

Notary Public

Notary Public-State Of Nevada
COUNTY OF CLARK
DAWN LEONE MILLER
My Appointment Expires
October 7, 1997

FOR DEPARTMENT USE ONLY

Case No.: PM-33-97

Meeting Date: N/A

Required Signs: N/A

Map No.: L-14-4

Total Fee(s): 300-

Receipt No.: 10606

Date Accepted: 9/18/97

Accepted By: JDE

950804.00303

AMERICAN EASY 2

Survey No. 99400283-CAK

AJ N. 138-14-601-033

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That MAS TRADING CO., A California Corporation

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to CLARK COUNTY SCHOOL DISTRICT BOARD OF SCHOOL TRUSTEES

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

See attached Exhibit "A" by this reference incorporated herein and made a part hereof for the complete legal description.

SUBJECT TO: 1. Taxes for the fiscal year 19 95 and 19 96.

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

DATE: August 1, 1995

MAS TRADING CO., a California Corporation

BY: Mahmoud A. Soleimani
MAHMOUD A. SOLEIMANI

ITS: President

STATE OF NEVADA

COUNTY OF Clark

SS.

On August 1, 1995

personally appeared before me, a Notary Public,

Mahmoud A. Soleimani, President

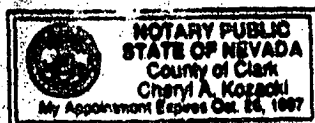
personally known (or proved) to me to be the person whose name is subscribed to the above instrument and acknowledged that he

Signature

[Signature]
(NOTARIAL SEAL)

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE

WHEN RECORDED MAIL TO:
BARBARA RODGERS, REALTY SPECIALIST
CLARK COUNTY SCHOOL DISTRICT
4828 S. PEARL STREET
LAS VEGAS, NV. 89121



950804.00303

EXHIBIT "A"

PARCEL 1:

The Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 20 South, Range 60 East, M.D.B. & M.

PARCEL 2:

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 20 South, Range 60 East, M.D.B. & M.

PARCEL 3:

The Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest and to the South Thirty (30) feet as conveyed to Clark County by Deed recorded January 6, 1961 in Book 276 as Instrument No. 223587 of Official Records.

PARCEL 4:

That portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 20 South, Range 60 East, M.D.B. & M.

More particularly described as Parcels One (1), Two (2), Three (3) and Four (4) of Parcel Maps in file 18, page 77 of Official Records of Clark County, Nevada, recorded April 14, 1978 as Document No. 832183.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIDELITY NATIONAL TITLE
88-04-95 88184 NLE 2
OFFICIAL RECORDS
BOOK: 950804 INST: 00303
FEE: 8.00 RPT: EX6002

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.

Susan C. Brager
Applicant's Signature

9/18/97
Date



Current Planning Division

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:
TORREY PINES DRIVE, PEAK DRIVE AND MUSTANG STREET
3. Describe the existing improvements and/or condition of streets in item #2 above: UNIMPROVED HALF STREETS
ADJOINING PROPERTY, TO BE IMPROVED WITH CIVIL SITE ENGINEERING.
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: LAS VEGAS VALLEY WATER DISTRICT,
10" LINE IN PEAK AVENUE
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 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
BERKLEY BUNKER ELEMENTARY SCHOOL/OCTOBER 2, 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.