

City of Las Vegas
HANSEN CLAIM FOR REFUND FORM

4/11/12 2012
Date prepared

Invoice # : _____
(Invoice # assigned by Finance)

FREDRA JUNIOR, OSI
Preparer's name

Service Address: _____

Refund Amount: 300.00

BECKY STEIN
Payee Name

Attention to:

18241 SE MIARLY LANE

Address

DAMASCUS, OR 97089

City, State, Zip Code

Return of Cash Bond?
(click below for "Yes", "No" options)
No

For the following : EOT-45089
(Application Number and Template Type)

Reason for Refund:

APPLICANT REQUESTED REFUND AS NO FINAL MAP WAS
RECORDED. (PER STEVE GEBEKE, SUPERVISOR)

Claimant Signature

Phone Number

Original Forms must be submitted - no
fax copies will be accepted.

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

Date

12-Apr-12

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)		100%	0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

300.00

Fredra M. Junior

From: Becky Stein [blstein@live.com]
Sent: Wednesday, April 11, 2012 10:57 PM
To: Fredra M. Junior
Subject: RE: Reminder: Email Regarding Refund for Tentative Map #27005/EOT-45089

Hello Fredra,
I have not forgotten, but appreciate the reminder.
I have been traveling since my visit to Las Vegas to submit the application.
Please make the refund payable to, Becky Stein, 18241 SE Miary Lane, Damascus, OR 97089.
Contact phone, 702-250-4542.

Thank you,

Becky Stein

From: fjunior@LasVegasNevada.GOV
To: blstein@live.com
CC: sgebeke@LasVegasNevada.GOV; drankin@LasVegasNevada.GOV; cburney@LasVegasNevada.GOV
Subject: Reminder: Email Regarding Refund for Tentative Map #27005/EOT-45089
Date: Wed, 11 Apr 2012 23:59:20 +0000

Good afternoon Becky,

Per our Thursday, April 5, 2012, telephone conversation; you were to send me an email asking for a refund of the \$300.00 that was paid for an Extension of Time on a Tentative Map that was not recorded. I have not received the aforementioned email from you at this time; in order for the refund to be processed I need some form of communiqué from you with the following information:

1. The name of the company/individual the refund is being made out to.
2. The company/individuals complete address and a contact telephone number.

I was thinking that maybe you forgot, so I am sending you this email as a reminder regarding the refund. I look forward to hearing from you.

Fredra Junior
City of Las Vegas
Department of Planning
(702) 229-4605
fjunior@lasvegasnevada.gov

Fredra M. Junior

To: blstein@live.com
Subject: Reminder: Email Regarding Refund for Tentative Map #27005/EOT-45089

Good afternoon Becky,

Per our Thursday, April 5, 2012, telephone conversation; you were to send me an email asking for a refund of the \$300.00 that was paid for an Extension of Time on a Tentative Map that was not recorded. I have not received the aforementioned email from you at this time; in order for the refund to be processed I need some form of communiqué from you with the following information:

1. The name of the company/individual the refund is being made out to.
2. The company/individuals complete address and a contact telephone number.

I was thinking that maybe you forgot, so I am sending you this email as a reminder regarding the refund. I look forward to hearing from you.

Fredra Junior
City of Las Vegas
Department of Planning
(702) 229-4605
fjunior@lasvegasnevada.gov

Carman Burney

From: Steve Gebeke
Sent: Monday, April 09, 2012 4:35 PM
To: Fredra M. Junior
Cc: Carman Burney; Doug Rankin
Subject: Refund - EOT-45089

No Extension of Time is available for this Tentative Map as no final map was recorded within the initial 4-year expiration period. The Tentative Map (TMP-27005) expires as of 04/10/12.

Please refund all fees associated with EOT-45089 ASAP. Thanks.

Steve Gebeke, AICP

Planning Supervisor, City of Las Vegas
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106
Office: 702-229-5410
Fax: 702-385-7268
sgebeke@lasvegasnevada.gov



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map #27005
 Project Address (Location) 5771 W. Rosada Way, Las Vegas, NV 89130
 Project Name Rosada Park Proposed Use Residential lots
 Assessor's Parcel #(s) 125 36 302 004 Ward # 6
 General Plan: existing ☒ proposed ☐ Zoning: existing ☒ proposed ☐
 Commercial Square Footage 0 Floor Area Ratio NA
 Gross Acres 4.45 Lots/Units 9 Density 2 units per acre
 Additional Information _____

PROPERTY OWNER Becky Stein Contact _____
 Address 18241 SE Miarily Lane Phone: 702 7024542 Fax: _____
 City Danascus State OR Zip 97089
 E-mail Address b1stein@live.com

APPLICANT Becky Stein Contact _____
 Address 18241 SE Miarily Lane Phone: 702 250 4542 Fax: _____
 City Danascus State OR Zip 97089
 E-mail Address b1stein@live.com

REPRESENTATIVE Don Brasher Contact _____
 Address 5970 Sierra Bonita Ct Phone: 702 303-6978 Fax: _____
 City Las Vegas State NV Zip 89149
 E-mail Address rest8r@aol.com

Property Owner Signature* Becky Stein

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

Print Name Becky Stein

Subscribed and sworn before me

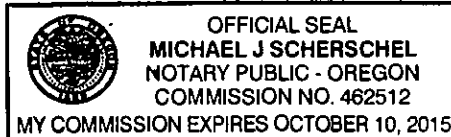
This 5th day of April, 20 12

Michael J. Scherschel - Michael J. Scherschel

Exp. October 10, 2015

Notary Public in and for said County and State
Clackamas, Oregon

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-45089</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$390-</u>
Date Received:	<u>4/9/12</u>
Received By:	<u>BWS</u>

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

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas

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APR 09 2012

April 4, 2012

Becky Stein

18241 SE Miarly Lane

Damascus, OR 97089

RE: Justification Letter

Tentative Map # 27005

Property address: 5771 W Rosada Way, Las Vegas, NV 89130

To whom it may concern,

Please accept this letter as a request for extension of time for the above referenced tentative map.

Currently co-owner, Charlotte Lee resides on the 4.45 acres. Our intention is to subdivide the land into 9 single family residential lots. Charlotte Lee will continue to reside on the property and hold a lot for her personal residence after division of land is complete. Unfortunately we are at a standstill because of the state of our economy and have been unable to complete the job within given time requirements. We are hopeful to fund and resume planning for this project in the near future.

This tentative map was approved four years ago and there haven't been any other issues.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Becky Stein".

Becky Stein

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APR 09 2012

City of Las Vegas

APN: 125-36-302-004

Recording requested by and mail documents and
tax statements to:

Name: Charlotte M. Lee

Address: 5771 W. Rosada Way

City/State/Zip: Las Vegas, NV 89130

DED104mk

Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

20061229-0003025

Fee: \$15.00

RPTT: EX#005

N/C Fee: \$25.00

12/29/2006

12:15:51

120000227663

Requestor:

C LEE

Charles Harvey

Clark County Recorder

ARO

Pgs: 3

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S): Charlotte M. Lee and
Becky L. Richardson, joint tenants.

for and in consideration of Zero Dollars (\$ 0)

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S): Charlotte M. Lee,

Becky L. Stein, Charles F. Stein IV, joint tenants with rights of survivorship.

all that real property situated in the City of Las Vegas

County of Clark, State of Nevada

bounded and described as follows: (Set forth legal description and commonly known address)

SW quarter of Section 36, Township 19 So., Range 60,
East 11th St., more particularly described as the
N 1/2 of parcel 6 delineated on record of survey map,
registered professional engineers file 11, page 39, in the
office of the Clark County Recorder, Clark County, Nevada,
less the North 30 feet which has been decided for the
road purposes, also described as, N2, SE4, NW4, SW4.

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

RECEIVED

APR 09 2012

City of Las Vegas

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 22nd day of December 20 06.

Charlotte L M Lee
Signature of Grantor

Becky L Richardson - Stein
Signature of Grantor

Charlotte L. M. Lee
Print or Type Name Here

Becky L Richardson - Stein
Print or Type Name Here

STATE OF Nevada
COUNTY OF Clark
On this 22nd day of December, 20 06, personally appeared

before me, a Notary Public, Charlotte M Lee, Becky L Richardson-Stein

☐ personally known to me OR ☒ approved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 4/24/10

Consult an attorney if you doubt this forms fitness for your purpose.



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 125-36-302-004
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ _____
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: adding son in law to title

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 Charlotte Lee (Grantor) Capacity Grantor (mother-in-law)

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Charlotte M Lee
Address: 5771 W. ROSADA WAY
City: LAS VEGAS
State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Charles F. Steintz
Address: 5001 POUNDING SURF
City: LAS VEGAS
State: NV Zip: 89131

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

APR 09 2012

CLERK OF LAS VEGAS

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301

Fax 702-474-0352

TTY 702-386-9108

www.lasvegasnevada.gov

April 11, 2008

Ms. Becky Stein
2870 W. Pebble Road
Las Vegas, Nevada 89123

RE: TMP-27005 - TENTATIVE MAP

Dear Ms. Stein:

Your request for a Tentative Map FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.54 acres adjacent to the southwest corner of Leon Avenue and Rosada Way (APN 125-36-302-004), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on April 10, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Torkonian
Steven D Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



07101-001-06-07

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APR 09 2012

City of Las Vegas

Ms. Becky Stein
TMP-27005 - Page Two
April 11, 2008

met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate a 15 foot radius on the southwest corner of Rosada Way and Leon Avenue prior to the issuance of any permits.
7. Construct rural half-street improvements on Rosada Way and Leon Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of asphalt pavement including appropriate overpaving and 30-inch rolled curb on the development side of the street. Unless otherwise allowed by the City Engineer, streetlights shall be constructed at all exterior intersections; all other exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings. The installation of sidewalk shall be deferred. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Rosada Way, Leon Avenue and the interior public streets. Install all appurtenant underground facilities, if any, adjacent to this site including those needed for the future traffic signal system concurrent with development of this site. The interior streets may be constructed at 47 feet with "L" curb or at 49 feet with "Roll" curb. 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.
8. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site,

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City of Las Vegas

Ms. Becky Stein
TMP-27005 - Page Three
April 11, 2008

whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.
11. Site Visibility Restriction Zones (SVRZ) shall be indicated on the civil improvement plans, not on the Final Map.

This action by the Planning Commission on **April 10, 2008** is final unless a written appeal is filed within the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **April 11, 2008**.

Sincerely,



Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

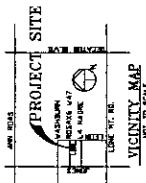
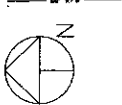
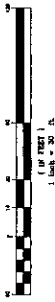
DR:nl:clb

cc: Mr. Phillip Regeski
P.R. Engineering
10225 Schuster Street
Las Vegas, Nevada 89141

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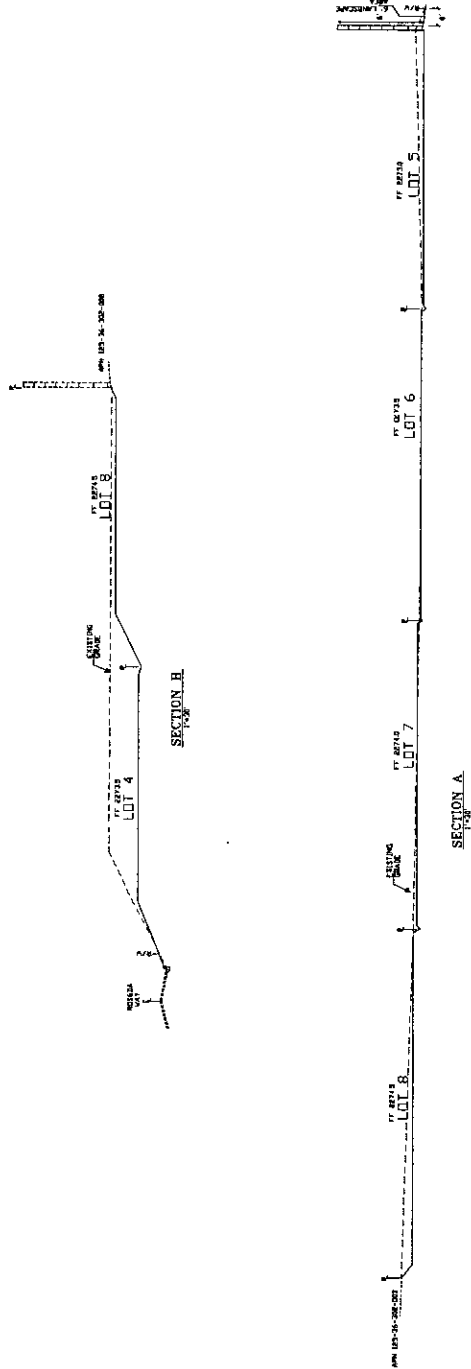
APR 09 2012

City of Las Vegas



LEGAL DESCRIPTION

PORTION OF THE NORTHEAST QUARTER, OF THE SOUTHWEST
QUARTER, OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 40 EAST,
XO, CLATSOP COUNTY, OREGON
PX 125-36-302-004
3 ACRES



BASIS OF BEARING
 NAD 83
 BEARING THE NORTH LINE OF PARCEL 6 PER RECORDS OF SURVEY
 RECORDS IN THE U. S. PAT. & OFFICIAL RECORDS OF CLARK
 COUNTY, NEVADA

BENCHMARK
 N. V. 7030
 1. E. LAS VEGAS BLVD. AND GRAND PLAZA IN TOWN OF CLARK
 COUNTY, NEVADA
 ELEVATION BEING 2275.30 FEET

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, CORPORATION, OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND APPROVAL BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

EXISTING UTILITIES AND IMPROVEMENTS SHOWN ON THESE PLANS WERE LOCATED FROM THE BEST INFORMATION AVAILABLE AT THE TIME. THE ENGINEER BEARS NO RESPONSIBILITY FOR EXISTING UTILITIES AND IMPROVEMENTS NOT SHOWN ON FOR UTILITIES AND IMPROVEMENTS NOT IN THE LOCATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR NOTIFYING ALL UTILITIES AND COMPANIES BEFORE STARTING CONSTRUCTION, AND IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION.

LEGEND & ABBREVIATIONS

GRADE BREAK	CB
EXISTING GRADE	EC
TOP OF CURB	TC
FINISH FLOOR	FL
FINISH LINE	FT
FINISH GRADE	FG
HIGH POINT	HP
TOP OF BASEMENT WALL	TB
STREET SIGN	SS
FIRE HYDRANT	FH
STREET LIGHT	SL

Penelope	AB	NOV 20 1991	1140	ON	

2
SHEET

2014

P.R.E.
CIVIL ENGINEERING
ENGINEERING LAND PLANNING
10225 SCHUSTER ST.
LAS VEGAS, NEVADA 89141
(702) 434-8515

PRELIMINARY

3/18/08
DRAWN BY: PWR
DESIGNED BY: PWR
CHECKED BY: AM
SCALE: 1" = 30'
FILE: 9801-EDW

ROSADA PARK
TENTATIVE MAP SECTIONS

DEVELOPER
ECKY L. STEIN
770 N. PEARLE ROAD
N. MY. 0823
134-0525

DEATH

APR 09 2012

100-100000



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: Tentative Map #27005 APN: 125-36-302-004

Name of Property Owner: Charlotte Lee, Charles Stein IV, Becky Stein

Name of Applicant: Becky Stein

Name of Representative: Don Brasher

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: Becky Stein

Print Name: Becky Stein

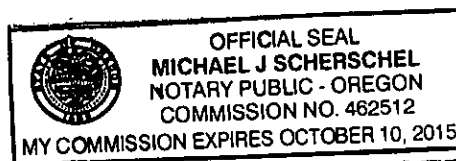
Subscribed and sworn before me

This 5 day of April, 2012

Michael J. Scherschel

Notary Public in and for said County and State

Exp. October 10, 2015
Michael J. Scherschel
Clackamas, Oregon



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APR 09 2012

April 4, 2012

Becky Stein

18241 SE Miarly Lane

Damascus, OR 97089

RE: Statement of Financial Interest for Tentative Map #27005

5771 W Rosada Way, Las Vegas, NV 89130

To whom it may concern;

The above referenced property is shared equally by the deeded owners, Charlotte M Lee 33.3%,
Becky Stein 33.3%, and Charles F Stein IV 33.3%.

Sincerely,

A handwritten signature in cursive script, appearing to read "Becky Stein".

Becky Stein

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