



April 19, 2017

City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

**SUBJECT: FMP-69622 VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS (1 LOTS/UNITS)
FINAL MAP**

Gentlemen:

We have completed a review of the above map as submitted and conditionally approve it subject to the submittal of the following:

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
2. Please add the wording on the Final Map District Board of Health Certificate to match the following example:

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

SOUTHERN NEVADA HEALTH DISTRICT

DATE

The Final Map Mylar will not be signed until all of the above items have been received and approved.

If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,
ENVIRONMENTAL HEALTH DIVISION

A handwritten signature in black ink, appearing to read 'WBRoss', is written over a horizontal line.

Walter B. Ross, PE, REHS
Environmental Health Engineer/Supervisor

WBR:csa

xc: ~~City of Las Vegas~~



**LAS VEGAS VALLEY
WATER DISTRICT**

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

April 11, 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-69622, A PORTION OF "VALLEY VIEW ADDITION TO THE CITY OF LAS
VEGAS" (PROJECT# 125467)
A.P.N. 139-27-211-047, 049 & 062**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are a portion of lots 2, 3, 4, 5 and all of lot 6 in block 16 of the "Valley View Addition to City of Las Vegas" filed in Book 1, Page 50 on June 12, 1926 within the recorded plats. The existing development is currently served and will continue to be served with the consolidation of the above lots. However, it should be noted that these services do not have the required backflow prevention per NAC445A.67195, and the services will be required to be retrofit at the time of any development.

In accordance with the District Service Rules Chapter 2.15, any water commitment provided through the mapping process for the subject area will be terminated with the recording of this reversionary map. Any additional development, redevelopment, or expansion of the existing buildings will require a new water commitment to be pursued through the building permit process or process in effect at the time of development, including the review of the cold water fixture unit calculations for domestic demand, and an evaluation of the fire flow availability.

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 **FMP-69622**.

Sincerely,

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

DJM/MAD/aam

cc: Southern Nevada Health District
Development Services
City of Las Vegas – Teresa M. Boyce



**LAS VEGAS VALLEY
WATER DISTRICT**

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

April 26, 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-68573, 4th AND GARCES REVERSIONARY PLAT MAP (125511)
A.P.N. 139-34-311-137**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are lots 9, 10 and 11 of Block 40 included within the plat map "Clark's Las Vegas Townsite" filed May 8th, 1905 in Book 1, Page 37, of the Recorded Plats.

In accordance with the District Service Rules Chapter 2.15, any water commitment provided through the mapping process for the subject area will be terminated with the recording of this reversionary map. Any additional development, redevelopment, or expansion of the existing buildings will require a new water commitment to be pursued through the building permit process or process in effect at the time of development, including the review of the cold water fixture unit calculations for domestic demand, and an evaluation of the fire flow availability.

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Should you have any questions, please contact me at (702) 822-8348, and reference FMP-69753.

Sincerely,

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

DJM/aam

cc: Southern Nevada Health District
Development Services
Tri-Core Surveying
Proview Series 31, LLC



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ALAN RIEKKI, 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
CITY OF LAS VEGAS - % REAL ESTATE

Date: April 05, 2017

RE: **FINAL MAP 69622 - WESTSIDE SCHOOL PARQUEE**

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.**

830731 CURRENT PL Status: Conditional Approval March 27, 2017

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

1. Please include FMP-69622 in the bottom right corner of the sheet.

830732 DEVCO Status: Conditional Approval April 05, 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 a portion of lot 2, lot 3, and lot 4, the south 100-feet of lot 5 and all of lot 6 in Block 16 as shown in that certain plat entitled "Valley View Addition to the City of Las Vegas" recorded in Book 1, Page 50.

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

CONDITIONS OF APPROVAL:

1. Revise the reference to public right-of-way from OR:0355:031447 to 0355:0314447.
2. Provide "FMP-69622" on Sheet 1 above the recording information.

830733 SURVEY Status: Approved April 05, 2017

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

The map is technically correct as submitted.

End of Comments.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

April 11, 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
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Sincerely,

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

DJM/MAD/aam

cc: Southern Nevada Health District
Development Services
City of Las Vegas – Teresa M. Boyce



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ALAN RIEKKI, 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
CITY OF LAS VEGAS - % REAL ESTATE

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830733 SURVEY Status: Approved April 05, 2017

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

The map is technically correct as submitted.

End of Comments.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-69622

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 RONEUMUS
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**

3/23/17

FMP-69622 - A PORTION OF VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS
- APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Reversionary Final Map FOR ONE RESIDENTIAL LOT .58 acres at the northeast corner of Adams Avenue and C Street (APNs 139-27-211-047, 139-27-211-049, 139-27-211-062), R-3 (Medium Density Residential), Ward 5 (Barlow).

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



ADMINISTRATIVE

Comments Due: APRIL 3, 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 Vegas
495 S Main St
Las Vegas, NV 89101

FMP Application

Report Date 03/22/2017 04:35 PM

Submitted By CG

Page 1

A/P # 69622 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/22/2017 15:42	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-69622 A PORTION OF VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Reversionary Final Map for FOR ONE RESIDENTIAL LOT .58 acres at the northeast corner of Adams Avenue and C Street (APNs 139-27-211-047, 139-27-211-049, 139-27-211-062), R-3 (Medium Density Residential), Ward 5 (Barlow).

Parent A/P

Project # 69622 Project/Phase Name WESTSIDE SCHOOL PARQUEE Phase #
Size/Area 0.58 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13927211047

Location

Owner/Tenant

Contact ID AC2803798 Name CITY OF LAS VEGAS Organization % REAL ESTATE
Mailing Address 333 N RANCHO DR 8TH FLR State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89106 Evening Phone
Day Phone Mobile #
Fax

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

218 W ADAMS AVE
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927211047
13927211049
13927211062

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

FMP Application

Report Date 03/22/2017 04:35 PM

Submitted By

Page 2

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC2803798	☐ Foreign
Effective		Expire				
Name	CITY OF LAS VEGAS					
Day Phone		Eve Phone		Organization	% REAL ESTATE	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	333 N RANCHO DR 8TH FLR LAS VEGAS, NV 89106					
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

Contractors

No Contractors

Activity Review Details

Detail	TECHNICAL REV SUBMIT LIST(FMP)	Modified By	JGRIDER	Modified Date/Time	03/22/2017 15:42
Comments	No Comments				

Report Date 03/22/2017 04:35 PM

Submitted By

Page 3

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

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

03/22/2017 Blueline Submitted

Mylar Submitted

03/22/2017 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

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

VALLEY VIEW ADDITION

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

010014

GRUBA

CHRIS

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 03/22/2017 04:35 PM**Submitted By**

Page 4

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

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	03/22/2017 15:44		0.00
ALAN R RIEKKI, CITY OF LAS VEGAS VISA CC ENDING IN 0323, \$750.00, 702.229.6217.					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map
 Project Address (Location) 216 / 218 W. Adams Avenue
 Project Name Westside School Parquee Proposed Use n/a
 Assessor's Parcel #(s) 139-27-211-047, 049 & 062 Ward # 5
 General Plan: existing n/a proposed n/a Zoning: existing R-3 proposed n/a
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 0.58 Lots/Units n/a Density
 Additional Information

PROPERTY OWNER City of Las Vegas Contact Real Estate Administrator
 Address 333 N. Rancho Drive Phone: (702) 229-1022 Fax:
 City Las Vegas State Nevada Zip 89106
 E-mail Address tboyce@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact Real Estate Administrator
 Address 333 N. Rancho Drive Phone: (702) 229-1022 Fax:
 City Las Vegas State Nevada Zip 89106
 E-mail Address tboyce@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas Contact Randy Mrowicki
 Address 333 North Rancho Drive - 8th Floor Phone: (702) 229-6217 Fax: (702) 804-8582
 City Las Vegas State Nevada Zip 89106
 E-mail Address rmrowicki@lasvegasnevada.gov

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* Teresa M. Boyce

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

Print Name Teresa M. Boyce

Subscribed and sworn before me Teresa M. Boyce

This 15th day of March, 20 17

Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # FMP-69622

Meeting Date: Admin

Total Fee: \$ 750.00

Date Received: 3/22/17

Received By: A

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

MAR 22 2017

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

- ☒ 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.

RECEIVED

MAR 22 2017

Updated 3/15/2016
Dept of Planning
City of Las Vegas

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.
- n/a ☐ 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.
- ☒ 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.
- n/a ☐ 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.

RECEIVED

Updated 3/15/2016

MAR 22 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.

n/a **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.

n/a **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.

list #: 20150805-0002339
Fees: \$0.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #002
08/05/2015 02:36:03 PM
Receipt #: 2518811
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: COJ Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N.: 139-27-211-047
R.P.T.T.: \$ exempt 2

Escrow #15-06-0121-RP

Mail tax bill to and when recorded mail to:
City of Las Vegas, a municipal corporation of the
State of Nevada
Attn: Real Estate
333 N. Rancho Dr., 8th Fl.
Las Vegas, NV 89106

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **CRB Financial LLC**, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **City of Las Vegas**, a municipal corporation of the state of Nevada, 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:
218 W Adams Avenue, Las Vegas, NV 89106

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

MAR 22 2017

Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 4th day of August, 2015.

CRB FINANCIAL, LLC
CRB Financial LLC, A NEVADA LIMITED LIABILITY COMPANY

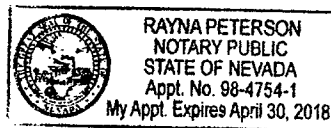
Marcyne Brown
By: Marcyne Brown, Manager **
MARCYNÉ BROWN, MANAGER **

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on August 4th, 2015

by Marcyne Brown, Manager

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-30-18



Rayna Peterson
Notary Public
State of Nevada
Appt. No. 98-4754-1
My Appt. Expires April 30, 2018

RECEIVED

MAR 22 2017

Dept of Planning
City of Las Vegas

EXHIBIT "A"

LOT SIX (6) IN BLOCK SIXTEEN (16) OF PLAT OF VALLEY VIEW ADDITION
TO CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1,
OF PLATS, PAGE 50, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

RECEIVED

MAR 22 2017

**Dept of Planning
City of Las Vegas**

**GRANT DEED
CERTIFICATE OF ACCEPTANCE**

This GRANT DEED CERTIFICATION OF ACCEPTANCE is to certify that the interest in real property conveyed by the Grant, Bargain, and Sale Deed for Assessor's Parcel Number 139-27-211-047 dated the 4th day of August, 2015, from CRB Financial, LLC to the city of Las Vegas ("City"), a municipal corporation of the state of Nevada, is hereby accepted by the City and the City consents to the recordation thereof.

**CITY OF LAS VEGAS, NEVADA
"City"**

By: *Robin Yoakum*
Robin Yoakum, Administrator **

Approved as to Form:

Robin Yoakum, Administrator **

By: *John S. Ridilla* 7/30/15
John S. Ridilla ** Date
Deputy City Attorney

John S. Ridilla, Deputy City Attorney **

STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on July 30, 2015, by Robin Yoakum at the duly authorized signatory on behalf of the city of Las Vegas.



Christina Strong
Notary Public

Christina Strong
Notary Public, State of Nevada
Appointment No. 07-1185-1
My Appt. Expires Jan 4, 2019

RECEIVED

MAR 22 2017

Dept of Planning
City of Las Vegas

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 139-27-211-047
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
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

N/A

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

N/A

c. Transfer Tax Value:

N/A

d. Real Property Transfer Tax Due

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 2
b. Explain Reason for Exemption: Transfer to a government entity

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: Marye Brown Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
* A NEVADA LIMITED LIABILITY COMPANY
Print Name: CRB Financial LLC *
Address: 10040 W. CHEYENNE AVE
City: LAS VEGAS, NV 170-94
State: NV Zip: 89129

Print Name: City of Las Vegas
Address: 333 N. RANCHO DR. 8TH FL
City: LAS VEGAS
State: NV Zip: 89106

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

Print Name: Nevada Title Company Esc. #: 15-06-0121-RP
Address: 10000 W. Charleston Blvd., #180
City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED

MAR 22 2017

**Dept of Planning
City of Las Vegas**

Inst #: 201303290000707
Fees: \$0.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #002
03/29/2013 08:13:04 AM
Receipt #: 1553924
Requestor:
FIDELITY NATIONAL TITLE LAS
Recorded By: STN Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 139-27-211-049

RPTT: Exempt 2

Recording Requested by:
City of Las Vegas

After Recordation, Mail to:
City of Las Vegas
Economic and Urban Development Department
495 S. Main Street, 6th Floor
Las Vegas, NV 89101

GRANT, BARGAIN AND SALE DEED

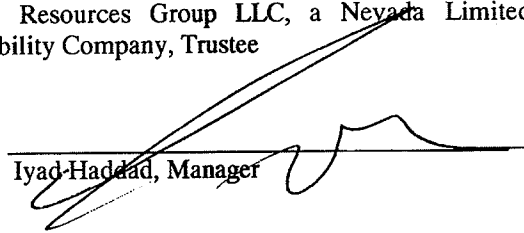
For valuable consideration, the receipt of which is hereby acknowledged, **RESOURCE GROUP LLC, A NEVADA LIMITED LIABILITY COMPANY AS TRUSTEE OF THE WEST ADAMS AVENUE TRUST WHO ACQUIRED TITLE AS WEST ADAMS AVENUE TRUST** (herein the "Grantors"), hereby grants, bargains and sells to the **CITY OF LAS VEGAS**, a municipal corporation in the State of Nevada (herein the "Grantee") all right, title, and interest in the real property (the "Property") legally described in the document attached hereto as Attachment "A" and incorporated herein by this reference, which Property is also known as:

216 W. Adams, Las Vegas, NV – County of Clark, Assessor's Parcel No. APN 139-27-211-049

The Property is conveyed subject to restrictions, reservations, conditions, rights-of-way, easements and other encumbrances of record.

IN WITNESS THEREOF, the Grantors and Grantee have caused this instrument to be executed this 20th day of MARCH, 2013.

GRANTOR
West Adams Avenue Trust
By: Resources Group LLC, a Nevada Limited
Liability Company, Trustee

By: 
Iyad Haddad, Manager

RECEIVED

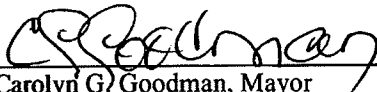
MAR 22 2017

Dept of Planning
City of Las Vegas

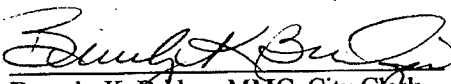
ACCEPTANCE:

The provisions of this Grant, Bargain, and Sale Deed are hereby approved and accepted.

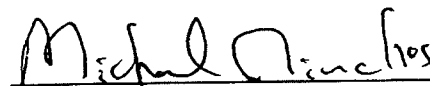
GRANTEE
City of Las Vegas

By: 
Carolyn G. Goodman, Mayor

ATTEST:


Beverly K. Bridges MMC, City Clerk

Approved as to form:


Michael Nurchos Date 3-20-13

RECEIVED

MAR 22 2017

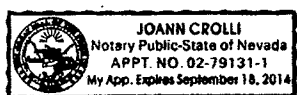
Dept of Planning
City of Las Vegas

ACKNOWLEDGMENTS

STATE OF Nevada)
COUNTY OF Clark) ss.

On this 20 day of March, 2013, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, Iyad Haddad as Manager of Resources Group, LLC, the Trustee of the WEST ADAMS AVENUE TRUST, who acknowledged that he executed the above instrument.

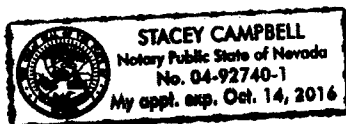
Joann Crolli
NOTARY PUBLIC in and for said
County and State



STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this 20th day of MARCH, 2013, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, CAROLYN G. GOODMAN, Mayor of the CITY OF LAS VEGAS, who acknowledged that she executed the above instrument.

Stacey L Campbell
NOTARY PUBLIC in and for said
County and State



RECEIVED

MAR 22 2017

Dept of Planning
City of Las Vegas

ATTACHMENT "A"
Legal Description

Assessor's Parcel No: 139-27-211-049

The South 100 feet of Lot Five in Block Sixteen of Valley View Addition of the City of Las

Vegas as shown by map thereof on file in Book 1 of Plats, Page 50, in the Office of the County

Recorder of Clark County, Nevada.

RECEIVED

MAR 22 2017

**Dept of Planning
City of Las Vegas**

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐

- a) 139-27-211-049
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
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property): (0.00)
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 2
b. Explain Reason for Exemption: Transfer to a government entity

5. Partial Interest: Percentage being transferred: 100%

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Grantor _____

Signature _____

Capacity Grantee _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name West Adams Avenue Trust

Print Name: City of Las Vegas

Address: 900 S. Las Vegas Blvd #810

Address: Economic and Urban

City, St., Zip: Las Vegas, NV 89101

City, St., Zip: 495 S. Main St., 6th Floor

Las Vegas, NV 89101

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.

Escrow #: 00009504-013

Address: 500 N. Rainbow Blvd., Suite 100

City/State/Zip: Las Vegas, NV 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RECEIVED

MAR 22 2017

Dept of Planning
City of Las Vegas

20001004
01020

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 139-27-211-050
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
i) Other _____

FOR RECORDER'S USE ONLY

Documentation Reviewed By: _____
Type of Documentation: _____
Assessor's Tag: _____
Recording Deputy: _____

3. Total Value. Sales Price of Property: 21,500.00

4. Deduct Assumed Liens and/or Encumbrances (0.00)

(Recording information on assumed amounts: Book/Instrument #: _____)

5. Taxable Value (per NRS 375.010, Section 2): 21,500.00

6. Real Property Transfer Tax Due: \$0.00

If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 2/AC 375, Section ____
b. Explain Reason for Exemption: Transfer to a governmental agency

7. Partial Interest: Percentage being transferred: ____ %

The undersigned Seller (Grantor)/ Buyer (Grantee), declare(s) 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 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Linda L. Bascos
Print Name: Linda L. Bascos
Address: 8801 Scenic Harbor Drive
City, State, Zip: Las Vegas, NV 89117-2295
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]
Print Name: City of Las Vegas
Address: 400 E. Stewart Ave
City, State, Zip: Las Vegas, NV 89101
Capacity: _____

COMPANY REQUESTING RECORDING:

Company Name: United Title of Nevada Esc#: 95119487-036-AG
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

1020

RECEIVED

MAR 22 2017

Dept of Planning
City of Las Vegas

(2)

Page:2 of 3

20001004
01020

Exhibit A

Being a portion of Lots Two (2), Three (3), and Four (4) in Block Sixteen (16), of Plat of Valley View Addition to City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 50 in the Office of the County Recorder of Clark County, Nevada, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a point on the Westerly right-of-way line of Interstate Route 15, 208.22 feet left of and at right angles to the "B" Centerline, Project I-015-1 (7) 43, at Highway Engineer's Station "B" 535+31.02 P.O.C., said point more fully described as bearing North 76°45'03" East a distance of 1998.88 feet from the West Quarter Corner of Section 27, T. 20 S., R. 61 E., M.D.M., Thence S. 88°19'43" W. a distance of 50.00 feet to a point, Thence N. 01°40'42" W. a distance of 140.00 feet to a point; Thence N. 88°19'43" E. a distance of 157.39 feet to a point, Thence S. 33°17'41" W. a distance of 165.01 feet to the POINT OF BEGINNING

Owner's Initials LB

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
DATE: 2000 10 04 TIME: 14:59
BOOK: 20001004 INST: 01020
FEE: \$ 0.00 AMT: EXHIBIT

RECEIVED

MAR 22 2017

Dept of Planning
City of Las Vegas

REVERSIONARY FINAL MAP
REVERSION TO ACREAGE
A PORTION OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS"

BEING A PORTION OF LOT 2, LOT 3 AND LOT 4, THE SOUTH 100' OF LOT 5 AND ALL OF LOT 6 IN BLOCK 16 AS SHOWN BY MAP ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL CLARK COUNTY NEVADA RECORDS LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE:

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, BEING THE OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS REVERSIONARY MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE PARCELS DELINEATED HEREON.

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION

CAROLYN G. GOODMAN
MAYOR
CITY OF LAS VEGAS, NEVADA

ATTESTED BY:

LUANN D. HOLMES
CITY CLERK
CITY OF LAS VEGAS, NEVADA

ACKNOWLEDGMENT:

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF LAS VEGAS, NEVADA, AND LUANN D. HOLMES AS CITY CLERK OF THE CITY OF LAS VEGAS, NEVADA.

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

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 2, LOT 3 AND LOT 4 IN BLOCK 16 OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL RECORDS, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15;

TOGETHER WITH THE SOUTH 100 FEET OF LOT 5 IN BLOCK 16 OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL RECORDS;

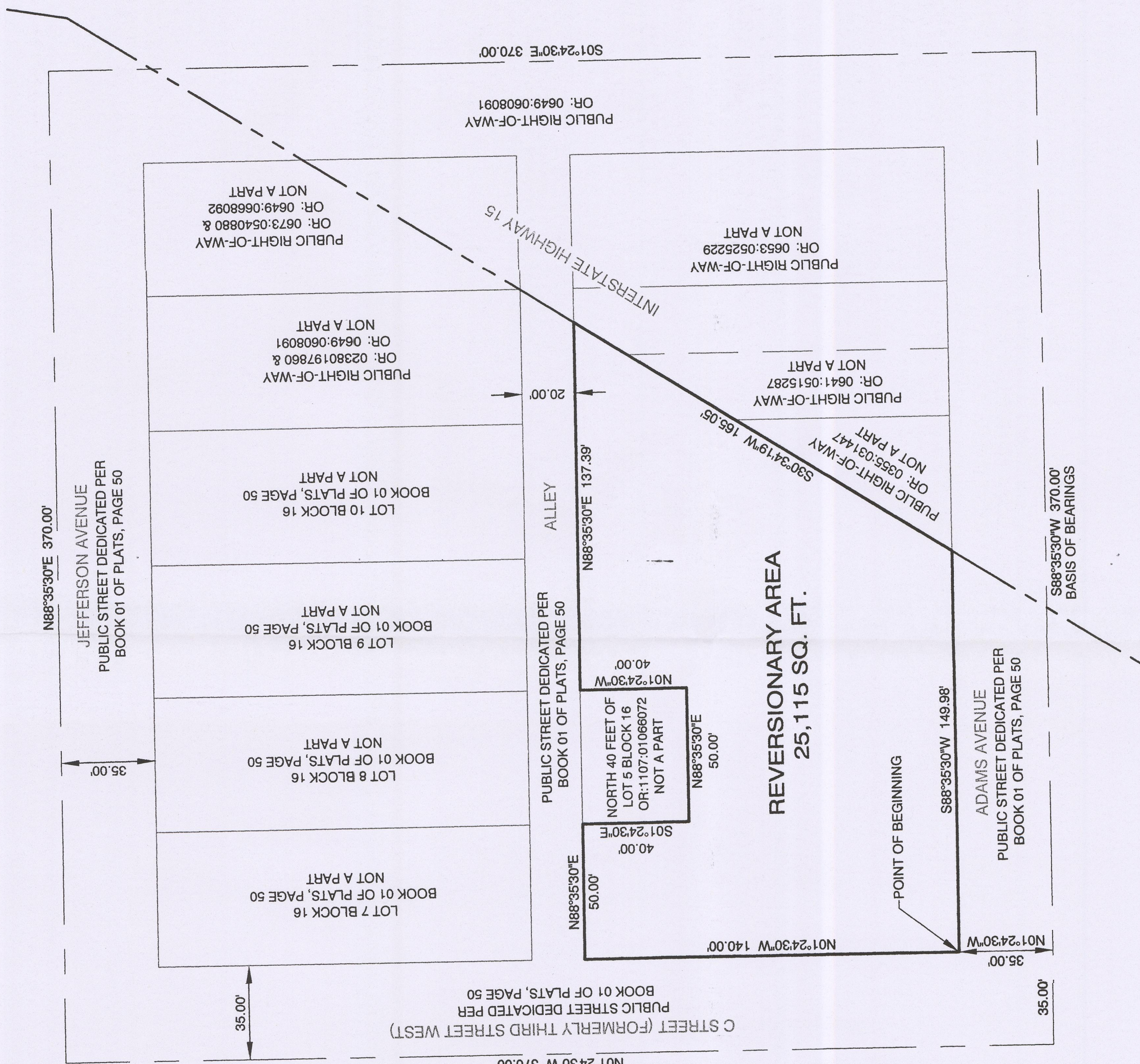
TOGETHER WITH LOT 6 IN BLOCK 16 AS SHOWN BY MAP OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL CLARK COUNTY NEVADA RECORDS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°24'30" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF "C" STREET, 140.00 FEET TO THE SOUTH LINE OF A 20 FOOT WIDE ALLEY (BOOK 01 OF PLATS, PAGE 50); THENCE NORTH 88°35'30" EAST, ALONG THE SOUTH LINE OF SAID ALLEY, 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 01°24'30" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, 50.00 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 01°24'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 5; THENCE NORTH 88°35'30" EAST, ALONG THE SOUTH LINE OF SAID LOT 5, 137.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15; THENCE SOUTH 30°34'19" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 15, 165.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID ADAMS AVENUE; THENCE SOUTH 88°35'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ADAMS AVENUE, 149.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,115 SQUARE FEET

BASIS OF BEARINGS:

NORTH 88°35'30" EAST, BEING THE CENTERLINE OF ADAMS AVENUE AS SHOWN BY MAP OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL CLARK COUNTY NEVADA RECORDS.



LEGEND:

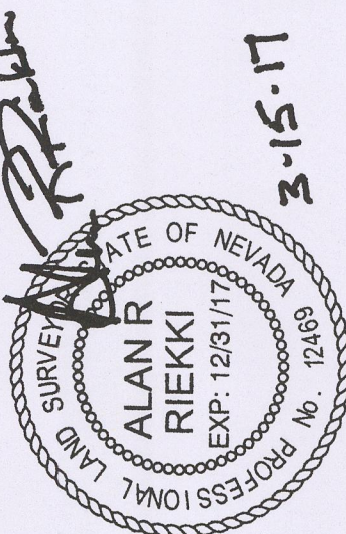
BOUNDARY LINE
STREET CENTERLINE
PARCEL / LOT / DEED LINE
INTERSTATE 15 RIGHT-OF-WAY LINE
OR
OFFICIAL RECORDS - CLARK COUNTY, NEVADA
S.F.
SQUARE FEET

SCALE 1" = 40'

SURVEYOR'S CERTIFICATE:

1- ALAN R. RIEKKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR THE CITY OF LAS VEGAS, CERTIFY THAT:
1- THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE CITY OF LAS VEGAS.
2- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, 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 01 OF PLATS, AT PAGE 50, OFFICIAL CLARK COUNTY NEVADA RECORDS. NO RESPONSIBILITY IS ASSUMED FOR THE CORRECTNESS OF THE INFORMATION SHOWN ON THIS MAP FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
3- THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.

ALAN R. RIEKKI, PLS
NEVADA CERTIFICATE NO. 12489
EXPIRATION DATE 12-31-2017



CITY ENGINEER'S CERTIFICATE:

1. ALLEN PAVELKA, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REVERSIONARY PLAT MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALLEN PAVELKA, PE
NEVADA CERTIFICATE NO. 9029
EXPIRATION DATE 12-31-2017

CERTIFICATE OF DIRECTOR OF PLANNING:

I CERTIFY THAT THE DIRECTOR OF PLANNING ON THIS DAY OF OCTOBER 2017 HAS REVIEWED THIS MAP IN CONFORMANCE WITH NRS 278.010 THROUGH NRS 278.830 INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREON.

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

NOTES:

- 1) THIS REVERSIONARY FINAL MAP DOES NOT REVERT, RELINQUISH OR VACATE ANY EXISTING EASEMENT.
- 2) THIS REVERSIONARY FINAL MAP WAS PREPARED FROM INFORMATION OBTAINED FROM TITLE REPORT NUMBER 17-03-0074-KR, PREPARED BY NEVADA TITLE COMPANY AND DATED AS OF MARCH 06, 2017.
- 3) ADDRESS: 216 & 218 WEST ADAMS AVENUE, LAS VEGAS, NEVADA, 89106 (WARD 5)

69622
FMP-?????

CITY OF LAS VEGAS 333 N. RANCHO DRIVE LAS VEGAS, NV 89106 TEL: (702) 229-6217	REVERSIONARY FINAL MAP REVERSION TO ACREAGE		NO. FILED AT THE REQUEST OF CITY OF LAS VEGAS
	A PORTION OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS"		DATE: TIME BOOK PAGE OF PLATS OFFICIAL RECORDS BOOK NO. CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE DEPUTY
SHEET 1 OF 1	DRAWN BY: R. MROWICKI CHECKED BY: A. RIEKKI DATE: MARCH 2017 FILE NAME: M17003-01-REVM CITY OF LAS VEGAS - SURVEY SECTION - PUBLIC WORKS		

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX, NRS 278.865

REVERSIONARY FINAL MAP
REVERSION TO ACREAGE
A PORTION OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS"

BEING A PORTION OF LOT 2, LOT 3 AND LOT 4, THE SOUTH 100' OF LOT 5 AND ALL OF LOT 6 IN BLOCK 16 AS SHOWN BY MAP ON FILE IN BOOK 01 OF PLATS, AT PAGE 50; OFFICIAL CLARK COUNTY NEVADA RECORDS LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE:

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, BEING THE OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS REVERSIONARY MAP FOR THE PURPOSES OF REVERTING TO ACREAGE THE PARCELS DELINEATED HEREON.

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION

CAROLYN G. GOODMAN
MAYOR
CITY OF LAS VEGAS, NEVADA

ATTESTED BY:

LUANN D. HOLMES
CITY CLERK
CITY OF LAS VEGAS, NEVADA

ACKNOWLEDGMENT:

STATE OF NEVADA } ss
COUNTY OF CLARK }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2017 BY CAROLYN G. GOODMAN AS MAYOR OF THE CITY OF LAS VEGAS, NEVADA, AND LUANN D. HOLMES AS CITY CLERK OF THE CITY OF LAS VEGAS, NEVADA.

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

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 2, LOT 3 AND LOT 4 IN BLOCK 16 OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL RECORDS, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15;

TOGETHER WITH THE SOUTH 100 FEET OF LOT 5 IN BLOCK 16 OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" AS SHOWN BY MAP ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL RECORDS;

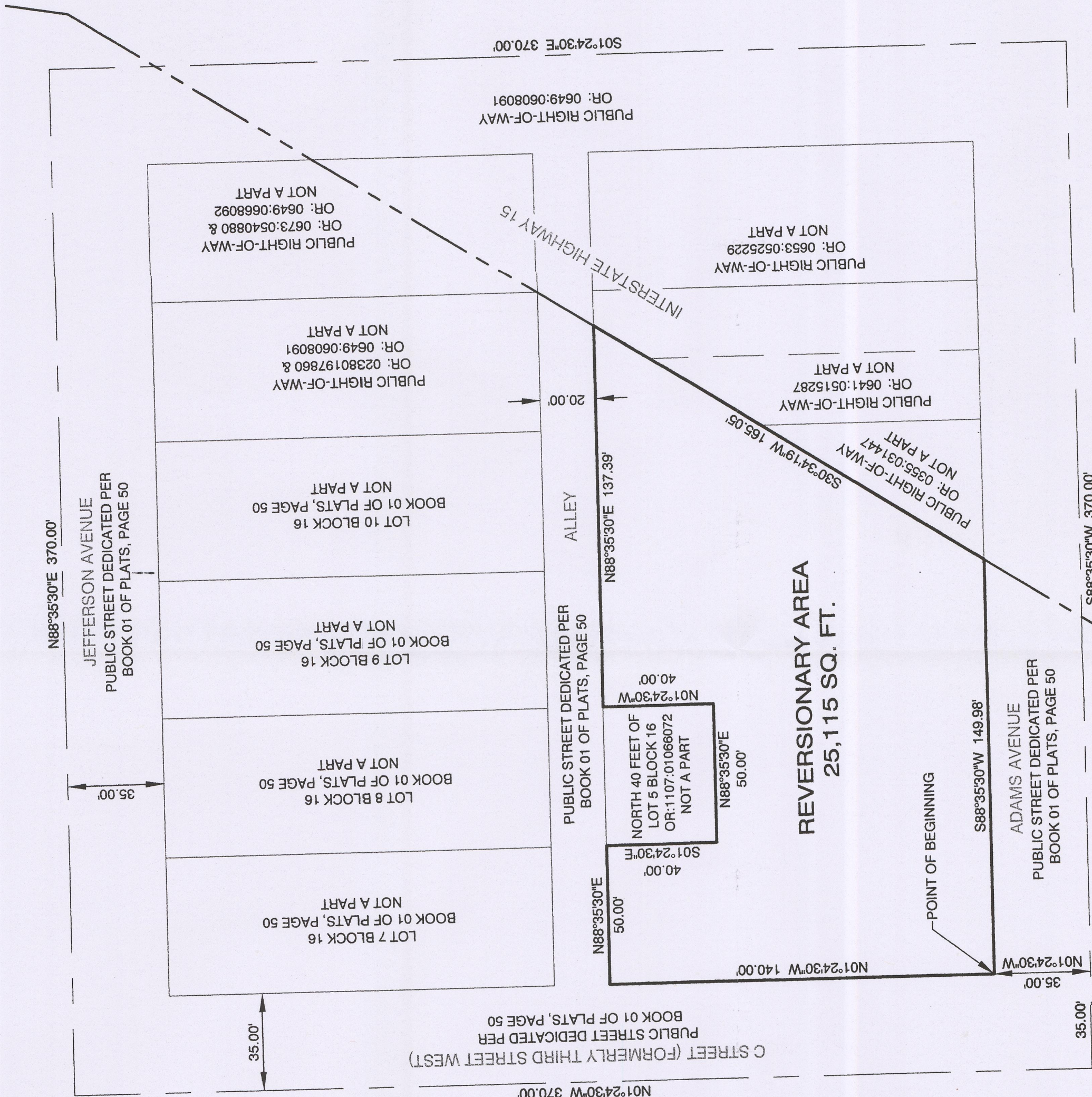
TOGETHER WITH LOT 6 IN BLOCK 16 AS SHOWN BY MAP OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL RECORDS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°24'30" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF "C" STREET, 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 01°24'30" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, 50.00 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 6; THENCE SOUTH 01°24'30" EAST, DEPARTING THE SOUTH LINE OF SAID ALLEY, 40.00 FEET; THENCE NORTH 88°35'30" EAST, 50.00 FEET; THENCE NORTH 01°24'30" WEST, 40.00 FEET TO THE SOUTH LINE OF SAID 20 FOOT WIDE ALLEY; THENCE NORTH 88°35'30" EAST, ALONG THE SOUTH LINE OF SAID ALLEY, 137.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15; THENCE SOUTH 01°24'30" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY, 149.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ADAMS AVENUE; THENCE SOUTH 88°35'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ADAMS AVENUE, 149.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,115 SQUARE FEET

BASIS OF BEARINGS:

NORTH 88°35'30" EAST, BEING THE CENTERLINE OF ADAMS AVENUE AS SHOWN BY MAP OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS" ON FILE IN BOOK 01 OF PLATS, AT PAGE 50, OFFICIAL CLARK COUNTY NEVADA RECORDS.



LEGEND:

- BOUNDARY LINE
- STREET CENTERLINE
- PARCEL / LOT / DEED LINE
- INTERSTATE 15 RIGHT-OF-WAY LINE
- OR
- OFFICIAL RECORDS - CLARK COUNTY, NEVADA
- S.F.
- SQUARE FEET

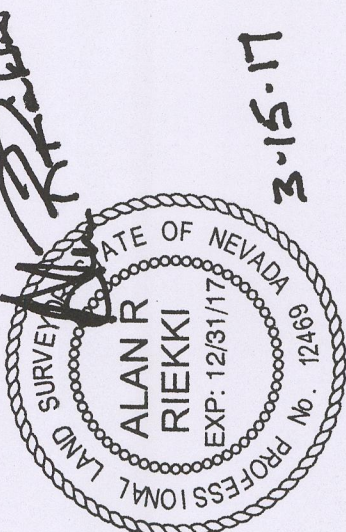
SCALE 1" = 40'

SURVEYOR'S CERTIFICATE:

I, ALAN R. RIEKKI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT FOR THE CITY OF LAS VEGAS, CERTIFY THAT:

- THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE CITY OF LAS VEGAS.
- THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, 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 01 OF PLATS, AT PAGE 50, OFFICIAL CLARK COUNTY NEVADA RECORDS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. I AM NOT PROVIDING ANY GUARANTEE OR RESPONSIBILITY AS ASSUMED FOR THE EXISTENCE OF MONUMENTS, RECORDS, OR THE CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID PLAT.
- 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.

ALAN R. RIEKKI, PLS
NEVADA CERTIFICATE NO. 12469
EXPIRATION DATE 12-31-2017



CITY ENGINEER'S CERTIFICATE:

I, ALLEN PAVELKA, CITY ENGINEER OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REVERSIONARY PLAT MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALLEN PAVELKA, PE
NEVADA CERTIFICATE NO. 9029
EXPIRATION DATE 12-31-2017

CERTIFICATE OF DIRECTOR OF PLANNING:

I CERTIFY THAT THE DIRECTOR OF PLANNING ON THIS DAY OF , 2017, HAS REVIEWED AND APPROVED THIS MAP IN ACCORDANCE WITH NRS 278.630, INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREON.

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

NOTES:

- THIS REVERSIONARY FINAL MAP DOES NOT REVERT, RELINQUISH OR VACATE ANY EXISTING EASEMENT.
- THIS REVERSIONARY FINAL MAP WAS PREPARED FROM INFORMATION OBTAINED FROM TITLE REPORT NUMBER 17-05-0014-KR, PREPARED BY NEVADA TITLE COMPANY AND DATED AS OF MARCH 06, 2017.
- ADDRESS: 216 & 218 WEST ADAMS AVENUE, LAS VEGAS, NEVADA, 89106 (WARD 5)

68 23
FMP-?????

CITY OF LAS VEGAS 333 N. RANCHO DRIVE LAS VEGAS, NV 89106 TEL: (702) 229-8217	REVERSIONARY FINAL MAP REVERSION TO ACREAGE		NO. FILED AT THE REQUEST OF CITY OF LAS VEGAS
	A PORTION OF "VALLEY VIEW ADDITION TO THE CITY OF LAS VEGAS"		DATE: TIME BOOK PAGE OF PLATS OFFICIAL RECORDS BOOK NO. CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE DEPUTY
SHEET 1 OF 1	DRAWN BY: R. MROWICKI		
	CHECKED BY: A. RIEKKI		
	DATE: MARCH 2017		
FILE NAME: M17005-01-REVFM			
CITY OF LAS VEGAS - SURVEY SECTION - PUBLIC WORKS			