

Report Date 07/28/2015 02:49 PM

Submitted By

Page 1

Act # 713032 A/P # 60268 Act Type CURRENT PL (CASE & PUBLIC PLANNING)

Property Information

Parcel 16203110068

Location

Application Information

Type FMP FINAL MAP Priority
Size/Area 0.34 ACRE Size Description
Declared Valuation 0.00 Project/Phase Name LOTS 9-10, BLOCK 8 BOULDER ADD
Type of Work Dept of Commerce
Desc of Project FMP-60268 - REVERSIONARY FINAL MAP OF A PORTION OF BOULDER ADDITION - APPLICANT: HERITAGE SURVEYING - OWNER: CALIFORNIA LOFT PARTNERS, LLC - For possible action on a request for a Final Map Technical Review FOR REVERSION TO ACREAGE OF LOTS 9 AND 10 OF BLOCK 8 OF BOULDER ADDITION on 0.32 acres at the southwest corner of California Street and Casino Center Boulevard (APN 162-03-110-068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Initial Review

Issued Date/Time 07/22/2015 12:09 Issued By 983922 ☒ System Generated
Scheduled Date/Time Scheduled By ☐ Waived
Department PDCUR Assigned To

Review Results

Reviewed By 983922 ☒ Condition Approval Suspense Date
Start Date/Time 07/28/2015 14:35 Completed Date/Time 07/28/2015 14:35 Actual Time 1.00

Department of Planning staff has administratively approved your request for technical review of this reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-58742" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Include acreage in the Area to be Reverted (14,000 Square Feet / 0.32 Acres)
3. Correct the signature block for the Director of Planning to read as follows, omitting the word "ACTING" from the signature line:

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map MUST be submitted to the City of Las Vegas.

Problems

No Problems

Log

No Log Information

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By JGRIDER Modified Date/Time 07/16/2015 11:07
Comments
No Comments



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

August 5, 2015

Peter Lowenstein, Planning Supervisor
City of Las Vegas Planning and Development
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

SUBJECT: **REVERSIONARY MAP FOR THE PURPOSE OF CONSOLIDATION OF LOTS**
FMP-60268, REVERSIONARY FINAL MAP OF A PORTION OF LOTS 9-10, BLOCK 8
OF BOULDER ADDITION
A.P. N. 162-03-110-068

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a subdivision map filed September 28, 1926 in Book 01, Page 52, of the Recorded Subdivision Maps.

In accordance with the District Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map. However existing developments will continue to be served, and any additional development or redevelopment may require an additional water commitment.

The area included in the subject reversionary map may also include existing District facilities and easement areas that will require resolution by separate action.

If you have any questions, please contact me at (702) 258-3178.

Sincerely,

Doa J. Meade, P.E.
Manager
Engineering Services Division

DJM/MAD/clj

cc: Southern Nevada Health District
Development Services
Heritage Surveying
California Loft Partners, LLC

RECEIVED
AUG 18 2015
Dept of Planning
City of Las Vegas



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JOHN FORSMAN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
HERITAGE SURVEYING
CALIFORNIA LOFT PARTNERS L L C

Date: August 10, 2015

RE: **FINAL MAP 60268 - LOTS 9-10, BLOCK 8 BOULDER ADDITION (REVERSIONARY)**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

713032 CURRENT PL Status: Conditional Approval July 28, 2015

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has administratively approved your request for technical review of this reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-58742" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

2. Include acreage in the Area to be Reverted (14,000 Square Feet / 0.32 Acres)

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"

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map **MUST** be submitted to the City of Las Vegas.

713033 DEVCO Status: Conditional Approval August 03, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

This Final Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Reversion to acreage Final Map to combine lots 9 and 10 of Block 8 as shown in that certain Final Map entitled "Boulder Addition to the City of Las Vegas", recorded in Book 1,

Page 52 of plats.

This map appears to fulfill condition #7 of SDR-57026.

No improvements are required prior to the recordation of this Final Map.
CONDITIONS OF APPROVAL:

1. Provide "FMP 60268" on Sheet 1 above the recording information.
-

713034 SURVEY Status: Conditional Approval July 28, 2015

If you have any questions regarding the following Survey comments please call 229-6217

Please revise the Certificate of Director of Planning Approval as indicated.

All submittals to CLV require the responsible Surveyor to sign and validate each sheet of the plat / map. Future submittals without signature will be returned without CLV review.

Otherwise the map appears to be technically correct as submitted.

 .

End of Comments.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-60268

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	DAVID KLINE	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEBUS
FIRE COMMUNICATIONS	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH DISTRICT	WALTER ROSS
LAS VEGAS VALLEY WATER DISTRICT	CHERYL JAMES
UNITED STATES POSTAL SERVICE	TAMMY FORGET

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

7/23/15

FMP-60268 - REVERSIONARY FINAL MAP OF A PORTION OF BOULDER ADDITION -
APPLICANT: HERITAGE SURVEYING - OWNER: CALIFORNIA LOFT PARTNERS,
LLC - For possible action on a request for a Final Map Technical Review FOR REVERSION TO
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southwest corner of California Street and Casino Center Boulevard (APN 162-03-110-068), C-1
(Limited Commercial) Zone, Ward 3 (Coffin).

PLANNING SUPERVISOR: **ANDY REED** 229-6882



ADMINISTRATIVE

Comments Due: AUGUST 3, 2015

NOTE: Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **ANDY REED** (areed@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map for Lots 9-10, Block 8 of Boulder Addition
 Project Address (Location) 197 E. California Street, Las Vegas, NV 89104
 Project Name Lots 9-10, Block 8 of Boulder Addition Proposed Use Commercial
 Assessor's Parcel #(s) 162-03-110-068 Ward # 3
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage _____ Floor Area Ratio N/A
 Gross Acres .34 Lots/Units 1 Density N/A
 Additional Information _____

PROPERTY OWNER California Loft Partners, LLC Contact _____
 Address 4875 South Durango Drive, Suite 204 Phone: 702 672-8043 Fax: _____
 City Las Vegas State NV Zip 89147
 E-mail Address shelkcapital@gmail.com

APPLICANT Heritage Surveying Contact Tiffany McDaniel
 Address 1895 Village Center Circle Phone: (702) 474-6277 Fax: (702) 255-6902
 City Las Vegas State NV Zip 89134
 E-mail Address tmcdaniel@hs4maps.com

REPRESENTATIVE Same as applicant Contact _____
 Address _____ Phone: _____
 City _____ State _____ Zip _____
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name ADDISON TBM

Subscribed and sworn before me

This 9th day of JULY, 20 15.
Donna De Marco

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # FMP-60268
 Meeting Date: _____
 Total Fee: 750.00
 Date Received: 7/16/15
 Received By: [Signature]

*The application will not be deemed complete until the 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



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- ☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 3. Identification of adjoining properties.
- ☒ 4. A survey analysis sufficient to delineate boundary controlling monuments. **N/A**
- ☒ 5. 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.
- ☒ 6. Existing and proposed street right of way widths and corner radii.
- ☒ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map. **N/A**
- ☒ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☒ 9. Locations and widths of existing and proposed utility rights of way and easements.
- ☒ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- ☒ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- ☒ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E of the Unified Development Code.

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- ☒ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.
- ☒ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☒ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☐ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system. N/A
- ☒ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements. N/A
- ☒ 6. Certificate of Director of Department of Planning/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.
- ☒ 7. Certificate of easement recipients.
- ☒ 8. Certificate of acknowledgment.

C. Supplemental Requirements

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

- ☒ 1. 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. N/A
- ☒ 2. A copy of the deed attesting to the current ownership of the property.
- ☐ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☒ 4. 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.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning.

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JUL 16

Dept of Planning
City of Las Vegas

Updated 7/26/2012

A.P.N.: 162-03-110-068
R.P.T.T.: \$2,040.00

Escrow #14-09-0295-KRF

Mail tax bill to and
When recorded mail to:
California Loft Partners LLC, a Nevada
limited liability company
5586 S. Fort Apache Rd Ste 100
Las Vegas, NV 89148

Inst #: 20141217-0001530
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$2040.00 Ex: #
12/17/2014 10:48:50 AM
Receipt #: 2254661
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: CDE Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **BHM Investments, Inc.,** a Nevada corporation, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **California Loft Partners LLC,** a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS
197 E. California Street, Las Vegas, NV

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED

JUL 16 2015

Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 15th day of December, 2014.

corporation
BHM Investments, Inc., a Nevada corporation
Barbara Hughes
By: Barbara Hughes, President

State of NEVADA

County of Clark

This instrument was acknowledged before me on

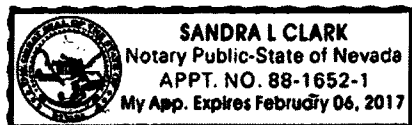
December 15, 2014

by Barbara Hughes as President of BHM Investments, Inc.

Sandra L. Clark
NOTARY PUBLIC

My Commission Expires

02-06-2017



Sandra L. Clark
88-1652-1
Exp. 2-6-17

COPY

A.P.N.: 162-03-110-068
R.P.T.T.: \$2,040.00

Escrow #14-09-0295-KRF

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TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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City of Las Vegas

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By: Barbara Hughes, President

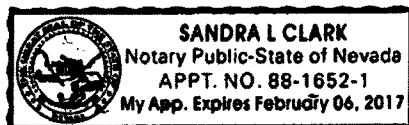
State of NEVADA

County of Clark

This instrument was acknowledged before me on

by Barbara Hughes as President of BHM Investments, Inc.

NOTARY PUBLIC

My Commission Expires

Sandra L. Clark
88-1652-1
Exp. 2-6-17

[Return to previous page](#)

Search Results

Application : 58658 - CIVIL IMPROVEMENT PLANS (L-CIVIL)

Key Number 536866

Status Bond Estimate Completed

Application Added 04/02/2015

Project Name 197 EAST CALIFORNIA

Parcel 16203110068

Location 197 E. CALIFORNIA

Project Description Shell Building Pad

Applicant		Review Info		Inspection Status		Project Info		
	Review Type	Review #	Submitted	Started	Completed	Reviewed By	Status	Comments
1	CIVILBLUE	1	04/07/2015	04/20/2015	04/20/2015	BOULTON	Failed - Resubmitted	Denied per Sewer and Flood. List quantities on notes sheet. Dimension ROW
2	CIVILBLUE	2	05/06/2015	05/19/2015	05/19/2015	BOULTON	Cond. Approval	Denied on 5-19-15 per sewers comments. Waiting for plans from departments
3	CURRENT PL	1	04/07/2015	04/20/2015	04/20/2015	ALABADO	Failed - Resubmitted	C-1, 16203110068, new commercial building subject of SDR-57026/PRJ-56993.
4	CURRENT PL	2	06/02/2015	06/02/2015	06/02/2015	ALABADO	Cond. Approval	2nd Review; the following comments remain outstanding:
5	DEVCO	1	04/07/2015	04/07/2015	04/07/2015	BAILEY	Cond. Approval	See SDR-57026 for conditions:
6	FIRE ENG	1	04/07/2015	04/13/2015	04/13/2015	MILLER	Approved	
7	FIRE ENG M	1	06/23/2015	06/24/2015	06/24/2015	MILLER	Approved	
8	FLOOD	1	04/07/2015	04/08/2015	04/08/2015	SUNG	Failed - Resubmitted	1) Raise the finish floor elevation of all buildings from a) From 2231.24 t
9	FLOOD	2	05/12/2015	05/13/2015	05/13/2015	SUNG	Approved	
10	SEWER	1	04/07/2015	04/09/2015	04/09/2015	CRUZ-SANTIAGO	Failed - Resubmitted	DENIED because SS lateral cannot cross

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								property lines. A reversionary map
11	SEWER	2	05/12/2015	05/13/2015	05/13/2015	CRUZ-SANTIAGO	Failed - Resubmitted	DENIED because SS lateral cannot cross property lines. A reversionary map
12	SEWER	3	06/04/2015	06/04/2015	06/04/2015	LETUS	Cond. Approval	Per conversation with Michael Cunningham, Building Permit Final Occupancy w
13	TRAFFIC	1	04/07/2015	04/13/2015	04/13/2015	BOLANOS	Cond. Approval	Dedicate 6' only along California frontage, condition 10 of SDR 57026 call

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[Return to previous page](#)

Search Results

Application : 58658 - CIVIL IMPROVEMENT PLANS (L-CIVIL)

Key Number 536866

Status Bond Estimate Completed

Application Added 04/02/2015

Project Name 197 EAST CALIFORNIA

Parcel 16203110068

Location 197 E. CALIFORNIA

Project Description Shell Building Pad

Applicant		Review Info		Inspection Status		Project Info		
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7	FIRE ENG M	1	06/23/2015	06/24/2015	06/24/2015	MILLER	Approved	
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 Dept of Planning
 City of Las Vegas

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OWNER'S CERTIFICATE

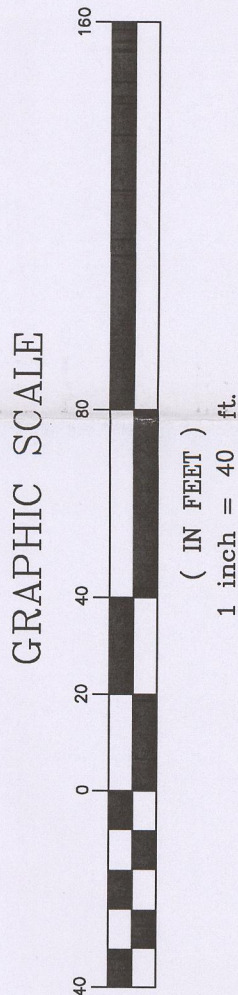
WE, CALIFORNIA LOFT PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE WITHIN PLATTED LANDS, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS REVERSIONARY FINAL MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE PARCELS DELINEATED HEREON.

NAME: _____ DATE: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ S.S.
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, _____, _____
BY: _____
AS: _____
OF: _____

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____ DATE: _____



BASIS OF BEARING

SOUTH 03°19' WEST, BEING THE BEARING OF THE CENTERLINE OF CASINO CENTER BLVD.
(ORIGINALLY RECORDED AS SECOND STREET), AS SHOWN IN BOOK 1, PAGE 52 OF PLATS ON
FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

PLAT MAP NOTE

ON ORIGINAL PLAT: ALL BLOCKS 300' X 400'
ALL LOTS 50' X 140'
ALL STREETS 80' WIDE
ALL ALLEYS 20' WIDE

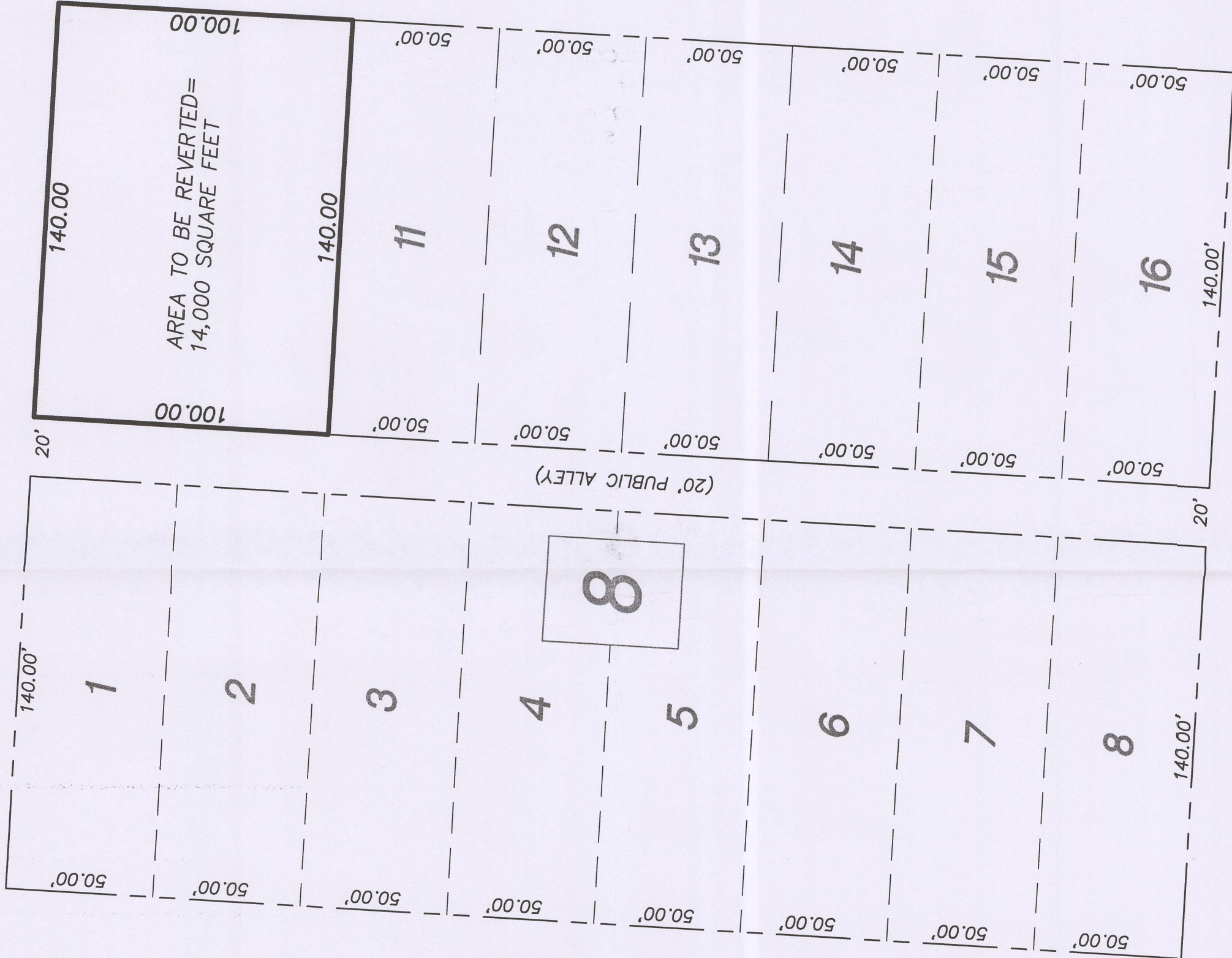
EASEMENT NOTE

THE RECORDATION OF THIS MAP DOES NOT AFFECT THE STATUS OF ANY EXISTING EASEMENTS.

REVERSIONARY FINAL MAP
OF A PORTION OF
"BOULDER ADDITION"

REVERSION TO ACREAGE OF LOTS 9-10 OF BLOCK 8 AS SHOWN IN THAT CERTAIN
FINAL MAP ENTITLED 'BOULDER ADDITION', RECORDED IN BOOK 1, PAGE 52 OF PLATS ON
FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN A PORTION OF
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3,
TOWNSHIP 21, SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CALIFORNIA STREET
(80' PUBLIC ROAD)
N 86°41' W



COLORADO STREET
(80' PUBLIC ROAD)
N 86°41' W

LEGEND

MAP BOUNDARY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY

8

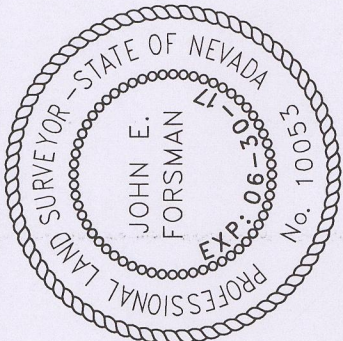
LOT NUMBERS AS SHOWN ON BOOK 1,
PAGE 52 OF PLATS
BLOCK NUMBER AS SHOWN ON, BOOK 1,
PAGE 52 OF PLATS

SURVEYOR'S CERTIFICATE

I, JOHN E. FORSMAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA,
AS AN AGENT OF HERITAGE SURVEYING, CERTIFY, AS DEFINED IN NRS 625.403, THAT:

- 1) THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED AT THE INSTANCE OF CALIFORNIA LOFT PARTNERS, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21, SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THE MAP ENTITLED 'BOULDER ADDITION', RECORDED IN BOOK 1, PAGE 52 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, FROM WHICH A PORTION IS BEING REVERTED. I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
- 3) THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

JOHN E. FORSMAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 10053



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR, CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT ON THIS DAY OF _____ I HAVE EXAMINED THIS REVERSION TO ACREAGE MAP AS SHOWN HEREON AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKKE, PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469
DATE: _____

CERTIFICATE OF DIRECTOR OF PLANNING
APPROVAL

I, CERTIFY THAT THE DIRECTOR OF PLANNING, ON THIS DAY OF _____, DID APPROVE THIS MAP IN CONFORMANCE WITH THE 2780, THROUGH 2780.630, INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

THOMAS A. PERRIGO, MGR
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

RECEIVED

JUL 16 2015
Dept of Planning
City of Las Vegas

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, NRS 278.5695

FMP - 602668

No. _____		FILED AT THE REQUEST OF <i>Heritage Surveying</i>	
DATE _____		TIME _____	
BOOK _____		PAGE _____	
OF PLATS _____		OFFICIAL RECORDS BOOK _____	
No. _____		CLARK COUNTY, NEVADA RECORDS	
DATE _____		DEBBIE CONWAY RECORDER	
FEE \$ _____		DEPUTY _____	
REVERSIONARY FINAL MAP OF A PORTION OF BOULDER ADDITION AS SHOWN ON BOOK 1, PAGE 52 OF PLATS ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21, SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.			
Date: 07-15-15 Drawn: J. FORSMAN Checked: D. CROWTHER Job Number: 5120086		Sheet No. 1 OF 1	
<i>Heritage Surveying</i> 1895 VILLAGE CENTER CIRCLE LAS VEGAS, NEVADA 89134 (702) 474-8277 (H&A-MAPS) FAX: (702) 474-8802 TSM@HSCON.COM			

OWNER'S CERTIFICATE

WE, CALIFORNIA LOT PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE WITHIN PLATTED LANDS, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS REVERSIONARY FINAL MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE PARCELS DELINEATED HEREON.

NAME: _____ DATE: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ S.S.
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, _____
BY: _____
AS: _____
OF: _____

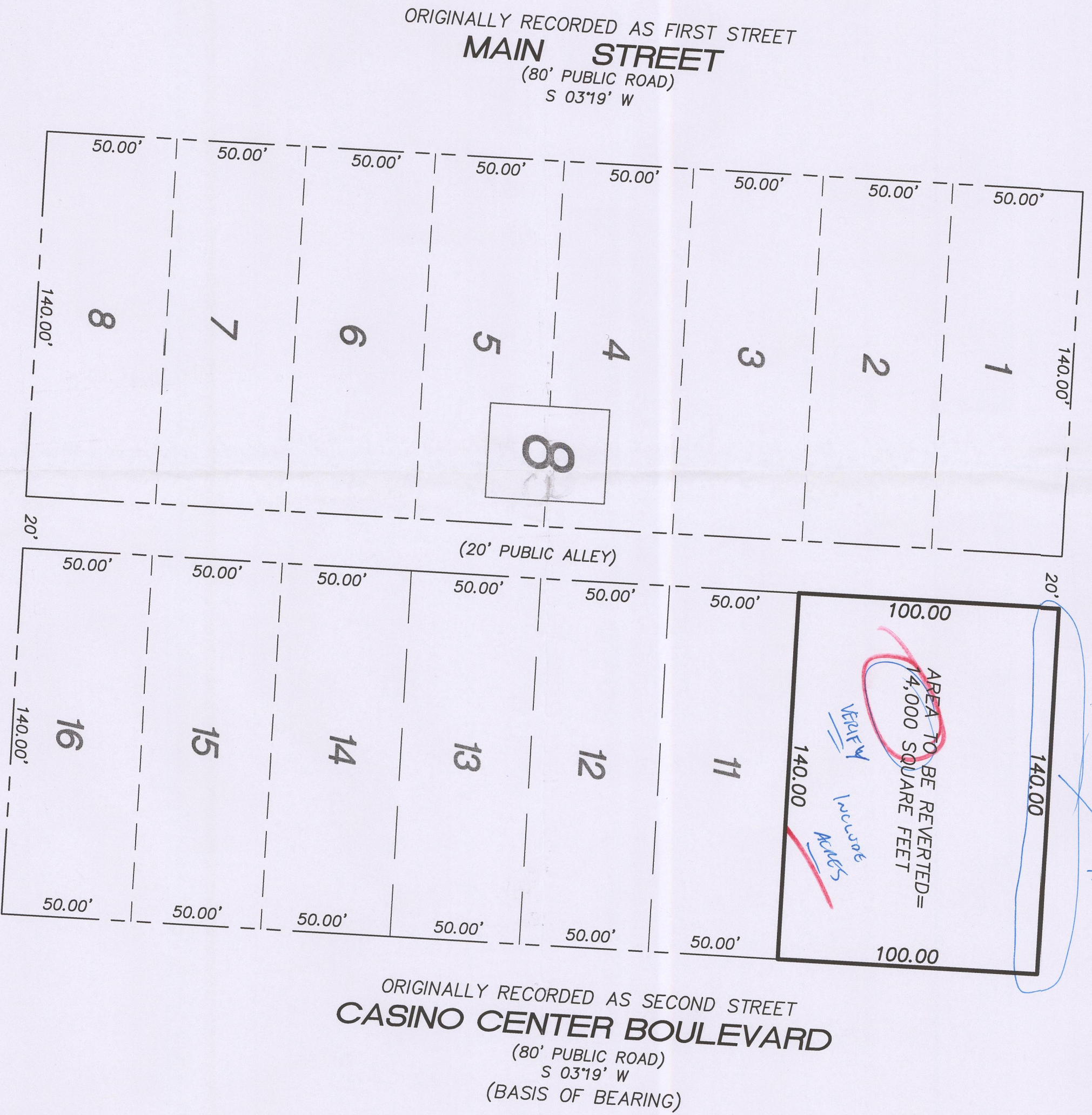
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DATE: _____
MY COMMISSION EXPIRES: _____

REVERSIONARY FINAL MAP
OF A PORTION OF

"BOULDER ADDITION"

REVERSION TO ACREAGE OF LOTS 9-10 OF BLOCK 8 AS SHOWN IN THAT CERTAIN FINAL MAP ENTITLED "BOULDER ADDITION", RECORDED IN BOOK 1, PAGE 52 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CALIFORNIA STREET
(80' PUBLIC ROAD)
N 86°41' W



ORIGINALLY RECORDED AS SECOND STREET
CASINO CENTER BOULEVARD
(80' PUBLIC ROAD)
S 03°19' W
(BASIS OF BEARING)

COLORADO STREET
(80' PUBLIC ROAD)
N 86°41' W

LEGEND

MAP BOUNDARY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY

8
LOT NUMBERS AS SHOWN ON BOOK 1,
PAGE 52 OF PLATS
BLOCK NUMBER AS SHOWN ON BOOK 1,
PAGE 52 OF PLATS

BASIS OF BEARING

SOUTH 03°19' WEST BEING THE BEARING OF THE CENTERLINE OF CASINO CENTER BLVD.
(ORIGINALLY RECORDED AS SECOND STREET) AS SHOWN IN BOOK 1, PAGE 52 OF PLATS ON
FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

PLAT MAP NOTE

ON ORIGINAL PLAT: ALL BLOCKS 300' X 400'
ALL LOTS 50' X 140'
ALL STREETS 80' WIDE
ALL ALLEYS 20' WIDE

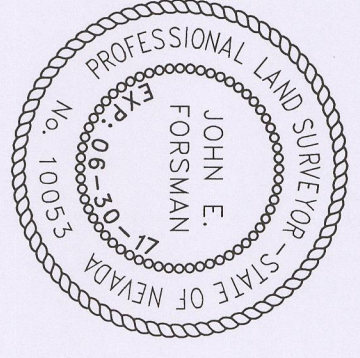
EASEMENT NOTE

THE RECORDATION OF THIS MAP DOES NOT AFFECT THE STATUS OF ANY EXISTING EASEMENTS.

SURVEYOR'S CERTIFICATE

I, JOHN E. FORSMAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF HERITAGE SURVEYING, CERTIFY, AS DEFINED IN NRS 625.403, THAT:
1) THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED AT THE INSTANCE OF CALIFORNIA LOT PARTNERS, LLC.
2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP HAS BEEN PREPARED FROM INFORMATION ON THE FINAL MAP RECORDED IN BOOK 1, PAGE 52 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, FROM WHICH A PORTION IS BEING REVERTED. I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
3) THIS MAP COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

JOHN E. FORSMAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 10053



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKLI, CITY SURVEYOR, CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ I HAVE EXAMINED THIS REVERSION TO ACREAGE MAP AS SHOWN HEREON AND THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKLI, PLS
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING
APPROVAL

I CERTIFY THAT THE DIRECTOR OF PLANNING, ON _____ DAY OF _____, 2015, HAS REVIEWED AND APPROVED THIS MAP IN COMPLIANCE WITH NRS 278.010 THROUGH 278.630 INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

THOMAS A. PERRIGO, AICP
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. NRS 278.5695

FMP - 602468

RECEIVED
JUL 16 2015
Dept of Planning
City of Las Vegas

REVERSIONARY FINAL MAP
OF A PORTION OF BOULDER ADDITION

A REVERSION TO ACREAGE OF LOTS 9-10 OF BLOCK 8 IN BOOK 1, PAGE 52 OF PLATS ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Heritage Surveying
1865 WILAGE CENTER OFFICE
SUITE 100
7021 E. 52ND STREET (N64-4485)
FAX (702) 255-8902
H6MAPS.COM

Date:	07-16-15
Drawn:	J. FORSMAN
Checked:	D. CROWTHER
Job Number:	512.0096
Sheet No.	1 OF 1

No. _____	FILED AT THE REQUEST OF:
DATE _____	Heritage Surveying
BOOK _____	OF PLATS
No. _____	OFFICIAL RECORDS BOOK
CLARK COUNTY, NEVADA RECORDS	
DEBBIE CONWAY, RECORDER	
FEE \$ _____	DEPUTY _____