

Planning & Development Department
Scanning Cover Sheet

Case No PM-33-98

APN 125-21-701-001

Location SE CORNER RANCHO & DEER SPRINGS

Applicant BECKER REALTY

Subject

PARCEL MAP



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

PROJECT NAME/LOCATION: REVERSIONARY PARCEL MAP 33-98

PM- 33-98

SURVEYOR/ENGINEER: _____

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	9/18	JC	APPROVED	9/22	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	9/22/98	CME	App'd	9/24/98		
FLOOD CONTROL	9/22/98	GREG	APPD	9/22/98		
SANITATION	9/22/98	BWA	App'd	9/22/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/24/98	MP	APPROVED	9/25/98		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____



CLARK COUNTY HEALTH DISTRICT

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

DATE: August 11, 1998
OWNER: CIMARRON SPRINGS LLC
PM NO: 33-98 (CITY/REVERSIONARY)
SURVEYOR: RIEKKI, ALAN R

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available to property. No individual sewage disposal systems are to be installed.

34.40 ac

PLANNING AND
DEVELOPMENT

SEP 10 9 07 AM '98

RECEIVED



Date:

August 28, 1998

MEMORANDUM

TO:

ALAN RIEKKI, PLS
VTN NEVADA

FROM:

Rita M. Lumos, PLS
City Surveyor

RML

SUBJECT:

PM-33-98
REVERSION TO ACREAGE - CIMARRON
SPRINGS LLC

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:

Please correct the spelling of Clark County in the title.

The legal description is incorrect in the title block.

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

DATE

August 18, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-33-98
Cimmaron Springs, LLC

(SWC of Deer Springs Way and Conough Lane)

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

COMMENTS:

We have no objection to this Reversionary Parcel Map application for property located on the southwest corner of Deer Springs Way and Conough Lane, for the purpose of reverting to acreage a portion of Lots 1, 2 and 3 of recorded Parcel Map: File 28, Page 80. No improvements, bonds nor drainage plans/studies are required prior to the recordation of this Reversionary Parcel Map.

Ref #4108

RVD AUG04'98 13:44:00

CITY OF LAS VEGAS REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 28, 1998
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM - 93-98 (REVERSIONARY) CIMMARON SPRINGS, L.L.C./BARRY BECKER REALTY	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: AUGUST 17TH, 1998

No Comment

*Gunn Vilbert
Alarm Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 28, 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 - 33-98 (REVERSIONARY) CIMMARON SPRINGS, L.L.C./BARRY BECKER REALTY	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by: AUGUST 17TH, 1998

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 28, 1998
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM - 33-98 (REVERSIONARY) CIMMARON SPRINGS, L.L.C./BARRY BECKER REALTY	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: AUGUST 17TH, 1998

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

Current Planning Division

APPLICATION/PETITION FORM

Date: 7/17/98

APPLICATION/PETITION FOR: Reversionary Parcel Map

(Type of Action Requested)

Project Address (Location): Southeast corner of Rancho and Deer Springs
 Proposed Use: Residential Assessor's Parcel No(s): 125521701001, 0023, 0036
 Project Name: Rancho/Deer Springs
 Existing General Plan Designation: _____ Proposed General Plan Designation: _____
 Existing Zoning: U Proposed Zoning: _____ Ward No.: _____
 Commercial Sq. Ft.: _____ Floor Area Ratio: _____
 Gross Acres: 32.68 Lots/Units: 1 Density: _____
 Additional Information: PM-28-80

APPLICANT INFORMATION:

Property Owner(s): <u>Cimmaron Springs, LLC</u>	Contact: <u>Barry Becker</u>
Address: <u>50 S. Jones #101</u>	Tel: <u>870-0212</u> Fax: <u>870-4976</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89107</u>
Applicant: <u>Becker Realty</u>	Contact: <u>Barry Becker</u>
Address: <u>50 S. Jones #101</u>	Tel: <u>870-0212</u> Fax: <u>870-4976</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89107</u>
Represented By: <u>VTN Nevada</u>	Contact: <u>Jane Gaster</u>
Address: <u>2727 S. Rainbow Blvd</u>	Tel: <u>873-7550</u> Fax: <u>362-2597</u>
City: <u>Las Vegas</u>	State: <u>NV</u> Zip: <u>89102</u>

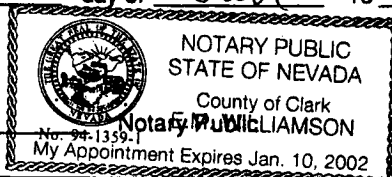
SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): [Signature]

Print First & Last Name: Jim Zacher

Subscribed and sworn before me this 12 day of June 19 98

[Signature]



FOR DEPARTMENT USE ONLY

Case No.: PM-33-98 REVERSIONARY
 Meeting Date: _____
 Required Signs: N/A
 Map No.: G-21-4
 Total Fee(s): \$300.00
 Receipt No.: #
 Date Accepted: 07/17/98
 Accepted By: [Signature]



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference	Application/ Petition Form	Notarized Signature	Fee(s)	Deed and Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan and Floor Plan	Tentative Map	Final Map/ Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting	Assessor's Parcel/ Location Map
Annexation		●	●		●	●								●			●
General Plan Amendment	●	●	●	●	●	●		●						●		●	●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●	●
Extension of Time		●		●		●											
Site Development Plan Review	●	●	●	●	●	●		●	●	●	●						
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●	●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●	●
Minor Exception/Certification Form		●	●	●	●	●			●		●						
Tentative Map		●		●	●			●				●			●		
Final Map		●		●				●					●		●		
Vacation of Public Rights-of-Way		●	●	●	●	●					3			●			●
Parcel Map		●		●	●								●		●		●
Temporary Commercial Permit		●	●	●		●			●		●						●
Sign Certification Permit		●		●					●		●						
Review of Condition(s)		●		●		●					●						
All Other Applications	●	●	●	●	●	●			●		●						
Street Name/Address Change		●	●	●	●	●											●
SUMMERLIN																	
Master Development Plan Review	●	●	●	●	●	●		●	●	●	●						
City Referral Group Site Plan Review		●		●			●		●	●	●						●
Major Modification (PC)	●	●	●	●	●	●	●	●	●	●	●					●	●
Major Deviation (BZA)	●	●	●	●	●	●	●	●	●		●					●	●
Minor Modification		●	●	●	●	●	●				●						
Minor Deviation		●	●	●	●	●	●		●		●						

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

6-12-98



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:
Frontage and Deer Springs
3. Describe the existing improvements and/or condition of streets in item #2 above:
Frontage- 24' Access Road
Deer Springs- Improved to 1/2 street section north of centerline
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
12" waterline within Frontage 2500' north of site
10" waterline within Deer Springs
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: X Yes No
If yes, on which Parcel (#1, #2, 3tc.)? 1, 2 and 3
If yes, indicate type of development and anticipated date construction will commence: Development to be commercial and residential apartments. Commencement date depends upon city approval

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.

Order No. 96-10-2361 RMG

ESCROW NO. 96-10-2361 RMG

WHEN RECORDED, PLEASE MAIL TO:

CIMMARON SPRINGS, LLC
C/C Becker Realty Corp.
50 SOUTH JONES SUITE 101
LAS VEGAS, NEVADA

125-21-701-003
125-21-701-002
125-21-701-001

GRANT BARGAIN SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged,

PEARL CORPORATION, a Hawaii corporation

do hereby GRANT, BARGAIN and SELL to

CIMMARON SPRINGS, LLC, a Nevada limited liability company

the real property situated in the County of Clark, State of Nevada,
described as set forth on Exhibit "A" attached hereto and
incorporated by this reference.

TOGETHER with all tenements, hereditaments, and appurtenances
including easements and water rights, if any, thereto belonging or
appertaining, and any reversions, remainder, rents, issues or
profits thereof.

Dated: April 21, 1997

PEARL CORPORATION,
a Hawaii Corporation

BY: Stephen A. Chan
PRINT NAME: STEPHEN A. CHAN
TITLE: PRESIDENT

(Single Form)

STATE OF CALIFORNIA

County of LOS ANGELES

On APRIL 21, 1997

personally appeared

STEPHEN A. CHAN

attached to Grant Bargain Sale Deed to CIMMARON SPRINGS, LLC

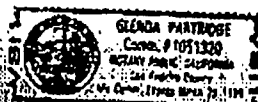
before me, the undersigned, a Notary Public in and for said State,

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

Glenda Partridge
Notary Public in and for said County and State
GLENDA PARTRIDGE

THIS AREA FOR NOTARY STAMP OR SEAL



ESCROW NUMBER: 96-10-2361 RMG

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the North Half (N1/2) of the South Half (S1/2) of Section 21, Township 19 South, Range 60 East, M.D.M., more particularly described as Lots One (1), Two (2), and Three (3) of that certain Parcel Map of record in File 28, Page 80, recorded November 2, 1975, in Book 1142 of Official Records as Document No. 1101688 in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM all those portions conveyed to the State of Nevada for road purposes by deed recorded August 20, 1991, in Book 910820, as Document No. 00234 of Official Records.

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

NEVADA TITLE COMPANY

24-29-97 11:18 CPD 2

BOOK: 970-29 INST: 01079
OFFICIAL RECORDS

FEE: 8.00 RPT: 2,730.00