LAS VEGAS VALLEY
WATER DISTRICT

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

January 3, 2017

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: **CURRENTLY SERVED - REVERSIONARY MAP**
FOR THE PURPOSE OF CONSOLIDATION OF LOTS
FMP-68243, REVERSIONARY FINAL MAP OF A PORTION OF WARDIE ADDITION TO LAS VEGAS & SOUTH ADDITION TO THE CITY OF LAS VEGAS
(PROJECT #125258)
A.P.N. 139-34-710-017, 139-34-710-018 & 139-34-710-019

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are lots 11 through 16 of block 4 included within a map filed May 12, 1913 in Book 1, Page 13, and lots 14 through 16 of block 28 included within a map filed August 25, 1926 in Book 1 page 51, of the Recorded Parcel Maps. However, it should be noted that this parcel does not have the required backflow prevention per NAC445A.67195, and the service and/or services will be required to be retrofit at the time of any development.

The existing development is currently served and will continue to be served with the consolidation of lots 11 through 16. Any additional development or redevelopment may require an additional water commitment to be pursued through the building permit process or process in effect at the time of development.

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

Should you have any questions, please contact me at (702) 822-8348, and reference Map FMP-68243.

Sincerely,

Doa Meade

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

DJM/MAD/mks

cc: Southern Nevada Health District
Development Services
Diamondback Land Surveying
El Benjamin, LLC

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*	**FMP-68243**

HAND DELIVERED

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

SENT/RETREIVED VIA COURIER/INTER-OFFICE MAIL

*TEFO **(DPW)**	REBECCA WHITLOCK	WSC- 3001 RONEMUS
LAS VEGAS VALLEY WATER DISTRICT	MapResponse@lvvwd.com (email and LVVWD courier will pick up from DSC 3rd Floor)	
FIRE COMMUNICATIONS	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH DISTRICT
UNITED STATES POSTAL SERVICE

* ***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

12/22/16

FMP-68243 - REVERSIONARY FINAL MAP OF A PORTION OF WARDIE ADDITION TO LAS VEGAS & SOUTH ADDITION TO THE CITY OF LAS VEGAS - APPLICANT: DIAMONDBACK LAND SURVEYING - OWNER: EL BENJAMIN LLC *- For possible action on a request for a Final Map Technical Review FOR REVERSION TO ACREAGE OF LOTS 11 through 16 on .51 acres at the northeast corner of Bonneville Avenue and 6th Street (APNs 139-34-710-017 through 019), R-4 (High Density Residential), Ward 3 (Coffin).*

PLANNING SUPERVISOR: ***STEVE GEBEKE 229-4693***

☒ ***ADMINISTRATIVE***

Comments Due: ***JANUARY 8, 2017***

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* ***STEVE GEBEKE (sgebeke@lasvegasnevada.gov)****, the Case Planner responsible for this case.*

LIST COMMENTS BELOW:

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary map

Project Address (Location) 6th street & Bonneville Ave

Project Name El Benjamin, LLC **Proposed Use** _____

Assessor's Parcel #(s) 139-34-710-017 & 018 & 019 **Ward #** 3

General Plan: existing _____ **proposed** _____ **Zoning: existing** R-4 **proposed** _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 53 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER El Benjamin, LLC **Contact** THOMAS SCHOEMAN

Address 353 E. Bonneville #610 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

APPLICANT Diamondback Land Surveying **Contact** Trent Keenan

Address 6140 Brent Thurman Way - Suite 230 **Phone:** (702) 823-3257 **Fax:** (702) 933-9030

City Las Vegas **State** NV **Zip** 89148

E-mail Address tkeenan@diamondbacklandsurveying.com

REPRESENTATIVE Diamondback Land Surveying **Contact** Trent Keenan

Address 6140 Brent Thurman Way - Suite 230 **Phone:** (702) 823-3257 **Fax:** (702) 933-9030

City Las Vegas **State** NV **Zip** 89148

E-mail Address tkeenan@diamondbacklandsurveying.com

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.

RECEIVED DEC 2 2 2016 Dept of Planning City of Las Vegas

Property Owner Signature* _____

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

Print Name THOMAS SCHOEMAN

Subscribed and sworn before me

This 21st day of December, 2016.

Lynn K. O'Leary

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF NEVADA County of Clark LYNN K. O'LEARY Appt. No. 04-88029-1 My Appt. Expires April 2, 2020

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	FMP-68243
Meeting Date:	
Total Fee:	750.00
Date Received:*	12-28-16
Received By:	

RECEIVED DEC 2 2 2016 Dept of Planning City of Las Vegas

*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.

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary map

Project Address (Location) 6th street & Bonneville Ave.

Project Name El Benjamin, LLC **Proposed Use** _____

Assessor's Parcel #(s) 139-34-710-017 & 018 & 019 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-4 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .53 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER El Benjamin, LLC **Contact** ROBERT N PECCOLE, JR

Address 8689 W. Charleston Blvd. #109 **Phone:** (702) 366-9140 **Fax:** (702) 366-9217

City Las Vegas **State** NV **Zip** 89117

E-mail Address rob@peccole.lvcoxmail.com

APPLICANT Diamondback Land Surveying **Contact** Trent Keenan

Address 6140 Brent Thurman Way - Suite 230 **Phone:** (702) 823-3257 **Fax:** (702) 933-9030

City Las Vegas **State** NV **Zip** 89148

E-mail Address tkeenan@diamondbacklandsurveying.com

REPRESENTATIVE Diamondback Land Surveying **Contact** Trent Keenan

Address 6140 Brent Thurman Way - Suite 230 **Phone:** (702) 823-3257 **Fax:** (702) 933-9030

City Las Vegas **State** NV **Zip** 89148

E-mail Address tkeenan@diamondbacklandsurveying.com

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Property Owner Signature* _____

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

Print Name ROBERT N PECCOLE, JR

Subscribed and sworn before me

This 13th day of December, 20 16.

Lynn K. O'Leary

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN K. O'LEARY
Appt. No. 04-88029-1
My Appt. Expires April 2, 2020

FOR DEPARTMENT USE ONLY

Case #	FMP-68243
Meeting Date:	Admin
Total Fee:	$ 750.00
Date Received:*	12/20/16
Received By:	

*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.

RECEIVED
DEC 20 2016
Dept of Planning
City of Las Vegas

Revised 03/28/16

DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Final Map Technical Review is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Final Map Technical Review application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Final Map Technical Review.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible

FEES: $750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

CIVIL IMPROVEMENT PLAN SUBMITTAL: Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

NOTE: A copy of the street name approval letter issued by the Las Vegas Department of Fire and Rescue/Communications Division shall be required for any map with proposed new streets. The letter shall be submitted to the Department of Planning for review prior to approval of the mylar for recordation.

PROOF OF RECORDATION: Once recorded, the applicant shall provide the recordation information on the postcard provided at the time of mylar release, including Instrument Number, date of recordation, receipt number, map name, book/file name, page number, CLV case number, the number of pages recorded and who recorded the map, to the City Engineering Division, Survey Section.

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.

☐ 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.

☐ 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.

☐ 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.

☐ 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.

☐ 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.

☐ 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 Chapters278 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.

APN: 139-34-710-017

41

Recording Requested by:

Inst #: 20161213-0000748
Fees: $19.00 N/C Fee: $0.00
RPTT: $1160.25 Ex: #
12/13/2016 11:08:28 AM
Receipt #: 2953490
Requestor:
PECCOLE & PECCOLE LTD
Recorded By: MAYSM Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

And When Recorded Return To
And Mail Tax Statements To:

PECCOLE & PECCOLE, LTD.
8689 W. Charleston Blvd., #109
Las Vegas, Nevada 89117

(Space above Line for Recorder's Use Only)

Quitclaim Deed

For and in consideration of $10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, 6TH STREET PARTNERS, LLC, a Nevada limited liability company ("Grantor"), as grantor, does hereby remise, release and forever quitclaim to EL BENJAMIN, LLC, a Nevada limited liability company ("Grantee"), as grantee, the real property in the County of Clark, Nevada (hereinafter referred to as the "Property") described on Attachment "A" attached hereto and incorporated herein by this reference. Together with all tenements, hereditaments and appurtenances, including easements, water and mineral rights thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date hereinafter written.

6TH STREET PARTNERS, LLC,
a Nevada limited liability company

By: _____
Robert N. Peccole, Jr., Manager

RECEIVED

DEC 20 2016

Dept of Planning
City of Las Vegas

APN: 139-34-710-018

Recording Requested by:

Inst #: 20161213-0000749
Fees: $19.00 N/C Fee: $0.00
RPTT: $808.35 Ex: #
12/13/2016 11:08:28 AM
Receipt #: 2953490
Requestor:
PECCOLE & PECCOLE LTD
Recorded By: MAYSM Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

And When Recorded Return To
And Mail Tax Statements To:

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Las Vegas, Nevada 89117

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Quitclaim Deed

For and in consideration of $10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, 6TH STREET PARTNERS, LLC, a Nevada limited liability company ("Grantor"), as grantor, does hereby remise, release and forever quitclaim to EL BENJAMIN, LLC, a Nevada limited liability company ("Grantee"), as grantee, the real property in the County of Clark, Nevada (hereinafter referred to as the "Property") described on Attachment "A" attached hereto and incorporated herein by this reference. Together with all tenements, hereditaments and appurtenances, including easements, water and mineral rights thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date hereinafter written.

6TH STREET PARTNERS, LLC,
a Nevada limited liability company

By: _____
Robert N. Peccole, Jr., Manager

RECEIVED

DEC 20 2016

Dept of Planning
City of Las Vegas

APN: 139-34-710-019

C 4-1

Recording Requested by:

Inst #: 20161213-0000750
Fees: $19.00 N/C Fee: $25.00
RPTT: $889.95 Ex: #
12/13/2016 11:08:28 AM
Receipt #: 2953490
Requestor:
PECCOLE & PECCOLE LTD
Recorded By: MAYSM Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

And When Recorded Return To
And Mail Tax Statements To:

PECCOLE & PECCOLE, LTD.
8689 W. Charleston Blvd., #109
Las Vegas, Nevada 89117

(Space above Line for Recorder's Use Only)

Quitclaim Deed

For and in consideration of $10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAIN STREET DEVELOPMENT, LLC, a Nevada limited liability company ("Grantor"), as grantor, does hereby remise, release and forever quitclaim to EL BENJAMIN, LLC, a Nevada limited liability company ("Grantee"), as grantee, the real property in the County of Clark, Nevada (hereinafter referred to as the "Property") described on Attachment "A" attached hereto and incorporated herein by this reference. Together with all tenements, hereditaments and appurtenances, including easements, water and mineral rights thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date hereinafter written.

MAIN STREET DEVELOPMENT, LLC,
a Nevada limited liability company

By: _____
Chris Gonya, Manager

By: _____
Thomas Schoeman, Manager

6TH STREET PARTNERS, LLC

Business Entity Information

Status:	Active	File Date:	3/8/2016
Type:	Domestic Limited-Liability Company	Entity Number:	E0109352016-3
Qualifying State:	NV	List of Officers Due:	3/31/2017
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20161142913	Business License Exp:	3/31/2017

Additional Information

Restricted LLC (YES if applicable):	YES

Registered Agent Information

Name:	ROBERT N. PECCOLE, JR.	Address 1:	8689 W. CHARLESTON BLVD. #109
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

Include Inactive Officers

Manager - RNP, JR TRUST (ROBERT N PECCOLE, JR TRUSTEE)

Address 1:	8689 W CHARLESTON BLVD #109	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20160107324-26	# of Pages:	2
File Date:	3/8/2016	Effective Date:	

(No notes for this action)

Action Type:	Initial List		
Document Number:	20160254[illegible]-97	# of Pages:	1
File Date:	6/3/2016	Effective Date:	
(No notes for this action)			

MAIN STREET DEVELOPMENT LLC

Business Entity Information

Status:	Active	File Date:	4/4/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0181422014-8
Qualifying State:	NV	List of Officers Due:	4/30/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20141237445	Business License Exp:	4/30/2017

Additional Information

Central Index Key:	

Registered Agent Information

Name:	THOMAS SCHOEMAN	Address 1:	37 PROMONTORY RIDGE DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:	37 PROMONTORY RIDGE DRIVE	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89135		
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

Include Inactive Officers

Manager - CHRIS GONYA

Address 1:	3605 S. TOWN CENTER DRIVE, SUITE A	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Manager - THOMAS SCHOEMAN

Address 1:	353 EAST BONNEVILLE #610	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization

Document Number:	20140255[illegible]-28	# of Pag[illegible]	2
File Date:	4/4/2014	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20140255038-40	# of Pages:	1
File Date:	4/4/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150109695-28	# of Pages:	1
File Date:	3/10/2015	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20150479974-38	# of Pages:	1
File Date:	10/30/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160092238-43	# of Pages:	1
File Date:	2/29/2016	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20160183372-03	# of Pages:	1
File Date:	4/25/2016	Effective Date:	
(No notes for this action)			

EL BENJAMIN LLC

Business Entity Information

Status:	Active	File Date:	1/15/2015
Type:	Domestic Limited-Liability Company	Entity Number:	E0023482015-4
Qualifying State:	NV	List of Officers Due:	1/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20151030153	Business License Exp:	1/31/2017

Additional Information

Central Index Key:	

Registered Agent Information

Name:	PILOT GROVE MANAGEMENT, LLC	Address 1:	3605 S TOWN CENTER DR STE A
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - MAIN STREET DEVELOPMENT LLC

Address 1:	37 PROMONTORY RIDGE DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20150019195-63	# of Pages:	1
File Date:	1/15/2015	Effective Date:	

(No notes for this action)

Action Type:	Initial List		
Document Number:	20150019[illegible]-74	# of Pages:	1
File Date:	1/15/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160036643-71	# of Pages:	1
File Date:	1/27/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160507287-48	# of Pages:	1
File Date:	11/21/2016	Effective Date:	
16-17			

Daniel Donley

From: Trent Keenan <tkeenan@diamondbacklandsurveying.com>
Sent: Wednesday, December 21, 2016 7:35 AM
To: Daniel Donley
Subject: RE: FMP-68243 (6th street)

Good morning!

Received. On it.. Sorry, I sent everything with Thomas's name on the application, but didn't check it once I got it back.

I will try to get this back to you today or tomorrow.

Have a great day!

Thanks,

Please Note: Our offices will be closed for the upcoming holidays on 12/26/16 & 1/2/17, I will also be on vacation from 12/27/16 through 12/30/16, returning to work on 1/3/17.

Trent J. Keenan, PLS, WRS, CFedS
President
6140 Brent Thurman Way
Suite 230
Las Vegas, Nevada 89148
(o) 702.823.3257
(c) 702.596.3257
(f) 702.933.9030
www.diamondbacklandsurveying.com

Diamondback Land Surveying

ARIZONA CALIFORNIA NEVADA UTAH WASHINGTON

From: Daniel Donley [mailto:ddonley@LasVegasNevada.GOV]
Sent: Tuesday, December 20, 2016 12:55 PM
To: Trent Keenan <tkeenan@diamondbacklandsurveying.com>
Subject: FMP-68243 (6th street)

I am reviewing the Parcel Map FMP-68243 submitted package for acceptance. The Reversionary map cannot be accepted for review at this time for the following reasons:

1. The application will need the property owner's signature or notarized document providing authorization and consent by the owner to sign on his behalf. Robert Peccole signed the application and the documentation provided does not show his association as an officer of El Benjamin LLC (see attached documents).

2. Provide a Final Map Check list (see attached submittal requirements).

I cannot accept this map until these issues are resolved. Please provide the correct I will hold the submittal for 30 day after witch I will discard the application or you can come in and pick-up the submittal.

Dan Donley | Planer II
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
702-229-2087 Office | 702-385-7268 Fax

lasvegasnevada.gov

DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Final Map Technical Review is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Final Map Technical Review application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Final Map Technical Review.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible

FEES: $750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements. All maps must be stamped with a validated land surveyor's seal on every page. The seal must be signed, dated and include the expiration date of the seal.

CIVIL IMPROVEMENT PLAN SUBMITTAL: Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

NOTE: A copy of the street name approval letter issued by the Las Vegas Department of Fire and Rescue/Communications Division shall be required for any map with proposed new streets. The letter shall be submitted to the Department of Planning for review prior to approval of the mylar for recordation.

PROOF OF RECORDATION: Once recorded, the applicant shall provide the recordation information on the postcard provided at the time of mylar release, including Instrument Number, date of recordation, receipt number, map name, book/file name, page number, CLV case number, the number of pages recorded and who recorded the map, to the City Engineering Division, Survey Section.

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.

☒ 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.

☒ 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.

☒ 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.

☒ 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.

☒ 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.

☒ 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 Chapters278 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.

REVERSIONARY FINAL MAP
OF A PORTION OF
"WARDIE ADDITION TO LAS VEGAS" & "SOUTH ADDITION TO THE CITY OF LAS VEGAS"

REVERT TO ACREAGE LOTS 11 THROUGH 16 OF BLOCK 4 AS SHOWN ON A PLAT OF "WARDIE ADDITION TO LAS VEGAS" RECORDED MAY 12, 1913 IN BOOK 1 OF PLATS, PAGE 13 AND LOTS 14 THROUGH 16, OF BLOCK 28 AS SHOWN ON A PLAT OF "SOUTH ADDITION TO THE CITY OF LAS VEGAS, RECORDED AUGUST 25, 1926, IN BOOK 1 OF PLATS, PAGE 51, LYING WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE:

WE, "EL BENJAMIN, LLC, A NEVADA LIMITED LIABILITY COMPANY" DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS PLAT AND DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

BY: DATE

EL BENJAMIN, LLC, A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,

2016, BY _____ AS _____ OF
EL BENJAMIN, LLC, A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY APPOINTMENT EXPIRES: _____

DEED LEGAL DESCRIPTION

LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK (4) OF WARDIE ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

TOGETHER WITH:

LOTS THIRTEEN (13) AND FOURTEEN (14) IN BLOCK (28) OF SOUTH ADDITION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; AND, LOTS THIRTEEN (13) AND FOURTEEN (14) IN BLOCK (4) OF WARDIE ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH:

LOTS FIFTEEN (15) AND SIXTEEN (16) IN BLOCK FOUR (4) OF WARDIE ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; AND ALSO FRACTIONAL LOTS FIFTEEN (15) AND SIXTEEN (16) IN BLOCK TWENTY-EIGHT (28) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT CERTAIN SPANDREL AREA IN THE SOUTHWESTERLY CORNER OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 8, 1990 IN BOOK 900608 AS INSTRUMENT NO. 01024 OF OFFICIAL RECORDS.

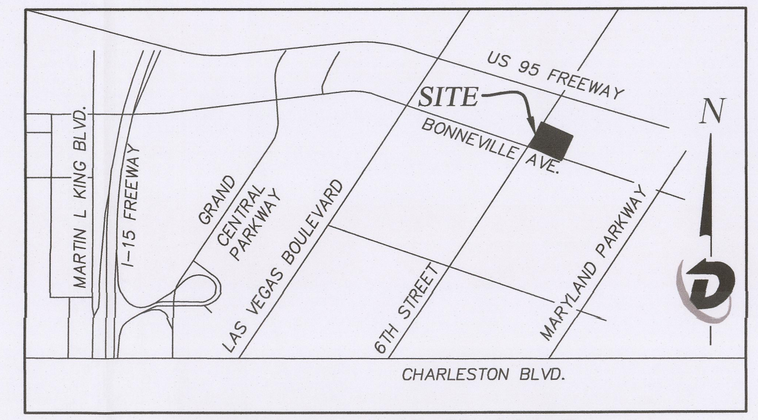
TOGETHER WITH THAT PORTION OF SAID LAND AS VACATED BY ORDER OF VACATION RECORDED SEPTEMBER 17, 1990 IN BOOK 9000917 AS INSTRUMENT NO. 00676 OF OFFICIAL RECORDS.

RECORDER'S NOTE

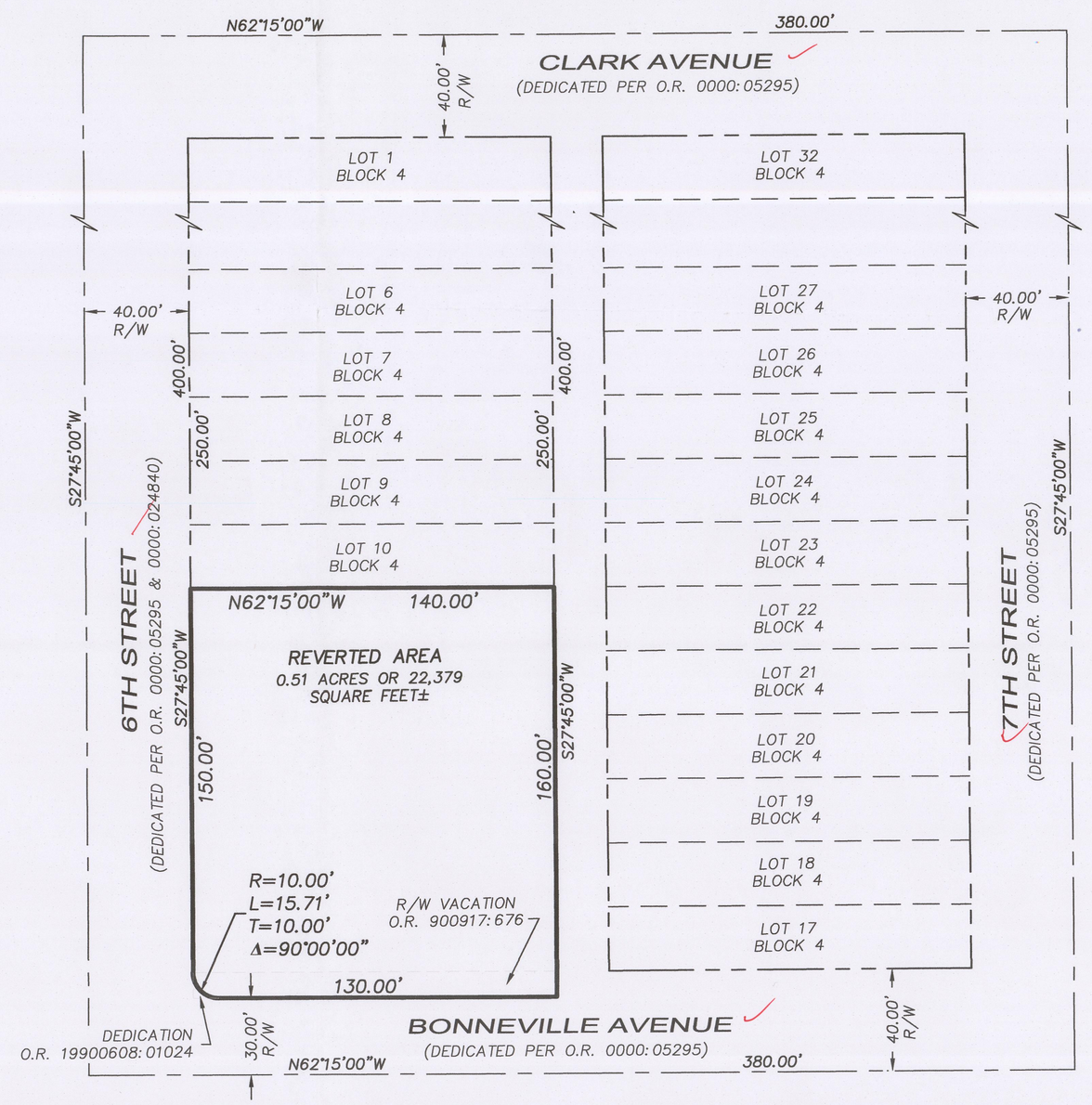
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE INDEX. N.R.S. 278.5695

REFERENCE MAPS AND DOCUMENTS

1. PLAT OF WARDIE ADDITION TO LAS VEGAS RECORDED MAY 12, 1913 IN BOOK 1 OF PLATS, PAGE 13 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.
2. PLAT OF SOUTH ADDITION TO THE CITY OF LAS VEGAS RECORDED AUGUST 5, 1926 IN BOOK 1, PAGE 51 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



VICINITY MAP NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, TRENT J. KEENAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1 THIS REVERSIONARY PARCEL MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF EL BENJAMIN, LLC.

2 THE LANDS SURVEYED LIE WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 19, 2016.

3 THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.

4 THIS MAP HAS BEEN PREPARED FROM INFORMATION SHOWN BY BOOK 1 OF PLATS, PAGE 13 AND BOOK 1 OF PLATS PAGE 51 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE. AND THAT NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID MAPS.

TRENT J. KEENAN, PLS
NEVADA CERTIFICATE NO. 16802

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
TRENT J. KEENAN
EXP. 6/30/2017
No. 16802

12/16/16

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PARCEL MAP OF THIS REVERSIONARY PLAT MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING ~~APPROVAL~~

I CERTIFY THAT THE DIRECTOR OF PLANNING, ON THE _____ DAY OF _____ 201_, DID APPROVE THIS MAP, IN ACCORDANCE WITH NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

~~DANIEL FASO, A.I.C.P.~~ TOM DATE

DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

EASEMENT NOTE:

THIS REVERSIONARY MAP DOES NOT REVERT, RELINQUISH AND OR VACATE ANY EXISTING EASEMENTS GRANTED OVER LOTS 11 THROUGH 16 OF BLOCK 4 OF "WARDIE ADDITION TO LAS VEGAS IN BOOK BOOK 1, PAGE 13 OF PLATS AND LOTS 14 THROUGH 16 OF BLOCK 28 OF "SOUTH ADDITION TO THE CITY OF LAS VEGAS" IN BOOK 1, PAGE 51 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

REVERSIONARY NOTE:

THE PURPOSE OF THIS MAP IS TO REVERT THE LOTS 11 THROUGH 16 OF BLOCK 4, BOOK 1, PAGE 13 OF PLATS, LOTS 13-16 OF BLOCK 28, BOOK 1, PAGE 51 OF PLATS AND THE LAND DESCRIBED IN AN ORDER OF VACATION RECORDED IN BOOK 19900510 AS INSTRUMENT NO. 0992, EXCEPTING THE LAND CONVEY TO THE CITY OF LAS VEGAS RECORDED IN BOOK 19900608 AS INSTRUMENT NO. 01204 TO ACREAGE AS DESCRIBED AND SHOWN HEREON.

FMP-68248

LEGEND

- CENTERLINE
- SUBJECT PROPERTY
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY

N

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40ft.

REVERSIONARY FINAL MAP OF A PORTION OF "WARDIE ADDITION TO LAS VEGAS" & "SOUTH ADDITION TO THE CITY OF LAS VEGAS"

REVERT TO ACREAGE LOTS 11 THROUGH 16 OF BLOCK 4 AS SHOWN ON A PLAT OF "WARDIE ADDITION TO LAS VEGAS" RECORDED MAY 12, 1913 IN BOOK 1 OF PLATS, PAGE 13 AND LOTS 14 THROUGH 16, OF BLOCK 28 AS SHOWN ON A PLAT OF "SOUTH ADDITION TO THE CITY OF LAS VEGAS, RECORDED AUGUST 25, 1926, IN BOOK 1 OF PLATS, PAGE 51, LYING WITHIN THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DRAWN BY:	NRR 11/21/2016
CHECKED BY:	JAB 11/21/2016
JOB NUMBER: 160844	SCALE: AS SHOWN

PAGE 1 OF 1

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6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
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www.diamondbacklandsurveying.com

No. _____
FILED AT THE REQUEST OF:
DIAMONDBACK LAND SURVEYING, LLC
DATE: _____ AT: _____
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK No.
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE: _____ DEPUTY _____

RECEIVED
DEC 20
Dept of Planning
City of Las Vegas

Hanni's Copy