



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: GREGORY D. RIVERO, PLS
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
MARSHALL FAMILY L P - % T MARSHALL
THE WLB GROUP INC

Date: May 22, 2017

RE: **FINAL MAP 70390 - WHITE CASTLE DOWNTOWN**

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.**

841756 CURRENT PL Status: Conditional Approval May 11, 2017

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

1. Please add the FMP number to the bottom right corner of Sheet 1, which is FMP-70390.
2. The acreage of the combined lots should be 0.15, not .015 as noted on Sheet 1.

841757 DEVCO Status: Conditional Approval May 22, 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 21 and 22 of Block 31 as shown in that certain plat entitled "Clarks Las Vegas Townsite" recorded in Book 1, Page 37 of plats.

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

CONDITIONS OF APPROVAL:

1. Provide "FMP-70390" on Sheet 1 above the recording information.

841758 SURVEY Status: Denied May 16, 2017

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

Add being a portion of the Northeast Quarter (NE 1/4) to the map header, Title block and within the Surveyor's Certificate.

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures and space for CLV seal.

Please label the Basis of Bearings and modify the Legal Description and Legend as shown.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.

End of Comments.

RWM



**LAS VEGAS VALLEY
WATER DISTRICT**

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

May 22, 2017

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

**SUBJECT: CURRENTLY SERVED - REVERSIONARY MAP
FOR THE PURPOSE OF CONSOLIDATION OF LOTS**
FMP-70390, REVERSIONARY MAP OF A PORTION OF "CLARKS LAS
VEGAS TOWNSITE" (PROJECT#125236)
A.P.N. 139-34-510-027

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are lots 21 and 22 of Block 31 included within a subdivision map filed May 1st, 2017 in Book 1, Page 37, of the Recorded Subdivision Maps. However, it should be noted that this parcel does not have the required backflow prevention per NAC445A.67195, and the service and/or services will be required to be retrofit at the time of any development.

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-70390.

Sincerely,

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

DJM/MAD/sl

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
The WLB Group Inc

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-70390

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 RONEMUS
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**

5/10/17

FMP-70390 - A PORTION OF "CLARKS LAS VEGAS TOWNSITE" -
APPLICANT/OWNER: MARSHALL FAMILY, LP - For possible action on a request for a
Reversionary Technical Final Map Review FOR ONE COMMERCIAL LOT 0.15 acres at the
northwest corner of Fremont Street and Fourth Street (APN 139-34-510-027), C-2 (General
Commercial) Zone, Ward 5 (Barlow).

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



ADMINISTRATIVE

Comments Due: MAY 18, 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:

Report Date 05/10/2017 08:50 AM

Submitted By CG

Page 1

A/P # 70390 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/04/2017 14:20	988801	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-70390 - A PORTION OF "CLARKS LAS VEGAS TOWNSITE" - APPLICANT/OWNER: MARSHALL FAMILY, LP - For possible action on a request for a Reversionary Final Map for FOR ONE COMMERCIAL LOT .15 acres at the northwest corner of Fremont Street and Fourth Street (APN 139-34-510-027), C-2 (General Commercial), Ward 5 (Barlow).

Parent A/P #

Project #	70390	Project/Phase Name	WHITE CASTLE DOWNTOWN	Phase #	
Size/Area	0.15 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934510027

Location

Owner/Tenant

Contact ID	AC1357402	Name	MARSHALL FAMILY L P	Organization	% T MARSHALL	
Mailing Address	P O BOX 46470			State/Province	NV	
City	LAS VEGAS			Country		☐ Foreign
ZIP/PC	89114-6470			Evening Phone		
Day Phone				Mobile #		
Fax						

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

107 N 4TH ST
LAS VEGAS, 89101-

324 FREMONT 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

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

FMP Application

Report Date 05/10/2017 08:50 AM

Submitted By

Page 2

A/P Linked Parcels

13934510027

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1357402	☐ Foreign
Effective		Expire				
Name	MARSHALL FAMILY L P					
Day Phone		Eve Phone		Organization	% T MARSHALL	
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	P O BOX 46470 LAS VEGAS, NV 89114-6470					
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	AC3840952	☐ Foreign
Effective		Expire				
Name	THE WLB GROUP INC					
Day Phone	(702)458-2551 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)434-0491	Mobile		Profession		
E-Mail						
Address	3663 E SUNSET RD STE 204 LAS VEGAS, NV 89120					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Report Date 05/10/2017 08:50 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 SNOYCE Modified Date/Time 05/04/2017 14:19
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 05/10/2017 08:50 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

05/04/2017 Blueline Submitted

Mylar Submitted

05/10/2017 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

PORTION OF "CLARKS LAS VEGAS TOWNSITE"

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
010014	GRUBA	CHRIS		

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	988827	05/04/2017 14:42		0.00
	750.00 CHK #1525 RICHARDSON WETZEL ARCHITECTS LLC GREGORY RIVERO 702-458-2551				



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reversionary Final Map

Project Address (Location) 324 Fremont Street

Project Name White Castle Downtown

Proposed Use C-2

Assessor's Parcel #(s) 139-34-510-027

Ward # 5

General Plan: existing C-2 proposed C-2 Zoning: existing C-2 proposed C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Marshall Family, LP

Contact Todd Marshall

Address PO Box 46470

Phone: (702) 274-8633 Fax: _____

City Las Vegas

State NV

Zip 89147

E-mail Address TODD@marshallretailgroup.com

APPLICANT The WLB Group, Inc

Contact Gregory Rivero, PLS, WRS

Address 3663 E. Sunset Road, Suite 204

Phone: _____ NV Fax: (702) 434-0491

City Las Vegas

State NV

Zip 89120

E-mail Address grivero@wlbgroup.com

REPRESENTATIVE The WLB Group, Inc

Contact Gregory Rivero, PLS, WRS

Address 3663 E. Sunset Road, Suite 204

Phone: (702) 458-2551 Fax: (702) 434-0491

City Las Vegas

State NV

Zip 89120

E-mail Address grivero@wlbgroup.com

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

Property Owner Signature* _____

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

Print Name TODD MARSHALL

Subscribed and sworn before me

This 1st day of May, 2017

FOR DEPARTMENT USE ONLY

Case # FMP-70390

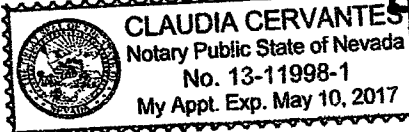
Meeting Date: _____

Total Fee: \$750

Date Received: 5-4-17

Received By: S. Noyce

Notary Public in and for said County and State



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.

Michele W. Shafe, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

Assessor Map	Aerial View	Building Sketch	Ownership History	Neighborhood Sales	New Search
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GENERAL INFORMATION	
PARCEL NO.	139-34-510-027
OWNER AND MAILING ADDRESS	MARSHALL FAMILY L P %T MARSHALL P O BOX 46470 LAS VEGAS NV 89114-6470
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	324 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 21 BLOCK 31 & LOT 22
RECORDED DOCUMENT NO.	* 19950717:01078
RECORDED DATE	Jul 17 1995
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	203
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	195160	195160
IMPROVEMENTS	30774	47769
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	225934	242929
TAXABLE LAND+IMP (SUBTOTAL)	645526	694083
COMMON ELEMENT ALLOCATION ASSD	0	0

TOTAL ASSESSED VALUE	225934	242929
TOTAL TAXABLE VALUE	645526	694083

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.16 Acres
ORIGINAL CONST. YEAR	1943
LAST SALE PRICE	1400000
MONTH/YEAR	7/1995
SALE TYPE	R - Recorded Value
LAND USE	40.358 - General Commercial, Retail Stores and Shops
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE	Retail Store	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

ASSESSORMAP VIEWING GUIDELINES	
MAP	139345
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

Amx R.P.T.T., \$ 1,820.00

950717.01078

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That MARGARET ANZUONI MIRABELLI, an unmarried woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to MARSHALL FAMILY LIMITED PARTNERSHIP, a Nevada
Limited Partnership

all that real property situated in the CITY OF LAS VEGAS County of CLARK

State of Nevada, bounded and described as follows:

LOTS TWENTY ONE (21) AND TWENTY TWO (22) IN BLOCK THIRTY ONE (31)
OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

SUBJECT TO: Taxes for the fiscal year 1995/96.
Restrictions, reservations, conditions, rights,
rights of way and easements now of record.

139-34-510-027

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

Witness my hand this 17th day of July, 19 95

STATE OF NEVADA } SS.
COUNTY OF CLARK

Margaret Anzuoni Mirabelli
MARGARET ANZUONI MIRABELLI

On July 17, 1995

Before me, a Notary Public, personally appeared
Margaret Anzuoni Mirabelli

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature [Signature]
(Notary Public)

(Notarial Seal)
J M D HOOPER
Notary Public - Nevada
Clark County
Nov. 8, 1997

J M D HOOPER
Notary Public - Nevada
Clark County
My appt. exp. Nov. 8, 1997

ESCROW NO:

95-04-1229-NJS

MAIL TAX STATEMENTS TO: Marshall Family Limited
Partnership c/o Todd Marshall

2330 Industrial Road, Las Vegas, Nv. 89102

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

NEVADA TITLE COMPANY

07-17-95 15:24 EAH 1
OFFICIAL RECORDS
BOOK: 950717 INST: 01078
FEE: 7.00 RPTT: 1,820.00



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.

- ☒ 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.

REVERSIONARY FINAL MAP OF A PORTION OF "CLARKS LAS VEGAS TOWNSITE" BEING LOTS 21 AND 22, BLOCK 31, "CLARKS LAS VEGAS TOWNSITE" BOOK 1 OF PLATS, PAGE 37

BEING A PORTION OF THE NW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

- I, GREGORY D. RIVERO A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARSHALL FAMILY, LLC.
 - THE LAND SURVEYED LIES WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS FINAL APPROVAL
 - THIS PLAT HAS BEEN PREPARED FROM INFORMATION SHOWN ON THE MAP/PLAT OF CLARKS LAS VEGAS TOWNSITE AS RECORDED IN BOOK 1 OF PLATS, PAGE 37. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OF FOR CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM SAID MAP/PLAT



CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIEKKI, P.L.S. 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

DATE

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THE DIRECTOR OF PLANNING, ON THE DAY OF 2017, HAS APPROVED THIS MAP IN ACCORDANCE WITH NRS 278C.010 TO 278C.015 FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, 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

OWNER'S CERTIFICATE

MARSHALL FAMILY LLC, A DOMESTIC LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY IT IS THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS PLAT, AND DOES CONSENT TO THE PREPARATION OF THIS PLAT FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCEL OF LAND DELINEATED HEREIN.

NAME AND TITLE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____ AS _____ OF _____

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

LEGAL DESCRIPTION

LOTS 21 THROUGH 22, BLOCK 31 OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN ON THE MAP THEREOF IN BOOK 1 OF PLATS, PAGE 37, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22 OF SAID CLARK'S LAS VEGAS TOWNSITE; THENCE NORTH 82°15' 00" WEST, 50.00 FEET; THENCE NORTH 27°45' 00" EAST, 130.00 FEET; THENCE SOUTH 82°15' 00" EAST, 50.00 FEET; THENCE SOUTH 27°45' 00" WEST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,500 SQUARE FEET (0.15 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARING

SOUTH 27° 45' 00" WEST - BEING THE EASTERLY RIGHT-OF-WAY OF FORTH STREET (80' ROW) AS SHOWN ON THE MAP IN BOOK 1 OF PLATS, PAGE 37, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

COUNTY RECORDER'S NOTE

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

WLB # 417002-A-001

LEGEND

- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- NOT A PART
- N.A.P.

FMP-XXXX

REVERSIONARY FINAL MAP

LOTS 21 AND 22, BLOCK 31 OF "CLARKS LAS VEGAS TOWNSITE", LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

THE WLB GROUP INC.

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in Tucson, Phoenix, San Francisco, and Las Vegas, NV
300 E. Sunset Road, Suite 200
Las Vegas, Nevada 89120 (702) 696-2551

CLARK COUNTY NEVADA RECORDS
DEBBIE CONWAY - RECORDER
FEE \$ DEPUTY

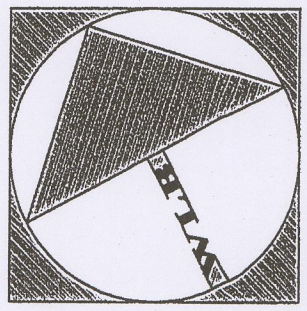
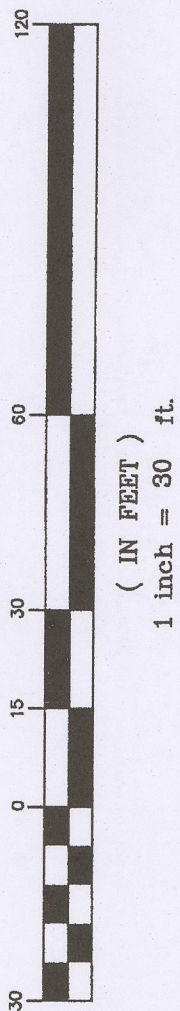
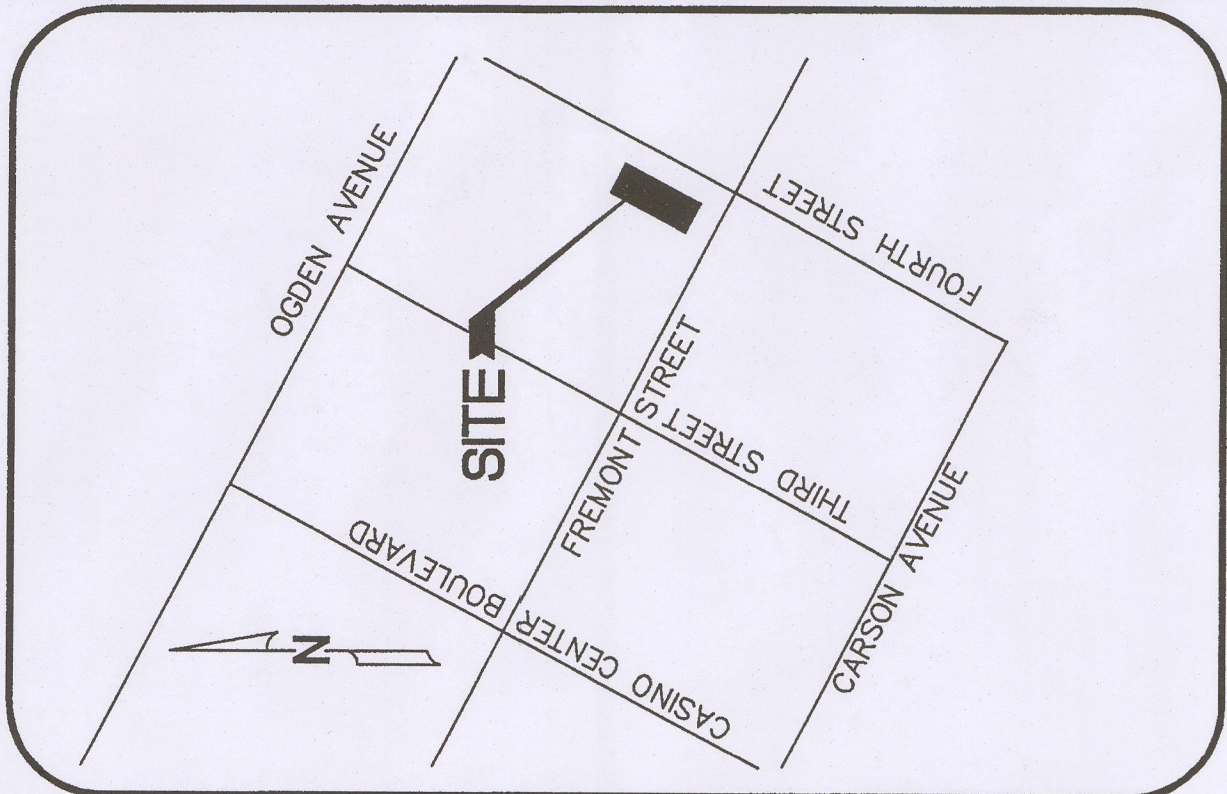
NOTE:

THIS REVERSIONARY FINAL MAP DOES NOT REVERT, RELINQUISH OR VACATE ANY EASEMENTS.

SHEET 1 OF 1

RECEIVED
MAY 04 2017
Dept of Planning
City of Las Vegas

VICINITY MAP
NOT TO SCALE



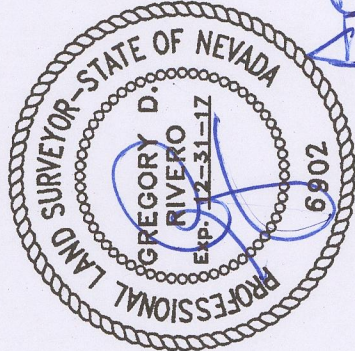
REVERSIONARY FINAL MAP OF A PORTION OF "CLARKS LAS VEGAS TOWNSITE" BEING LOTS 21 AND 22, BLOCK 31, "CLARKS LAS VEGAS TOWNSITE" BOOK 1 OF PLATS, PAGE 37

BEING A PORTION OF THE NW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

- GREGORY D. RIVERO A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARSHALL FAMILY, LLC.
 - THE LAND SURVEYED LIES WITHIN THE NW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
 - THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE IT'S FINAL APPROVAL
 - THIS PLAT HAS BEEN PREPARED FROM INFORMATION SHOWN ON THE MAP/PLAT OF CLARKS LAS VEGAS TOWNSITE AS RECORDED IN BOOK 1 OF PLATS, PAGE 37, NO CORRECTIONS OR AMENDMENTS HAVE BEEN MADE TO THE INFORMATION SHOWN OR COPIED FROM SAID MAP/PLAT

GREGORY D. RIVERO, PLS, WRS
NEVADA LICENSE NO. 6902



CITY SURVEYOR'S CERTIFICATE

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

ALAN R. RIEKKI, P.L.S. 12469
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA

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 NRS 278.010 TO 278.630, INCLUSIVE, FOR THE PURPOSE OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

SOUTHERN NEVADA HEALTH DISTRICT

OWNER'S CERTIFICATE

MARSHALL FAMILY LLC, A DOMESTIC LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS PLAT, AND DOES CONSENT TO THE PREPARATION OF THIS PLAT FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCEL OF LAND DELINEATED HEREIN.

NAME AND TITLE

ACKNOWLEDGMENT

STATE OF NEVADA
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____ AS _____ OF _____

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

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WLB # 417002-A-001

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SHEET 1 OF 1

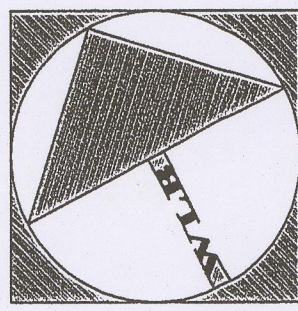
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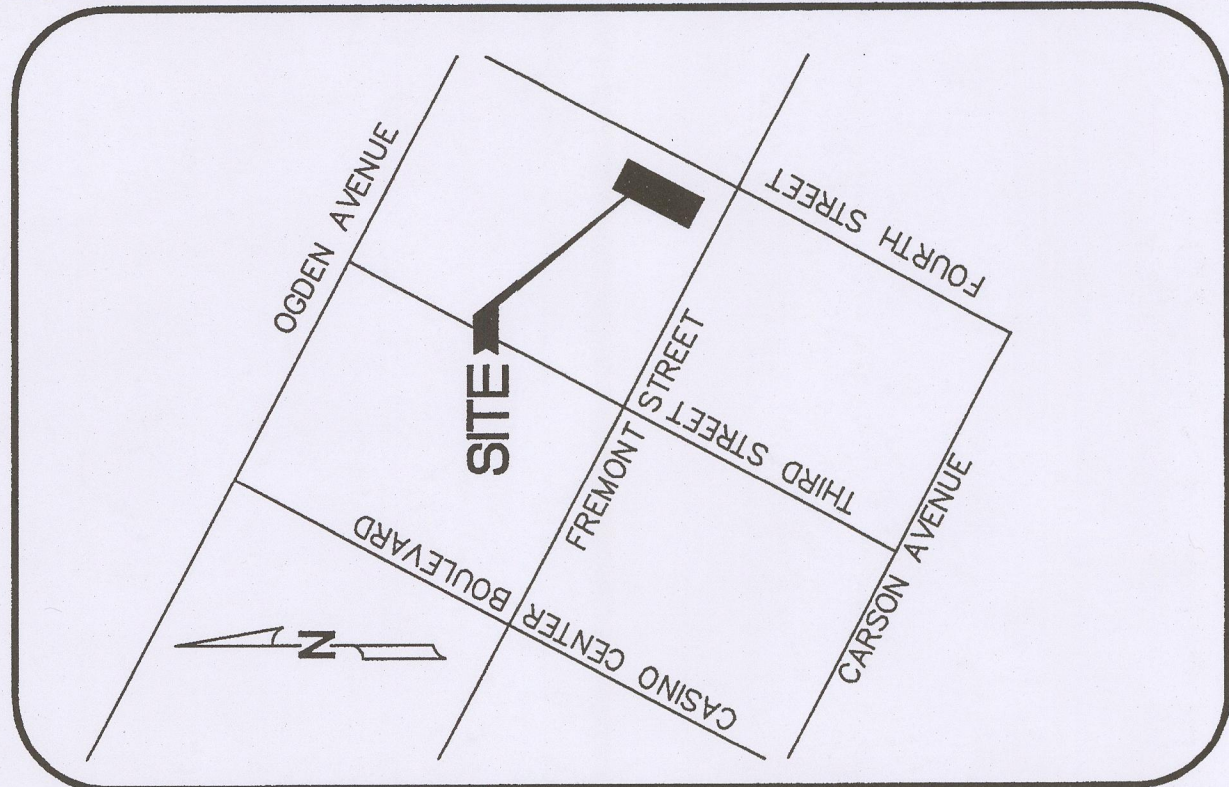
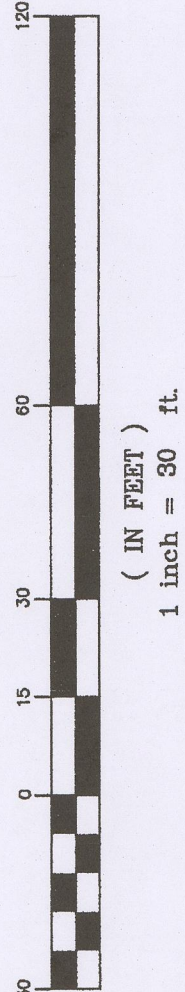
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CLARK COUNTY NEVADA RECORDS
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DEPUTY



SCALE: 1" = 30'
GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

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MAY 04 2017
Dept of Planning
City of Las Vegas