



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ROSS DOYLE, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TRICORE SURVEY - TRICORE SURVEY
AVANTE L V 6TH ST L L C

Date: March 22, 2017

RE: **FINAL MAP 69338 - AVANTE LOFTS**

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.**

827614 CURRENT PL Status: Conditional Approval March 09, 2017

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

1. Please include the FMP# 69338 on the bottom right corner of the coversheet.

827615 DEVCO Status: Conditional Approval March 21, 2017

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 17 through 22 of Block 26 as shown in that certain plat entitled "South Addition to the City of Las Vegas" recorded in Book 1, Page 51 of plats.

This map appears to fulfill a proposed condition of SDR-69225 that will be heard at the 4/11/2017 Planning Commission. We note a 10-foot radius dedication is proposed as a condition of approval for SDR 69225. A Parcel Map could accomplish the combining of all the lots and dedication of the 10-foot radius.

No improvements are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Provide "FMP-69338" on Sheet 1 above the recording information.

827616 SURVEY Status: Denied March 15, 2017

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

Revise the Owner's Certificate to contain "for the purpose of reverting to acreage" verbiage.

Include the Street names and suffixes as they appear on the original final map being referenced (Bk 01, Pg 51 of Plats).

Please remove the dashed lines / original lot lines from within the Reversionary Area.

End of Comments.

AR.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

March 20, 2017

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

**SUBJECT: CURRENTLY NOT SERVED - REVERSIONARY MAP
FOR THE PURPOSE OF CONSOLIDATION OF LOTS
FMP-69338, 6th AND HOOVER, (PROJECT# 125428)
A.P. N. 139-34-410-199**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are lots 17, 18, 19, 20, 21 & 22 of block 26 of "South Addition to the City of Las Vegas" in Book 1, page 51 within the Plat Maps and has been unable to confirm any existing commitment for water service. The subject project will not be provided water service from the District's system without a water commitment.

The subject property is currently zoned for non-residential development. The water commitment for this property must be pursued through the building permit process or process in effect at the time of development.

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-69338**.

Sincerely,

Dianne Ocon, E.I., Engineering Services Supervisor
Engineering Services Division

DO/aam

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Tri-Core Surveying, LLC
Avante LV 6th St, LLC

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-69338

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	DAVID KLEIN	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)	RAE HELLER	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	ALISHA AUSCH	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT/RETRIEVED VIA COURIER/INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEUMS
LAS VEGAS VALLEY WATER DISTRICT	MapResponse@lvvwd.com (email and LVVWD courier will pick up from DSC 3 rd 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**

3/9/17

FMP-69338 - A PORTION OF THE "SOUTH ADDTION TO THE CITY OF LAS VEGAS"
APPLICANT/OWNER: AVANTE LV 6TH STREET, LLC - For possible action on a request for a Reversionary Plat Map for ONE COMMERCIAL LOT 0.48 acres at the northwest corner of Hoover Avenue and South 6th Street (APN 139-34-410-199), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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



ADMINISTRATIVE

Comments Due: **MARCH 19, 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:

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 03/07/2017 09:45 AM**Submitted By** C6

Page 1

A/P # 69338 **FINAL MAP****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	03/02/2017 12:07	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

FMP-69338 - A PORTION OF THE "SOUTH ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 17, 18, 19, 20, 21 & 22 OF BLOCK 26, AS SHOWN IN BOOK 1, PAGE 51 OF PLATS, SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA - APPLICANT/OWNER: AVANTE LV 6TH STREET, LLC - For possible action on a request for a Reversionary Plat Map for FOR ONE COMMERCIAL LOT 0.48 acres at the northwest corner of Hoover Avenue and South 6th Street (APN 139-34-410-199), C-1 (Limited Commercial), Ward 3 (Coffin).

Parent A/P #**Project #** 69338 **Project/Phase Name** REVERT TO ACRE**Size/Area** 0.48 ACRE **Size Description****Proposed Start** **Proposed Stop****% Complete Formula****Phase #****Subdivision Code****% Completed** 0.00**Property/Site Information****Parcel** 13934410199**Location****Owner/Tenant****Contact ID** AC3227075**Name** AVANTE L V 6TH ST L L C**Mailing Address** 3553 S VALLEY VIEW BLVD**City** LAS VEGAS**ZIP/PC** 89103**Day Phone****Fax****Organization****State/Province** NV**Country****Evening Phone****Mobile #**☐ Foreign**A/P Linked Addresses**

No Addresses are linked to this Application

Linked Addresses824 S 6TH ST
LAS VEGAS, 89101-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410199

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 03/07/2017 09:45 AM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3227075 ☐ Foreign
Effective		Expire			
Name	AVANTE L V 6TH ST L L C				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	3553 S VALLEY VIEW BLVD LAS VEGAS, NV 89103				
Seasonal Addr					
Valid From		To			
Comments	No Comments				
CONTACT ADDITIONAL					

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC2808902 ☐ Foreign
Effective		Expire			
Name	TRICORE SURVEY				
Day Phone	(702)821-1554 x	Eve Phone		Organization	TRICORE SURVEY
Pager		PIN #		Position	
Fax	(702)870-4378	Mobile		Profession	
E-Mail					
Address	6761 W CHARLESTON BLVD LAS VEGAS, NV 89146				
Seasonal Addr					
Valid From		To			
Comments	No Comments				

Report Date 03/07/2017 09:45 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP)

Modified By JGRIDER

Modified Date/Time 03/02/2017 12:07

Comments

No Comments

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Final Map Checklist (Lot Numbers and Block Designations)
- Y Final Map (16 Folded, 1 Rolled)
- Y Civil Improvement Plan Submittal (Memo)
- Y Statement of Financial Interest
- Y Surveyor Seal and Signature are on the plat
- Y Proposed Street Names and Suffixes are on the plat

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 03/07/2017 09:45 AM

Submitted By

Page 4

FINAL MAP

Technical Review Process

Mylar Process

1 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

03/02/2017 Blueline Submitted

Mylar Submitted

03/07/2017 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map REVERSIONARY

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

N Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

010014	GRUBA	CHRIS		
--------	-------	-------	--	--

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	988827	03/02/2017 12:11		0.00
750.00	CHK #1026 MIRO DEVELOPMENT LLC DEBBIE GOMA 702-821-1554				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map

Project Address (Location) _____

Project Name _____

Proposed Use _____

Assessor's Parcel #(s) 139-34-410-199

Ward # _____

General Plan: existing MxU proposed MxU Zoning: existing C-1 proposed C-1

Commercial Square Footage _____

Floor Area Ratio _____

Gross Acres 0.48

Lots/Units 1

Density _____

Additional Information _____

PROPERTY OWNER Avante LV 6th St. LLC

Contact _____

Address 3553 S. Valley View Blvd.

Phone: _____

Fax: _____

City Las Vegas

State NV

Zip 89103

E-mail Address _____

APPLICANT Tri Core Surveying

Contact Ross Doyle

Address 6761 W. Charleston Blvd.

Phone: (702) 821-1554

Fax: (702) 870-4378

City Las Vegas

State NV

Zip 89146

E-mail Address rdoyle@tricoresurveying.com

REPRESENTATIVE Same as Applicant

Contact _____

Address _____

Phone: _____

Fax: _____

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 ZHONG Lrn

Subscribed and sworn before me

This 27 day of February, 20 17.

Notary Public in and for said County and State

Revised 03/28/16



JOYCE NICKRANDT
NOTARY PUBLIC
STATE OF NEVADA

My Commission Expires: 5-26-2020
Certificate No: 16-2693-1

FOR DEPARTMENT USE ONLY

Case # FMP-69338

Meeting Date: Admin

Total Fee: \$ 750.00

Date Received: * 3/2/17

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.

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

- Avante LV LLC
6th St?*
- ☒ 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.
 - NA* ☐ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
 - NA* ☐ 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.
 - NA* ☐ 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.

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MAR 02 2017

Dept of Planning
City of Las Vegas

Updated 3/15/2016

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 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.

Inst #: 20170104-0000001
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$2091.00 Ex: #
01/04/2017 07:53:23 AM
Receipt #: 2972858
Requestor:
LAWYERS TITLE OF NEVADA HEN
Recorded By: GWC Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 139-34-410-199
ESCROW NO: 03317307-330-BRG
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Avante LV 6th St, LLC
3553 S. Valley View Blvd.
Las Vegas, NV 89103

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$2,091.00**

THIS INDENTURE WITNESSETH: That

Renate Schiff, Trustee of the Marvin James Schiff Trust R-501

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby
acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Avante LV 6th St, LLC, a Nevada limited liability company

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

For legal description of the real property, see Exhibit A attached hereto
and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2016 – 2017
2. Rights of Way, reservations, restrictions, easements,
and conditions of record.

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

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MAR 02 2017

Dept of Planning
City of Las Vegas

Witness my hand this 3 day of January, 2017

Marvin James Schiff Trust

Renate Schiff, Trustee

Renate Schiff, Trustee

STATE OF NEVADA } ss:
COUNTY OF Clark

On 01-03-2017, personally appeared before me, a Notary Public in and for said County and State, Renate Schiff

who acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Ardis G. Asbell
NOTARY PUBLIC in and for said County and State.

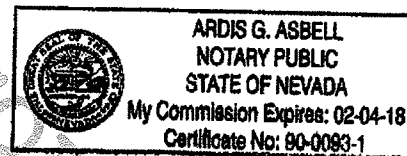


Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada,
described as follows:

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22) in Block Twenty-six (26) 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.

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-34-410-199
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:

\$410,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

c. Transfer Tax Value:

\$410,000.00

d. Real Property Transfer Tax Due:

\$2,091.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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 Marvin James Schiff Capacity Trustee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marvin James Schiff Trust

Address: 2401 Industrial Rd.

City/State/Zip: Las Vegas, NV 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Avante LV 6th St, LLC

Address: 3553 S. Valley View Blvd.

City/State/Zip: Las Vegas, NV 89103

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

Lawyers Title of Nevada, Inc.
1401 N. Green Valley Parkway
Henderson, NV 89074

Escrow #: 3317307-330-BRG
Escrow Officer: Brianna Gonzalez

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

LEGAL DESCRIPTION

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22) in Block Twenty-six (26) 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.

RECEIVED

MAR 02 2017

**Dept of Planning
City of Las Vegas**



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.

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INVESTPRO MANAGEMENT, LLC

Business Entity Information

Status:	Active	File Date:	8/4/2015
Type:	Domestic Limited-Liability Company	Entity Number:	E0372322015-8
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20151464172	Business License Exp:	8/31/2017

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	ZHONG LIN	Address 1:	3553 S VALLEY VIEW BLVD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
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 - MAN CHAU CHENG

Address 1:	3553 S VALLEY VIEW BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	

Manager - ZHONG LIN

Address 1:	3553 S VALLEY VIEW BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	RECEIVED



Actions\Amendments

MAR 02 2016

Action Type:	Articles of Organization	Dept of Planning City of Las Vegas
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Document Number:	20150351860-61	# of Pages:	2
File Date:	8/4/2015	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150363490-33	# of Pages:	1
File Date:	8/13/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160253715-42	# of Pages:	1
File Date:	6/5/2016	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20160356870-08	# of Pages:	1
File Date:	8/11/2016	Effective Date:	
(No notes for this action)			

AV, NTE LV 6TH ST, LLC

Business Entity Information

Status:	Active	File Date:	12/20/2016
Type:	Domestic Limited-Liability Company	Entity Number:	E0545702016-4
Qualifying State:	NV	List of Officers Due:	12/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20161734364	Business License Exp:	12/31/2017

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	KENNY LIN	Address 1:	3553 S VALLEY VIEW BLVD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:	3553 S VALLEY VIEW BLVD	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89103		
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 - INVESTPRO MANAGER LLC

Address 1:	3553 S VALLEY VIEW BLVD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	USA
Status:	Active	Email:	

☒ Actions/Amendments

Action Type:	Articles of Organization		
Document Number:	20160550478-68	# of Pages:	1
File Date:	12/20/2016	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20160561626-95	# of Pages:	1

RECEIVED

MAR 02 2017

Dept of Planning
City of Las Vegas

File Date: 12/27/2016

Effective Date:

(No notes for this action)

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

A PORTION OF THE "SOUTH ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 17, 18, 19, 20, 21, & 22 OF BLOCK 26, AS SHOWN IN BOOK 1, PAGE 51 OF PLATS, SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

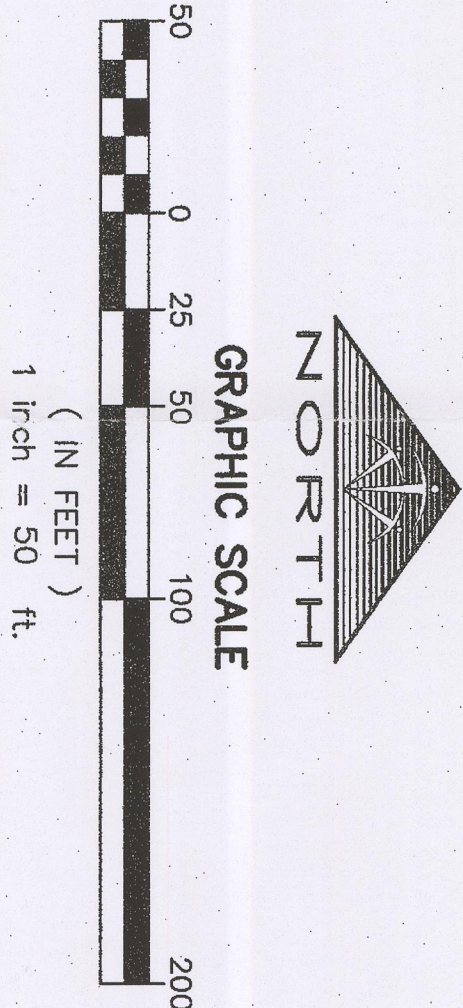
AVANTE LV 6TH ST, LLC, A NEVADA LIMITED LIABILITY COMPANY,
DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCELS OF LAND WHICH ARE SHOWN
HEREON, AND, THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: _____ DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

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

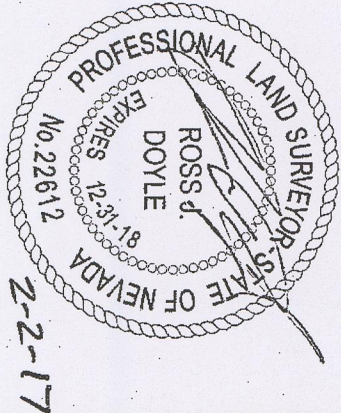


LEGEND

- PROPERTY BOUNDARY LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- ASSESSOR'S PARCEL LINE
- SUBDIVISION LOT LINE
- ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- OR: OFFICIAL RECORDS, CLARK COUNTY

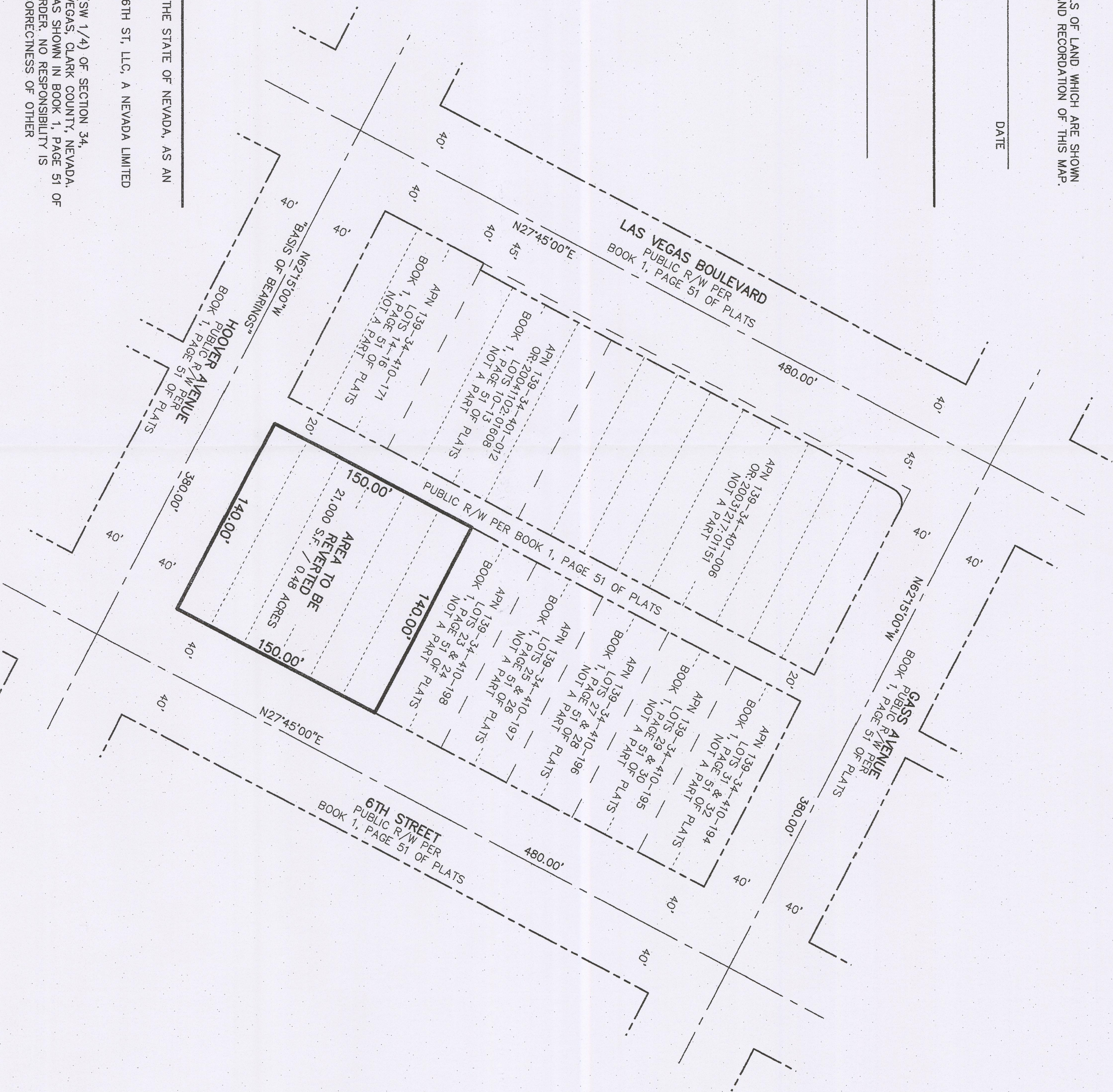
SURVEYOR'S CERTIFICATE

- I, ROSS J. DOYLE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:
1. THIS PLAT WAS PREPARED AT THE INSTANCE OF AVANTE LV 6TH ST, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN IN BOOK 1, PAGE 51 OF PLATS AS FILED IN THE OFFICE OF THE CLARK COUNTY RECORDER. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.



ROSS J. DOYLE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22612

JOB# 28116.0001



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKLI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT
ON THIS DAY OF _____, 20____, I HAVE EXAMINED THIS REVERSION TO
ACREAGE AND THAT IS TECHNICALLY CORRECT.

ALAN R. RIEKLI, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469
DATE _____

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 2017,
DID APPROVE THIS MAP IN ACCORDANCE WITH N.R.S. 278.010 THROUGH 278.630 INCLUSIVE,
FOR THE PURPOSES OF REVERTING ACREAGE THE PROPERTY DESCRIBED HEREIN.

THOMAS A. PERRICO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20, 21, & 22 OF BLOCK 26 OF "SOUTH ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, AT PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.
CONTAINING AN AREA OF 21,000 SQUARE FEET OR 0.48 ACRES

BASIS OF BEARINGS

NORTH 82°15' WEST BEING THE BEARING OF THE CENTERLINE OF HOOVER AVENUE PER THE
FINAL MAP OF "SOUTH ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN ON SAID PLAT ON
FILE IN THE CLARK COUNTY'S RECORDER'S OFFICE IN BOOK 1, PAGE 51 OF PLATS.

EASEMENT NOTE

ANY EXISTING EASEMENTS ARE TO REMAIN IN PLACE AND ARE NOT TO BE RELINQUISHED OR
REVERTED PER THIS MAP.

RECORDER'S NOTE

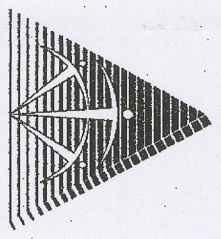
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY
REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.R.S. 278.5695

FMP-

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

A PORTION OF THE "SOUTH ADDITION TO THE CITY OF LAS VEGAS"
BEING LOTS 17, 18, 19, 20, 21, & 22 OF BLOCK 26, AS SHOWN IN
BOOK 1, PAGE 51 OF PLATS, SITUATE IN THE SOUTHWEST QUARTER
(SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
SUITE 100, LAS VEGAS, NV 89128
TEL. (702) 821-1554 FAX (702) 870-4378

BOOK NO. _____
INSTRUMENT NO. _____
OFFICIAL RECORDS
FILED AT THE REQUEST OF
TRI-CORE SURVEYING
DATE _____ AT _____
BOOK _____ PAGE _____
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE \$ _____ DEPUTY _____
RECEIVED

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE

A PORTION OF THE "SOUTH ADDITION TO THE CITY OF LAS VEGAS" BEING LOTS 17, 18, 19, 20, 21, & 22 OF BLOCK 26, AS SHOWN IN BOOK 1, PAGE 51 OF PLATS, SITUATE IN THE, SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

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DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF LAND WHICH ARE SHOWN
HEREON, AND, THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

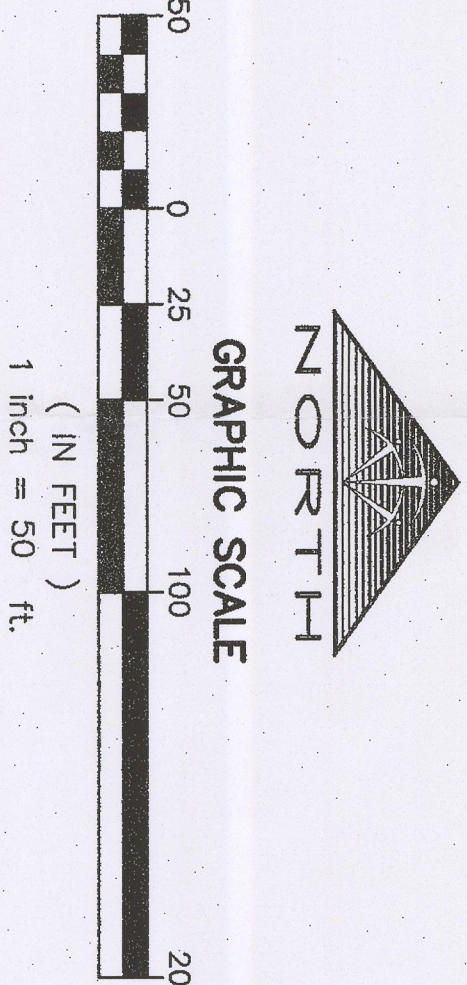
BY: _____ DATE _____

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

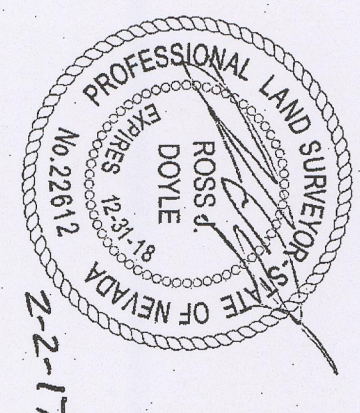
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES: _____



LEGEND	
—————	PROPERTY BOUNDARY LINE
—————	STREET CENTERLINE
—————	RIGHT-OF-WAY LINE
—————	ASSESSOR'S PARCEL LINE
—————	SUBDIVISION LOT LINE
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
OR:	OFFICIAL RECORDS, CLARK COUNTY

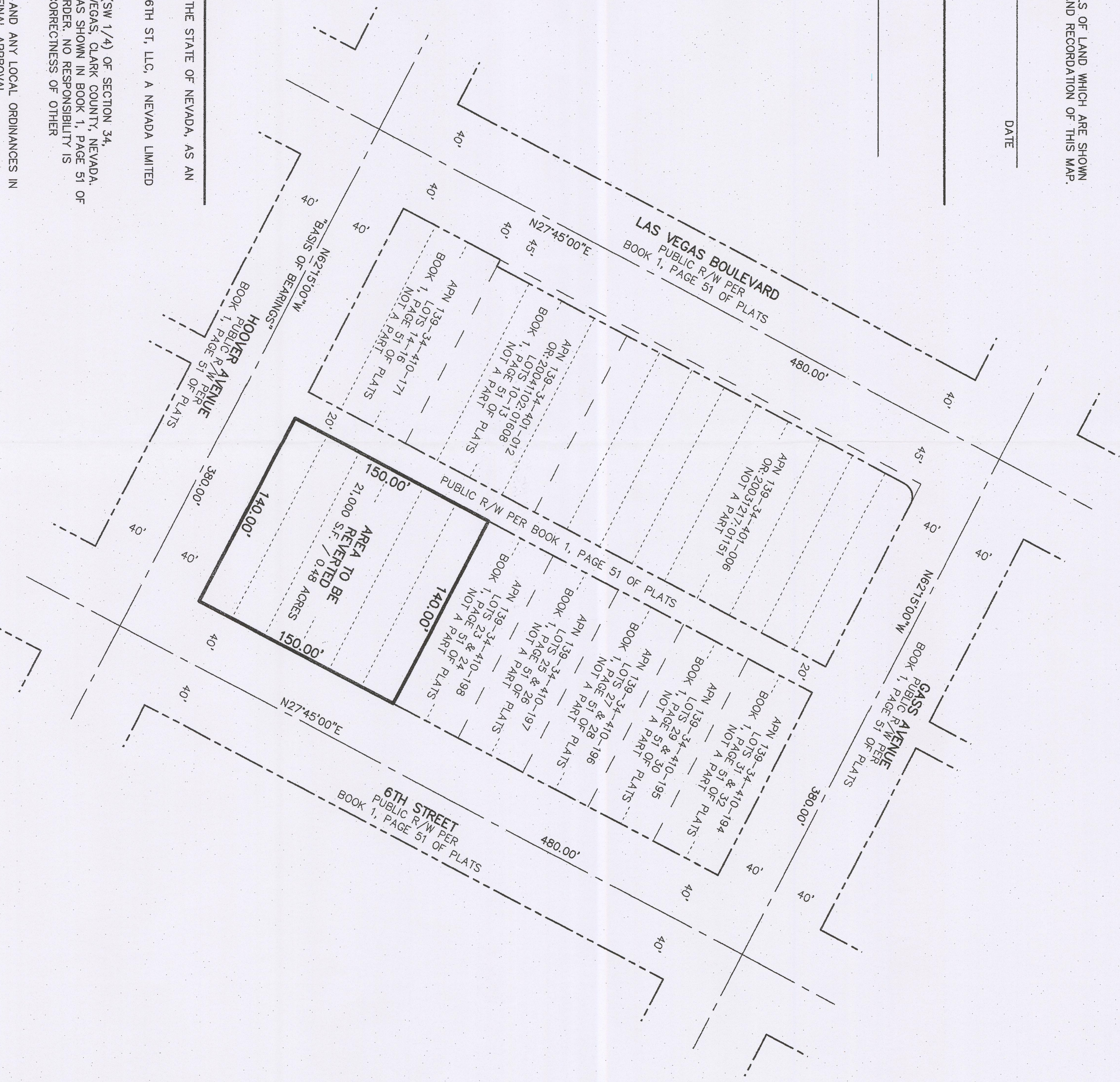
SURVEYOR'S CERTIFICATE

1. ROSS J. DOYLE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR TRI-CORE SURVEYING, LLC, CERTIFY THAT:
1. THIS PLAT WAS PREPARED AT THE INSTANCE OF AVANTE LV 6TH ST, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THIS MAP HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN IN BOOK 1, PAGE 51 OF PLATS AS FILED IN THE OFFICE OF THE CLARK COUNTY RECORDER. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.



ROSS J. DOYLE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22612

JOB# 28116.0001



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT
ON THIS _____ DAY OF _____, 20____, I HAVE EXAMINED THIS REVERSION TO
ACREAGE AND THAT IS TECHNICALLY CORRECT.

ALAN R. RIEKKE, P.L.S.
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469
DATE _____

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 2017,
DID APPROVE THIS MAP IN ACCORDANCE WITH N.R.S. 278.010 THROUGH 278.630 INCLUSIVE,
FOR THE PURPOSES OF REVERTING ACREAGE THE PROPERTY DESCRIBED HEREIN.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

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BASIS OF BEARINGS

NORTH 63°15' WEST, BEING THE BEARING OF THE CENTERLINE OF HOOVER AVENUE PER THE FINAL MAP OF "SOUTH ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN IN BOOK 1, PAGE 51 OF PLATS, IN THE CLARK COUNTY'S RECORDER'S OFFICE IN BOOK 1, PAGE 51 OF PLATS.

EASEMENT NOTE

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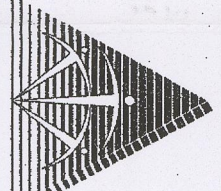
RECORDER'S NOTE

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

FMP-

REVERSIONARY PLAT MAP

REVERSION TO ACREAGE
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TEL. (702) 821-1554 FAX (702) 870-4378

BOOK NO. _____	PAGE _____
INSTRUMENT NO. _____	OF PLATS _____
OFFICIAL RECORDS FILED AT THE REQUEST OF TRI-CORE SURVEYING	CLARK COUNTY, NEVADA RECORDER
DATE _____ AT _____	DEBBIE CONWAY, RECORDER
FEE \$ _____	DERIVED