

Comments



Separator Sheet

**PARCEL MAP PROCESSING
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: <u>Jim Marsh</u>						
MAP: <u>PM-P - 15490</u> SURVEYOR / ENGINEER: <u>Dwyer</u>						
SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	2/15/07	KB	☒ ☐	2/15/07	FOR SURVEYORS USE ONLY	
TRAFFIC			☐ ☐			
RIGHT OF WAY	2/20/07	CC	☒ ☐	2/20/07		
FLOOD CONTROL	2/20/07	RC	☒ ☐	2/20/07		
SANITATION	2/20/07	TP	☒ ☐	2/20/07		
DEVCO	2/20/07	MMV	☒ ☐	2/20/07		
TRAFFIC (RICK S.)			☒ ☐			
PLANNING & DEVELOPMENT	02/21/07		☒ ☐	02/21/07		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT Bond posted under civil project H/18070

RIGHT - OF - WAY _____

FLOOD CONTROL Comply with previous condition # 4 RAUL 209-6171

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: September 15, 2006
Re: **PMP-15490** Jim Marsh American Corporation SEC of Centennial Parkway and Riley Street
Request for a 2 Lot Parcel Map

CONDITIONS OF APPROVAL:

1. Revise the Owner's Certificate to read as follows:

_____ does hereby certify that it is the owner of the lands subdivided within the boundary shown hereon, and hereby consents to the preparation and recordation of this parcel map, and has caused the lands to be surveyed and platted into parcels and does hereby offer and dedicate to the City of Las Vegas, and it's successors and assigns, all public streets and rights-of-way as shown hereon. And does hereby grant to the City of Las Vegas, it successors and assigns, easements as hereby shown and indicated.

Further the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances; and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

2. Construct all incomplete half-street improvements on Centennial Parkway and Riley Street adjacent to this site prior to recordation of this Parcel Map. Riley Street is to be constructed as a 60-foot Town Center Tertiary. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
3. Provide "PMP-15490" on Sheet 1 above the recording information.
4. Meet with the Flood Control Section of the Department of Public Works to determine if any drainage easements are required for this site prior to submittal of construction plans, the issuance of any building or grading permits or recordation of this Parcel Map, whichever may occur first. Provide and improve all drainage ways as recommended.
5. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with City of Las Vegas Municipal Code Sections 18.14.020 and 18.14.030.
6. 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.

CLARK COUNTY
HEALTH DISTRICT

Mission: To protect and promote the health, the environment and the well-being of Clark County residents and visitors.

DATE: August 21, 2006
OWNER: MARSH, JIM AMERICAN CORPORATION
PM NO: PMP-15490
SURVEYOR: THOMAS L. HELLUMS

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.

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CURRENT PLANNING DIVISION**

**DATE
August 15, 2006**

TO:

DEVELOPMENT COORDINATION - GARY REID
DEVCO --- FLOOD CONTROL - RAUL CRUZ
DEVCO --- RIGHT-OF-WAY - CAROLYN CAVINESS
DEVCO --- SANITARY SEWERS - TIM PARKS

ELECTRICAL SERVICES - TOM WILKING

LAND DEVELOPMENT - JEFF GALAMBAS

SURVEY - ALAN R. RIEKKI

SPECIAL IMPROVEMENT
DISTRICT (SID) - MIKE THOMPSON

TRAFFIC ENGINEERING - RICK SCHRODER

**SUBJECT: PARCEL MAP - PMP-15490
JIM MARSH AMERICAN CORP.**

PLEASE RETURN ANY COMMENTS TO:

GARY REID, SR. ENGINEERING TECHNICIAN
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

ON OR BEFORE - AUG. 25TH, 2006

ATTACHMENTS: APPLICATION, DEED & MAP

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE August 15, 2006
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - OZZIE MIRKHAH FIRE SERVICES\COMMUNICATIONS - SHARON OZUNA	
SUBJECT: PARCEL MAP - PMP-15490 JIM MARSH AMERICAN CORP.	

PLEASE RESPOND TO:

DON SCHMEISER, SR. PLANNER
DEVELOPMENT SERVICES CENTER,
CURRENT PLANNING DIVISION
731 S. 4TH ST., LAS VEGAS, NV 89101

ON OR BEFORE AUG. 25TH, 2006

ATTACHMENT: MAP

Action Letter



Separator Sheet

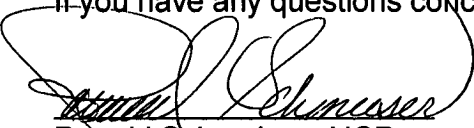
Memorandum Planning and Development

To: Thomas Hellums
From: Don Schmeiser, Senior Planner
Date: September 11, 2006
Re: PMP-15490 – Centennial Parkway and Riley Street

The Planning and Development Department staff has administratively approved your request subject to the corrections noted below prior to Mylar map submittal as follows:

1. On the cover sheet, enter the parcel file number "PMP-15490" above the signature block in the lower right-hand corner.

If you have any questions concerning these changes, please contact me.



Donald Schmeiser, AICP
Senior Planner
229-5915

Pc: Alan Riekki, City Surveyor

Project Checklist



Separator Sheet

PLANNING & 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: Centennial Parkway & Riley Street
3. Describe the existing improvements and/or condition of streets in item #2 above: AC on Centennial, AC & gravel on Riley
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
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: Yes No
If yes, on which Parcel (#1, #2, etc.)?
If yes, indicate type of development and anticipated date construction will commence:

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.

Revised 06/08/05

f:\depot\Application Packet\PMChecklist.doc

What is this size of type?NNNNNNNNNNNNNNNN

Deed



Separator Sheet

20050518-0003186

Fee: \$19.00 RPTT: \$11,730.00
N/C Fee: \$0.00

05/18/2005 13:01:47
T20050092546

Requestor:
CHICAGO TITLE

Frances Deane KGP
Clark County Recorder Pgs: 6

APN: 125-29-502-003
Affix R.P.T.T. \$11,730.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

=ADDRESSEE=

Jim Marsh American Corp
8555 W. Centennial Pkwy
Las Vegas, NV 89149

7/12

ESCROW NO: 05002694-030-MD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Eckley M. Keach, as to an undivided 37.5% interest and Ann Durango LLC, as to an undivided 37.5% interest and David Chesnoff and Diana Chesnoff, husband and wife as to an undivided 25% interest

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Jim Marsh American Corporation, a Nevada Corporation

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

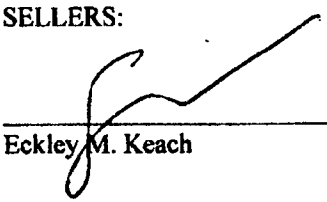
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

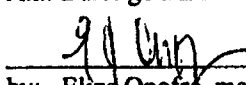
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) on March 30, 2005

SELLERS:


Eckley M. Keach

Ann Durango LLC


by: Elize Onofre, managing member

ESCROW NO: 05002694-030-MD

STATE OF NEVADA)

Escrow No. 05002694-030-MD

COUNTY OF Clark)

On this

5/3/05

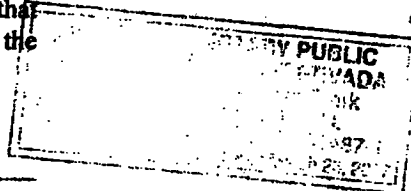
appeared before me, a Notary Public,

Edith M. Keach
& Elize Onofre

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires:



David Chesnoff

Diana Chesnoff

ESCROW NO: 05002694-030-MD

STATE OF NEVADA)

Escrow No. 05002694-030-MD

COUNTY OF Clark)

On this

9th day of May 2005

appeared before me, a Notary Public,

David and Diana
Chesnoff

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires:



ESCROW NO: 05002694-030-MD

EXHIBIT A

The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the North fifty (50') feet, the West thirty (30') feet and that certain spandrel area as conveyed to Clark County by Deed recorded January 31, 1983 in Book 1681 of Official Records, Clark County, Nevada records, as Document No. 1640567.

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-29-502-003

b)

c)

d)

2. Type of Property:

- a) ☒ xx Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$2,300,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value: \$2,300,000.00

Real Property Transfer Tax Due: \$11,730.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Beckley, Keith

Address: 500 S. 4th St

City: LV

State: NV Zip: 89102

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jim Marshall

Address: 8555 W. Charleston

City: LV

State: NV Zip: 89148

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Escrow #: 05002694-030

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

3186

Parcel name: 1

North: 4392.09 East : 10507.58
Line Course: S 89-39-17 W Length: 151.88
North: 4391.18 East : 10355.70
Line Course: N 00-56-32 E Length: 253.43
North: 4644.57 East : 10359.87
Curve Length: 38.73 Radius: 25.00
Delta: 88-46-16 Tangent: 24.47
Chord: 34.97 Course: N 45-19-42 E
Course In: S 89-03-26 E Course Out: N 00-17-10 W
RP North: 4644.16 East : 10384.87
End North: 4669.16 East : 10384.74
Line Course: N 89-42-50 E Length: 126.68
North: 4669.80 East : 10511.42
Line Course: S 00-47-29 W Length: 277.73
North: 4392.09 East : 10507.59

Perimeter: 848.45 Area: 41,956 sq. ft. 0.96 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 64-28-41 E

Error North: -0.002 East : 0.004

Precision 1: 848,450,000.00

Parcel name: 2

North: 4781.45 East : 7847.87
Line Course: N 89-42-50 E Length: 277.90
North: 4782.83 East : 8125.77
Line Course: S 00-38-55 W Length: 277.56
North: 4505.29 East : 8122.62
Line Course: S 89-39-17 W Length: 303.80
North: 4503.46 East : 7818.83
Line Course: N 00-56-34 E Length: 253.43
North: 4756.86 East : 7823.00
Curve Length: 37.54 Radius: 29.06
Delta: 74-00-24 Tangent: 21.90
Chord: 34.97 Course: N 45-19-42 E
Course In: S 81-40-30 E Course Out: N 07-40-06 W
RP North: 4752.65 East : 7851.75
End North: 4781.45 East : 7847.88

Perimeter: 1150.23 Area: 84,001 sq. ft. 1.93 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01 Course: N 63-18-47 E

Error North: 0.003 East : 0.006

Precision 1: 115,023.00

SOFI



Separator Sheet

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: PMP-15490 APN: 125-29-502-003Name of Property Owner: Jim Marsh American CorporationName of Applicant: Dwyer Engineering

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

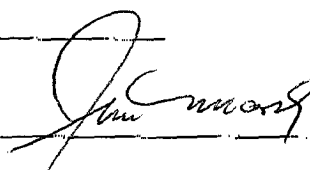
☐ Yes☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

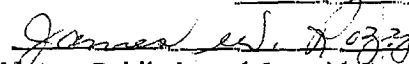
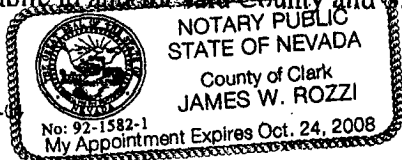
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Print Name: JAMES B. MARSH

Subscribed and sworn before me

This 9 day of JUNE, 2006
Notary Public in and for said County and State

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: PARCEL MAP

Project Address (Location) CENTENNIAL AND RILEY

Project Name PARCEL MAP Proposed Use _____

Assessor's Parcel #(s) 125-29-502-003 Ward # 6

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 1.86 Lots/Units 2 Density _____

Additional Information Two lot parcel map.

PROPERTY OWNER Jim Marsh American Corp. Contact Zip Hauck

Address 8555 W. Centennial Parkway Phone: 946-1000 Fax: 457-8531

City Las Vegas State NV Zip 89149

APPLICANT Dwyer Engineering Contact Thomas Hellums

Address 7330 Smoke Ranch Road, Ste. B Phone: 254-2200 Fax: 254-2236

City Las Vegas State NV Zip 89128

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

FOR DEPARTMENT USE ONLY

Property Owner Signature* James R. Marsh

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

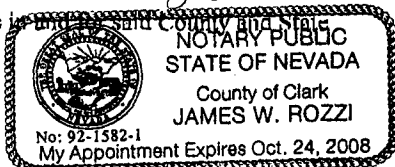
Print Name JAMES R. MARSH

Subscribed and sworn before me

This 9 day of JUNE, 20 06.

James W. Rozzi

Notary Public



Case #	<u>PM-15490</u>
Meeting Date:	_____
Total Fee:	<u>300-</u>
Date Received:	<u>7-28-06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**PMP Application****Report Date** 07/31/2006 09:21 AM**Submitted By**

Page 1

A/P # 15490 **PARCEL MAP****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	07/28/2006 16:09	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

PMP-15490 - CENTENNIAL AND RILEY - Request for a two-lot Parcel Map on 1.93 acres at the southeast corner of Centennial Parkway and Riley Street (APN 125-29-502-003), T-C (Town Center) Zone, Ward 6 (Ross).

Parent A/P #

Project #	15490	Project/Phase Name	CENTENNIAL AND RILEY	Phase #	
Size/Area	1.93 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 12529502003**Location****Owner/Tenant**

Contact ID AC970378	Name	JIM MARSH AMERICAN CORPORATION	
Mailing Address 8555 W CENTENNIAL PWKY	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89149	Country		☐ Foreign
Day Phone (702)946-1000 x	Evening Phone		
Fax (702)457-8531	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12529502003

Report Date 07/31/2006 09:21 AM

Submitted By

Page 2

PARCEL MAP

Type of Map NEW

CLV Drawing #

N Parent Project link required?N Is this a Residential Subdivision? Flood Study required? Traffic Study required?

Blueline Process

Covenant Running with Land Required?

2 # of Residential/Commercial Lots

Mylar Process

0 # of Common Element Lots

0 # of Residential/Commercial Lots

07/28/2006

Blueline Submitted

0 # of Common Element Lots

07/31/2006

Blueline Accepted for Processing

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Recordation Information

Date At 00:00

Subdivision Code (File and Page)

Street Name Has Been Changed

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
981106	SCHMEISER	DONALD	D	PLANNING 229-5915

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	07/28/2006 16:15		0.00
	BRAD BARNSON, DWYER ENGINEERING CORP CK 4198, 254-2200				