

# FINAL MAP OF DORRELL ESTATES

LOT 235 AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS, BEING A PORTION OF THE  
NORTHEAST QUARTER (NE4) OF THE NORTHEAST QUARTER (NE4) OF SECTION 24,  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

ELKHORN ROAD

FND R/AC  
PLS 5094  
IN MONUMENT WELL  
(PER R-4)

DONALD ROAD

FND R/AC  
PLS 9882  
(PER R-3)

MSA: 5015 DONALD ROAD

1" = 50'

## NOTES:

1. "DESERT CREST COURT" IS A PRIVATE  
STREET, PUBLIC UTILITIES EASEMENT, PUBLIC  
SEWER EASEMENT AND PUBLIC DRAINAGE  
EASEMENT

NOT APPROVED  
BY FIRE  
DEPARTMENT

## LEGEND

- SUBDIVISION BOUNDARY
- ▲ MONUMENTS FOUND AS SHOWN
- ▲ SET NAIL & TAG PLS # 5269
- SET REBAR & ALUMINUM CAP PLS # 5269
- SAW CUT IN TOP OF CURB AT PROPERTY LINES
- ⊕ CENTER LINE
- ( M ) MEASURED DATA
- ( R-# ) RECORDED DATA
- ( D ) DEED DATA
- ( B.O.B. ) BASIS OF BEARINGS
- SQ. FT. SQUARE FEET ( AREA )
- P.O.C. POINT OF CURVATURE
- P.U.E. PUBLIC UTILITY EASEMENT
- HOA HOME OWNERS ASSOCIATION
- T.P.O.B. TRUE POINT OF BEGINNING
- CENTERLINE ROADWAY
- ADJACENT LOT LINES
- EASEMENT

① BLOCK

NUMBER OF LOTS 10  
COMMON LOTS 3

DIRECT VEHICULAR ACCESS TO  
DORRELL LANE THROUGH  
ADJOINING COMMON ELEMENTS  
FROM ADJUTING LOTS SHALL  
BE PROHIBITED

## REFERENCES

- R-1 FILE 52, PAGE 70 OF RECORD OF SURVEYS
- R-2 BOOK 99, PAGE 12 OF PLATS (PARADISE MEADOWS UNIT 2)
- R-3 BOOK 103, PAGE 43 OF PLATS (MYSTIC VALLEY 2)
- R-4 FILE 106, PAGE 81 OF RECORD OF SURVEYS

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

FULSTONE ENTERPRISES INC.  
940 S. MARTIN LUTHER KING BLVD.  
LAS VEGAS, NEVADA 89106  
PH(702) 382-8141 FAX(702) 382-3103  
EMAIL: fel@fulstone.lvcxmail.com

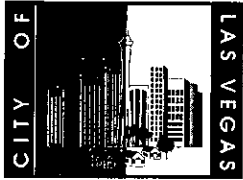
DRAWN BY: MONARCH DESIGN  
DATE: 03/17/2004  
FILE: 3581FM.DWG  
DWG #: MM1-10  
SCALE: 1" = 50'

| CURVE TABLE |            |         |        |        |
|-------------|------------|---------|--------|--------|
| NUMBER      | Δ          | TANGENT | RADIUS | LENGTH |
| C1          | 90°00'00"  | 45.50   | 45.50  | 71.47  |
| C2          | 90°00'00"  | 20.00   | 20.00  | 31.42  |
| C3          | 90°00'00"  | 20.00   | 20.00  | 31.42  |
| C4          | 09°04'12"  | 7.93    | 100.00 | 15.83  |
| C5          | 09°04'12"  | 7.93    | 100.00 | 15.83  |
| C6          | 09°04'12"  | 7.93    | 100.00 | 15.83  |
| C7          | 09°04'12"  | 7.93    | 100.00 | 15.83  |
| C8          | 10°32'04"  | 44.30   | 480.50 | 88.35  |
| C9          | 10°07'43"  | 46.04   | 519.50 | 91.84  |
| C10         | 01°42'29"  | 1.78    | 119.50 | 3.56   |
| C11         | 00°24'21"  | 1.84    | 519.50 | 3.68   |
| C12         | 08°49'43"  | 9.23    | 119.50 | 18.41  |
| C13         | 10°32'12"  | 7.42    | 80.50  | 14.80  |
| C14         | 48°45'23"  | 11.33   | 25.00  | 21.27  |
| C15         | 48°45'23"  | 11.33   | 25.00  | 21.27  |
| C16         | 138°45'23" | 112.94  | 42.50  | 102.93 |
| C17         | 138°45'23" | 112.94  | 42.50  | 102.93 |
| C18         | 10°32'04"  | 46.09   | 500.00 | 91.93  |
| C19         | 10°32'12"  | 9.22    | 100.00 | 18.39  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | DIRECTION     | DISTANCE |
| L1         | N 03°13'58" W | 20.50'   |
| L2         | S 86°46'02" W | 11.50'   |
| L3         | N 86°46'02" E | 5.00'    |
| L4         | S 03°13'58" E | 50.00'   |
| L5         | S 03°13'58" E | 28.47'   |
| L6         | S 03°13'58" E | 38.64'   |
| L7         | S 03°14'06" E | 33.20'   |
| L8         | S 03°14'06" E | 33.20'   |
| L9         | N 03°13'58" W | 38.64'   |
| L10        | S 03°13'58" E | 28.47'   |
| L11        | S 03°13'58" E | 50.00'   |
| L12        | N 86°46'02" E | 5.00'    |
| L13        | N 03°14'06" W | 11.00'   |

| RADIAL BEARING TABLE |               |
|----------------------|---------------|
| NUMBER               | BEARING       |
| RB1                  | S 86°46'02" W |
| RB2                  | S 77°41'59" W |
| RB3                  | S 82°41'54" E |
| RB4                  | N 84°24'23" W |
| RB5                  | N 44°28'43" W |
| RB6                  | N 38°00'31" E |
| RB7                  | N 82°41'54" W |
| RB8                  | S 83°06'15" E |
| RB9                  | S 84°09'46" E |

# PLANNING & DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Janet Moncrief  
Steve Wolfson

City Manager  
Douglas A. Selby



07101-001-07-04

July 23, 2004

Mr. Robert Loerwald  
Whitney Investments, Limited Liability Company  
3434 Kier Road, Suite #101  
North Las Vegas, Nevada 89030

**RE: FMP-4801 - Dorrell Estates**

Dear Mr. Loerwald:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on July 23, 2004.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

### Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for **Dorrell Estates** (TMP-2668).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

### Public Works

3. Modify Paragraph 3 of the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E to read: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and its successors and assigns, a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances, thereto, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
4. The 20 foot Public Drainage Easement shall be labeled as a Common Lot.

FINAL MAP OF  
**DORRELL ESTATES**

LOT 235 AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS, BEING A PORTION OF THE  
NORTHEAST QUARTER (NE4) OF THE NORTHEAST QUARTER (NE4) OF SECTION 24,  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

**CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION**

WE, WHITNEY INVESTMENTS LLC AND ROBERT J. LOERWALD  
DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND  
SHOWN UPON THIS PLAT OF DORRELL ESTATES AND DO  
HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DO  
HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ALL THE STREETS  
AND PUBLIC RIGHT-OF-WAYS, AS INDICATED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS,  
HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT CENTRAL  
NEVADA-TELEPHONE COMPANY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY  
WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., JOINTLY AND SEVERALLY  
AND TO THEIR SUCCESSORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ON ALL  
ALL SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS. ALSO  
A FIVE FOOT WIDE EASEMENT CONTIGUOUS TO AND/OR BACK OF PUBLIC OR PRIVATE  
STREETS FOR ABOVE GROUND TRANSFORMERS. WHERE NO SIDEWALK EXISTS, THE WIDTH  
OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET  
DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC  
OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL  
BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED  
AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK, AND AN  
ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, WITHIN THE PLATTED LANDS FOR  
THE CONSTRUCTIONS, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND  
POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF  
INGRESS AND EGRESS THERETO.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF  
LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS A FIVE-FOOT WIDE EASEMENT  
ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC  
STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET  
LIGHTS AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH  
FIRE HYDRANT AND STREET LIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT  
IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM  
THESE EASEMENTS.

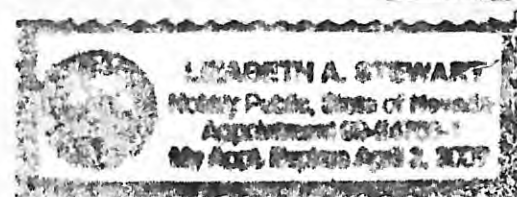
Whitney Investments LLC  
WHITNEY INVESTMENTS LLC

Robert J. Loerwald 3/24-04  
ROBERT J. LOERWALD DATE

**ACKNOWLEDGEMENT**

STATE OF NEVADA  
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 24, 2004  
BY Whitney T. Williams / Robert J. Loerwald



Elizabeth A. Stewart  
LIZABETH A. STEWART  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES ON April 2, 2007

**APPROVAL**

WE THE EASEMENT RECIPIENTS NAMED BELOW, APPROVED THE GRANT  
OF THE DESIGNATED EASEMENTS

NEVADA POWER COMPANY

DATE

SPRINT CENTRAL TELEPHONE NEVADA

DATE

SOUTHWEST GAS CORPORATION

DATE

LAS VEGAS VALLEY WATER DISTRICT

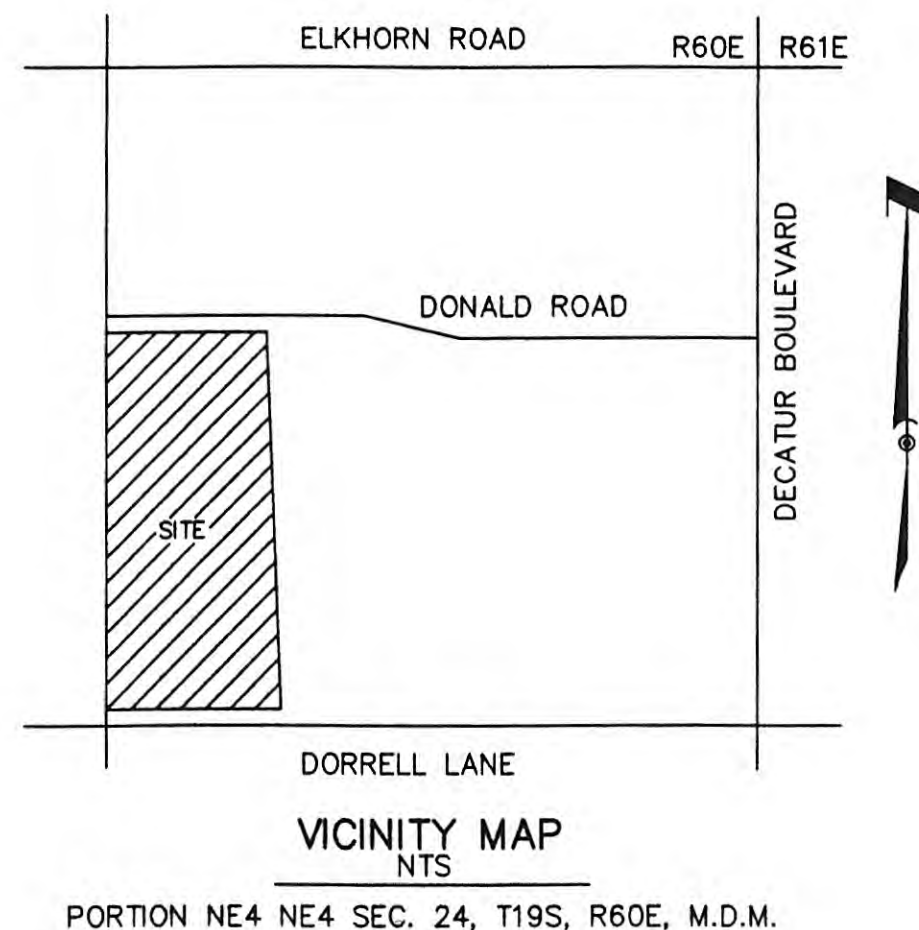
DATE

COX COMMUNICATIONS LAS VEGAS, INC.

DATE

CITY ENGINEER

DATE



**LEGAL DESCRIPTION**

LOT 235 AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS, AND THAT PORTION OF THOM BLVD. AS  
VACATED PER BOOK 20010305, DOCUMENT NUMBER 01199, DATED 03/05/2001, BEING A PORTION  
OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24,  
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF ELKHORN ROAD AND DECATUR BOULEVARD AS  
SHOWN ON SAID FILE 52, PAGE 70 OF SURVEYS:

THENCE SOUTH 00°46'17" EAST ON THE CENTERLINE OF SAID DECATUR BOULEVARD A DISTANCE  
OF 1357.12 FEET TO THE INTERSECTION OF DORRELL LANE;

THENCE SOUTH 86°51'46" WEST ON THE CENTERLINE OF DORRELL LANE A DISTANCE OF 1292.07  
FEET;

THENCE NORTH 01°05'44" WEST A DISTANCE OF 30.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°05'44" WEST A DISTANCE OF 703.24 FEET TO A POINT OF CUSP  
WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.50 FEET AND TO WHICH A  
RADIAL LINE BEARS SOUTH 86°46'02" WEST;

THENCE SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND A ARC  
DISTANCE OF 71.47 FEET;

THENCE NORTH 86°46'02" EAST A DISTANCE OF 177.45 FEET;

THENCE SOUTH 02°55'51" EAST A DISTANCE OF 657.66 FEET;

THENCE SOUTH 86°51'46" WEST A DISTANCE OF 234.21 FEET TO THE TRUE POINT OF BEGINNING,  
CONTAINING 3.39 ACRES.

**NOTES:**

1. RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH  
A WATER COMMITMENT FROM THE LAS VEGAS VALLEY  
WATER DISTRICT FOR 10 RESIDENTIAL LOTS.

**BASIS OF BEARINGS**

S 00°46'17" E BEING THE CENTER LINE OF DECATUR BLVD, BETWEEN  
ELKHORN ROAD AND DEER SPRINGS ROAD AS SHOWN BY FILE 52, PAGE 70  
OF RECORD OF SURVEYS. (DECATUR ALIGNMENT)

**CITY SURVEYOR'S CERTIFICATE**

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HERBY CERTIFY THAT I HAVE  
EXAMINED THE FINAL MAP OF DORRELL ESTATES, AND AM SATISFIED THAT THE MAP IS TECHNICALLY  
CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN  
DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE \_\_\_\_\_

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

**SURVEYOR'S CERTIFICATE**

I, ROBERT FULSTONE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE  
OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT  
SUPERVISION AT THE INSTANCE OF WHITNEY INVESTMENTS LLC et al
2. THE LANDS SURVEYED LIE WITHIN PN NE 1/4 NE 1/4 SEC. 24, T19S, R60E, MDM  
AND THE SURVEY WAS COMPLETED ON 4/19/2004
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.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND  
OCCUPY THE POSITIONS INDICATED BY \_\_\_\_\_ AND AN APPROPRIATE  
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION  
TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Robert Fulstone  
ROBERT FULSTONE  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE, PLS #5269



**DIVISION OF WATER RESOURCES**

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT  
OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE  
REVIEW AND APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES

DATE

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH THIS  
APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER  
SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

DISTRICT BOARD OF HEALTH

DATE

**APPROVAL**

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE  
MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH  
APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS  
IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS  
APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING OF THE  
CITY OF LAS VEGAS, NEVADA ON THE \_\_\_\_\_ OF \_\_\_\_\_

ROBERT S. GENZER  
DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

**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

**FINAL MAP**

FMP-4801

|                                                                                                                                                                                                           |                                                                                                      |                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BEING A PORTION OF THE NORTHEAST ONE-QUARTER ( NE 1/4 ) OF<br>THE NORTHEAST ONE-QUARTER ( NE 1/4 ) OF SECTION 24, TOWNSHIP<br>19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK<br>COUNTY, NEVADA |                                                                                                      | NO. _____<br>FILED AT THE REQUEST OF<br><u>WHITNEY INVESTMENTS LLC</u><br>DATE _____ AT _____<br>BOOK _____ PAGE _____<br>OF PLATS<br>OFFICIAL RECORDS BOOK NO. _____<br>CLARK COUNTY, NEVADA RECORDS<br>FRANCES DEANE, RECORDER<br>FEE: _____<br>DEPUTY: _____ |
| FOR:                                                                                                                                                                                                      | WHITNEY INVESTMENTS LLC &<br>ROBERT J. LOERWALD                                                      |                                                                                                                                                                                                                                                                 |
| FULSTONE ENTERPRISES INC.<br>940 S. MARTIN LUTHER KING BLVD.<br>LAS VEGAS, NEVADA 89106<br>PH(702) 382-8141 FAX(702) 382-3103<br>EMAIL: fei@fulstone.lvcxmail.com                                         | DRAWN BY: MONARCH DESIGN<br>DATE: 03/15/2004<br>FILE: 3581FM.DWG<br>DWG #: MM1-10<br>SCALE: 1" = 60' |                                                                                                                                                                                                                                                                 |

SHEET 1 OF 2

FMP-4801  
ADMIN

COMMENTS  
COPIED 7/22/04

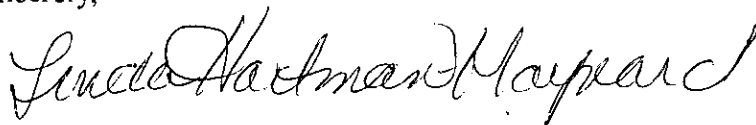


Mr. Robert Loerwald  
FMP-4801 - Page Two  
July 23, 2004

5. There appears to be a Landscape Easement across each lot. We suggest that the easement be shown with a solid line and labeled as a "Common Element Maintained by the Homeowner's Association". Revise the legend as necessary.
6. Add "...To Be Maintained by the Homeowner's Association" to the end of note #1 on sheet 2.
7. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that Information such as the lot dimensions and centerline curves (C18 and C19) appear to conflict with the submitted civil improvement drawings. Revise drawings as necessary.
8. Site development to comply with all applicable conditions of approval for Dorrell Estates and all other subsequent site-related actions.
9. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on July 23, 2004 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Linda Hartman-Maynard, Planner II  
Planning and Development Department  
Current Planning Division

cc: Mr. Robert Fulstone  
Fulstone Enterprises, Inc.  
940 South Martin L. King Boulevard  
Las Vegas, Nevada 89106



# Memorandum

City of Las Vegas  
Department of Public Works  
City Engineer Division  
Survey Section  
Phone (702) 229-6217  
Fax (702) 804-8582

To: Robert Fulstone, PLS  
Fulstone Enterprises

From: Alan R. Riecki, PLS  
City Surveyor

CC: Linda Hartman-Maynard  
Planning and Development

Date: July 28, 2004

Re: **DORRELL ESTATES**  
**FMP-4801**

---

Attached is a redlined drawing delineating comments from Survey review. **The redlined print must be returned along with the corrected drawing for approval.**

*PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.*

## **Comments:**

Minor corrections to the Owner's Certificate and Acknowledgment as shown.

The third to last call in the legal description needs a minor correction as shown.

Monuments set within private streets within the City of Las Vegas will require reference monuments and subsequent tie map. Please revise as shown.

Please include Sight Visibility Restriction Zones (SVRZ) as required by the Traffic Engineer. Include the appropriate note.

Miscellaneous minor corrections as shown on the redlines.

*AR*



# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination



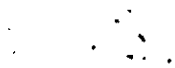
**To:** Department of Planning and Development  
**From:** Richard D. Goecke, Director Department of Public Works  
**CC:** Bart Anderson, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;  
Alan R. Riecki, Survey (FM, PM, & A's only)  
**Date:** July 21, 2004  
**Re:** **FMP-4801** Dorrell Estates N. Side Dorrell Lane, W. of Decatur Blvd.  
Final Map Technical Review

## COMMENTS:

We note that an accepted Master Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works and an approved Master Traffic Impact Analysis is on file with the Traffic Engineering Division of Public Works for the Dorrell Estates subdivision

## CONDITIONS OF APPROVAL:

1. Modify Paragraph 3 of the Owner's Certificate as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E to read: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and its successors and assigns, a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances, thereto, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
2. The 20 foot Public Drainage Easement shall be labeled as a Common Lot.
3. There appears to be a Landscape Easement across each lot. We suggest that the easement be shown with a solid line and labeled as a "Common Element Maintained by the Homeowner's Association". Revise the legend as necessary.
4. Add "...To Be Maintained by the Homeowner's Association" to the end of note #1 on sheet 2.
5. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that Information such as the lot dimensions and centerline curves (C18 and C19) appear to conflict with the submitted civil improvement drawings. Revise drawings as necessary.
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7. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.



July 16, 2004

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-4801 DORRELL ESTATES  
A.P.N. 125-24-503-001

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map 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.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision 11.7 acre-feet/year.

Proposed owner's dedication does not provide the necessary easements for District facilities.

If you have any questions, please contact Gary Lange at 258-3164.

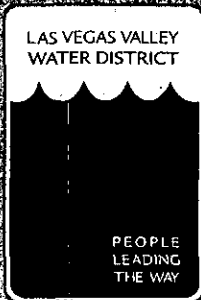
Sincerely,

Original signed by:  
**GEORGE A. JACOBY**

George A. Jacoby, Manager  
Engineering Services Division

GAJ/kj

cc: Clark County Health District  
City of Las Vegas Planning Department ✓  
Fulstone Enterprises



1001 SOUTH VALLEY VIEW BLVD.  
LAS VEGAS, NV 89153  
TELEPHONE 702/870-2011

Board of Directors  
Myrna Williams  
PRESIDENT

Yvonne Atkinson Gates  
VICE-PRESIDENT

Mary Kincaid-Chauncey

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy  
GENERAL MANAGER



TO: R. S. L. ENGINEERINGDATE: JUN - 3 2004

The plans for:

DORPELL ESTATES

have been screened to ensure compliance with the City's guidelines and requirements for plan submittal with the following results:

☒ The plans HAVE BEEN ACCEPTED for review.

☐ The plans HAVE NOT been accepted for review.

If the plans were not accepted, it is because the deficiencies were too numerous or consequential to allow for further plan checking. Please contact the person indicated below if you want to discuss the results of the initial screening.

Sincerely,

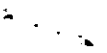
Charles Turk  
Project Manager  
Land Development Services  
Department of Public Works

CT:slc

Reviewed By: MITCHELL KOLBER

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**INITIAL SCREENING CHECKLIST**PROJECT NAME: DORRELL ESTATESENGINEER: RSLRTS: 60 19 24 MAP LOCATION: G-24-4LOCATION: NEC: DORRELL / THOM PROJECT #: 7287REVIEWED BY: MITCHELL KOLBER DATE: JUN - 3 2004

|            |                                     |
|------------|-------------------------------------|
| ACCEPTED   | <input checked="" type="checkbox"/> |
| FOR REVIEW | <input type="checkbox"/>            |
| REJECTED   | <input type="checkbox"/>            |

**INITIAL PACKAGE**

(An initial submittal will not be "accepted for review" until all of the following items are satisfied)

- | SATISFIED                              | NOT SATISFIED            |                                                                                                                                       |
|----------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5 sets of check prints                                                                                                                |
| 2. <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 completed bond estimate form showing quantities for private streets, curb to curb, and all public improvements                      |
| 3. <input checked="" type="checkbox"/> | <input type="checkbox"/> | **2 copies of soils report (if streets are being constructed)                                                                         |
| 4. <input checked="" type="checkbox"/> | <input type="checkbox"/> | **Copy of Drainage Study approval (if required) with all fees paid                                                                    |
| 5. <input checked="" type="checkbox"/> | <input type="checkbox"/> | **Copy of Traffic Study approval (if required)                                                                                        |
| 6. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Copy of "conditions of approval" as provided to the developer from Planning Commission and/or City Council, or Administrative Reviews |
| 7. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plans shall be stamped and signed in accordance with NAC 625.611                                                                      |
| 8. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Master street light plan submitted and approved (if required by conditions of approval)                                               |
| 9. <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan Check Fees GR #: <u>126220</u>                                                                                                   |

\*Soils reports are required when streets are being constructed as part of the project.

\*\* Drainage studies are submitted directly to CLV Flood Control and TIAs are submitted directly to Transportation Planning and go through an independent screening process. Plans will not be "accepted for review" until the drainage study and TIA have been "approved."



City of Las Vegas

**COMBINED FIRE COMMUNICATIONS CENTER**

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

**FIRE SERVICES / STREET NAME VALIDATION  
SUBDIVISION LISTING**

3/23/2004 9:43:49 AM

**FIRM: G C Wallace****ENTITY: City Of Las Vegas Planning****SUBDIVISION: Dorrell Square****PLANNING No.: FMP-3675****DESCRIPTION:****REF NO: 9685**

| Street Name         | Street Type | Disposition                |
|---------------------|-------------|----------------------------|
| ✓ Butternut Grove   |             | Approved                   |
| Palmetto            |             | Street name duplicate      |
| Yellow Jessamine    |             | Street name duplicate      |
| Cherokee Rose       |             | Street name duplicate      |
| ✓ Wild Prairie Rose |             | Approved                   |
| Indian Paint Brush  |             | Street name duplicate      |
| Hawthorn            |             | Street name duplicate      |
| Apple Blossom       |             | Street name duplicate      |
| ✓ Bristlecone Pine  |             | Approved                   |
| ✓ Flowering Dogwood |             | Approved                   |
| Corbel Court        |             | Name contains 2 suffixes   |
| Academy             |             | Street name duplicate      |
| Delancoy            |             | Street name sound alike    |
| Henderson           |             | Street name duplicate      |
| Freedom             |             | Street name duplicate      |
| Nassan              |             | Street name sound alike    |
| Sutton              |             | Street name duplicate      |
| ✓ Whitehall         |             | Approved                   |
| Washington          |             | Street name duplicate      |
| Amherst             |             | Street name duplicate      |
| Cornell             |             | Street name duplicate      |
| Elmira              |             | Street name duplicate      |
| Marymount           |             | Street name sound alike    |
| Norfolk             |             | Street name duplicate      |
| Roanoke             |             | Street name duplicate      |
| Amberston           |             | Street name sound alike    |
| Brokkhaven          |             | Incorrect Spelling         |
| Fullerton           |             | Street name duplicate      |
| Drake               |             | Street name duplicate      |
| William Penn        |             | Street name duplicate      |
| Georgetown          |             | Street name duplicate      |
| Piedmont            |             | Street name duplicate      |
| Waverly             |             | Street name duplicate      |
| Brookhaven          |             | Street name duplicate      |
| Washington Square   |             | Name contains 2 suffixes ? |
| Gable               |             | Street name duplicate      |



**FIRM: G C Wallace****ENTITY: City Of Las Vegas Planning****SUBDIVISION: Dorrell Square****PLANNING No.: FMP-3675****DESCRIPTION:****REF NO: 9685**

| Street Name        | Street Type | Disposition                |
|--------------------|-------------|----------------------------|
| Boss Stone         |             | Street name sound alike    |
| Keystone           |             | Street name duplicate      |
| / Rose Window      |             | Approved                   |
| Portico            |             | Street name duplicate      |
| / Bedrock Cove     |             | Approved                   |
| Rambling           |             | Street name duplicate      |
| Claremont          |             | Street name duplicate      |
| Bradhurst          |             | Street name duplicate      |
| Laurel Hill        |             | Street name duplicate      |
| Pinehurst          |             | Street name duplicate      |
| West Houston       |             | Name contains direction    |
| West End           |             | Name contains direction    |
| / Corbel           |             | Approved                   |
| White Plains       |             | Street name duplicate      |
| / Trenton Manor    |             | Approved                   |
| Princeton          |             | Street name duplicate      |
| Valley Forge       |             | Street name duplicate      |
| Jamestown          |             | Street name duplicate      |
| Harpers Ferry      |             | Street name duplicate      |
| / Galveston Harbor |             | Approved                   |
| Pleasant Hill      |             | Street name duplicate      |
| Pine Mountain      |             | Street name duplicate      |
| / Peachtree Creek  |             | Approved                   |
| Horseshoe Bend     |             | Street name duplicate      |
| Concordia          |             | Street name duplicate      |
| Artwick            |             | Street name sound alike    |
| Julliard           |             | Street name duplicate      |
| Stratford          |             | Street name duplicate      |
| Sweet Briar        |             | Street name duplicate      |
| Weatherford        |             | Street name duplicate      |
| Stanford           |             | Street name duplicate      |
| Ellsworth          |             | Street name duplicate      |
| Briar Cliff        |             | Street name duplicate      |
| Morningside        |             | Street name duplicate      |
| / Wartburg         |             | Approved                   |
| / Plama            |             | Approved                   |
| Fair               |             | Street name duplicate      |
| Clear Way          |             | Name contains 2 suffixes ? |
| Bulance            |             | Street name sound alike    |
| / Harmonize        |             | Approved                   |
| Bayberry           |             | Street name duplicate      |
| Slate              |             | Street name duplicate      |



**FIRM: G C Wallace****ENTITY: City Of Las Vegas Planning****SUBDIVISION: Dorrell Square****PLANNING No.: FMP-3675****DESCRIPTION:****REF NO: 9685**

| Street Name                  | Street Type | Disposition              |
|------------------------------|-------------|--------------------------|
| Buttermilk                   |             | Street name duplicate    |
| ✓ Violet Bay                 |             | Approved                 |
| Grey Stone                   |             | Street name duplicate    |
| ✓ Palm Tree                  |             | Approved                 |
| Crimson                      |             | Street name duplicate    |
| ✓ Fuchsia Vine               |             | Approved                 |
| Yellow Brick                 |             | Street name duplicate    |
| Blue Bay                     |             | Street name duplicate    |
| Brick Road                   |             | Name contains 2 suffixes |
| ✓ Raw Umber                  |             | Approved                 |
| ✓ Mars Black                 |             | Approved                 |
| Cabalt Blue                  |             | Incorrect Spelling       |
| Burnt Umber                  |             | Street name duplicate    |
| ✓ Appleblossom Time          |             | Approved                 |
| ✓ Bayberry Crest             |             | Approved                 |
| ✓ Chestnut Bay               |             | Approved                 |
| Cherry Red                   |             | Street name duplicate    |
| Fair Oaks                    |             | Street name duplicate    |
| Hunter Green                 |             | Street name duplicate    |
| ✓ Periwinkle Blue            |             | Approved                 |
| Prlina Red                   |             | Phonetically difficult   |
| ✓ Treasure Hills             |             | Approved                 |
| ✓ Tuscany Bay                |             | Approved                 |
| White Oak                    |             | Street name duplicate    |
| ✓ Midnight Blue              |             | Approved                 |
| ✓ Blaze                      |             | Approved                 |
| Antelope                     |             | Street name duplicate    |
| ✓ Peony Red                  |             | Approved                 |
| ✓ Snowberry White            |             | Approved                 |
| ✓ Pale Primrose              |             | Approved                 |
| ✓ Pinky                      |             | Approved                 |
| Aqua                         |             | Street name duplicate    |
| Violet                       |             | Street name duplicate    |
| ✓ Glacier White              |             | Approved                 |
| ✓ Azure Blue                 |             | Approved                 |
| ✓ Rich Red                   |             | Approved                 |
| ✓ Sap Green                  |             | Approved                 |
| Almond                       |             | Street name duplicate    |
| <del>Wartburg</del> Wartburg |             | <del>Approved</del>      |

see pg 2



11-11-11

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11-11-11



City of Las Vegas

**COMBINED FIRE COMMUNICATIONS CENTER**

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION  
SUBDIVISION LISTING

7/21/2004 1:40:41 PM

**FIRM: Fulstone Enterprises Inc****ENTITY: City Of Las Vegas Planning****SUBDIVISION: Dorrell Estates****PLANNING No.: FMP-4801****DESCRIPTION:****REF NO: 9664**

| Street Name            | Street Type | Disposition           |
|------------------------|-------------|-----------------------|
| Donald                 |             | Previously recorded   |
| Desert Crest           |             | Street name duplicate |
| ✓ Diamond Emblem       |             | Approved              |
| <del>Betty Burke</del> |             | Approved              |
| ✓ Royal Bedford        |             | Approved              |



11-11-11

# **CITY OF LAS VEGAS**

## **INTER-OFFICE MEMORANDUM**

### **REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**FMP-4801**

#### **HAND DELIVERED**

|                                 |                  |     |
|---------------------------------|------------------|-----|
| *DEVELOPMENT COORDINATION (DPW) | GARY REID        | DSC |
| FIRE ENGINEERING                | OZZIE MIRKHAH    | DSC |
| *FLOOD CONTROL (DPW)            | ROSA CORTEZ      | DSC |
| *LAND DEVELOPMENT (DPW)         | LUCIEN PAET      | DSC |
| *RIGHT-OF-WAY (DPW)             | CAROLYN CAVINESS | DSC |
| *SANITARY SEWERS (DPW)          | JOHN DAY         | DSC |
| *TRAFFIC ENGINEERING            | RICK SCHROEDER   | DSC |

#### **SENT VIA COURIER OR INTER-OFFICE MAIL**

|                     |                |                                 |
|---------------------|----------------|---------------------------------|
| *TEFO (DPW)         | TOM WILKING    | 3104 BONANZA ROAD               |
| FIRE COMMUNICATIONS | MELANIE DOBOSH | 500 CASINO CENTER               |
| *SID (DPW)          | T. McDANIEL    | 4 <sup>th</sup> FLOOR CITY HALL |
| *SURVEY (DPW)       | RITA LUMOS     | WEST YARD                       |

#### **SENT VIA COURIER "U.S." MAIL**

CLARK COUNTY HEALTH DISTRICT  
LAS VEGAS VALLEY WATER DISTRICT  
UNITED STATES POSTAL SERVICE

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



**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**  
**Current Planning Division**  
**731 South Fourth Street**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 Phone (702) 385-7268 Fax**

**07/7/04**

**FMP-4801 - DORRELL ESTATES** - Request for a **Final Map Technical Review** for a 10-LOT SINGLE FAMILY SUBDIVISION on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

**CASE PLANNER: LINDA HARTMAN-MAYNARD 229-6899**



**ADMINISTRATIVE**

**Comments Due: JULY 16, 2004**

**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 LINDA HARTMAN-MAYNARD ([lhartman-maynard@lasvegasnevada.gov](mailto:lhartman-maynard@lasvegasnevada.gov)), the Case Planner responsible for this case.

**LIST COMMENTS BELOW:**





August 15, 2003

Whitney Investments, Limited Liability Company  
3434 Kier Road, Suite #101  
North Las Vegas, Nevada 89030

**RE: TENTATIVE MAP - DORRELL ESTATES - TMP-2668**

Dear Applicant:

Your request for a Tentative Map for a 10-LOT SINGLE FAMILY SUBDIVISION on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on August 14, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-2312, and Site Development Plan Review SDR-2313.
3. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, combining the retaining and screen wall, shall not be greater than eight feet tall without appropriate setbacks.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

DOUGLAS A. SELBY  
CITY MANAGER

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.9108  
www.lasvegasnevada.gov



Whitney Investments, Limited Liability Company  
TMP-2668 - Page Two  
August 15, 2003

**Public Works**

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2312, Site Development Plan Review SDR-2313 and all other subsequent site-related actions.
9. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

This action by the Planning Commission on August 14, 2003 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,



Gary M. Leobold, Senior Planner  
Planning and Development Department  
Current Planning Division

GML:clc

cc: Mr. Robert Loerwald  
Whitney/Loerwald  
3434 Kier Road, Suite #101  
North Las Vegas, Nevada 89030

Ms. Terri Pastorelli  
Tetra Tech, Inc.  
401 North Buffalo Drive, Suite #100  
Las Vegas, Nevada 89145



Report Date 07/08/2004 09:34 AM

Submitted By

Page 1

A/P # 4801 FINAL MAP

Application Information

Stages

|           | Date / Time      | By     | Date / Time | By |
|-----------|------------------|--------|-------------|----|
| Processed | 07/07/2004 13:09 | 981840 | Temp COO    |    |
| Approved  |                  |        | CDO Issued  |    |
| Final     |                  |        | Expires     |    |

Associated Information

|                  |                                                  |            |                      |      |
|------------------|--------------------------------------------------|------------|----------------------|------|
| Type of Work     | # Plans                                          | 0          | Declared Valuation   | 0.00 |
| Dept of Commerce | # Plans                                          | 0          | Calculated Valuation | 0.00 |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

DORRELL ESTATES - Request for a Final Map Technical Review for a 10-LOT SINGLE FAMILY SUBDIVISION on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

Parent A/P # 2668  
Project # 4801 Project/Phase Name DORRELL ESTATES Phase #  
Size/Area 3.39 ACRES Size Description  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

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

No children exist for this project

Employee  
Employee ID Last First MI Comments

970634 HARTMAN LINDA L

Log  
Action Description Entered By Start Stop  
Comments

PAYMNT CK NAME.# WHO PICKED UP PERMIT 07/07/2004 13:21  
Sheri

Z-SUBC REASON ALL ITEMS NOT SUBMITTED 981840 07/07/2004 13:08  
one additional plan will be submitted by 10 am on 7/8/04. Linda is aware of the missing plan.



Report Date 07/07/2004 03:59 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact IDAC553272 ☐ Foreign  
Effective Expire  
Name MR ROBERT LOERWALD  
Day Phone Eve Phone Address  
Pager PIN #  
Fax Mobile  
E-Mail  
Organization WHITNEY INVESTMENTS LLC Position Profession  
Seasonal Addr

Valid From To  
Comments

No Comments

Primary N Capacity OWNER Contact IDAC33180 ☐ Foreign  
Effective Expire  
Name WHITNEY INVESTMENTS L L C  
Day Phone Eve Phone Address 3434 KIER RD #101  
Pager PIN # NO LAS VEGAS  
Fax Mobile NV  
E-Mail 89030-4478  
Organization LOERWALD ROBERT J Position Profession  
Seasonal Addr

Valid From To  
Comments

Robert Loerwald

Primary Y Capacity OTHER Other REP Contact IDAC491385 ☐ Foreign  
Effective Expire  
Name FULSTONE ENTERPRISES, INC  
Day Phone (702)382-8141 x Eve Phone Address 940 S MARTIN L KING BD  
Pager PIN # LAS VEGAS  
Fax (702)382-3103 Mobile NV  
E-Mail 89106  
Organization Position Profession  
Seasonal Addr

Valid From To  
Comments

Robert or Sherry - 382-8141

Contractors

No Contractors

Item Description

Item Status

|                                        |                        |
|----------------------------------------|------------------------|
| Check Fees                             | Fees Successful        |
| APPLICATION FEE (\$0.00)               | Paid                   |
| Check Inspections                      | Inspections Successful |
| Check Reviews                          | Reviews Failed         |
| 38762 FIRE COMM (FIRE COMMUNICATION)   | Incomplete             |
| 38763 CURRENT PL (CURRENT PLANNING)    | Incomplete             |
| 38764 DEVCO (DEVELOPMENT COORDINATION) | Incomplete             |



**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**FMP Application****Report Date** 07/07/2004 03:59 PM**Submitted By**

Page 3

| Item Description                             | Item Status             |
|----------------------------------------------|-------------------------|
| 38765 SURVEY (SURVEY)                        | Incomplete              |
| 38766 TRAFFIC (TRAFFIC ENGINEERING)          | Incomplete              |
| 38767 FLOOD (FLOOD CONTROL)                  | Incomplete              |
| 38768 SEWER (COLLECTION SYSTEMS PLANNING)    | Incomplete              |
| 38769 ROW (RIGHT-OF-WAY)                     | Incomplete              |
| 38770 LAND DEV (LAND DEVELOPMENT)            | Incomplete              |
| 38771 SID (SPECIAL IMPROVEMENT DISTRICT)     | Incomplete              |
| 38772 TEFO (TRAFFIC ENG FIELD OPERATIONS)    | Incomplete              |
| 38773 FIRE ENG (FIRE PROTECTION ENGINEERING) | Incomplete              |
| Check Conditions                             | Conditions Successful   |
| Check Alert Conditions                       | Alert Conditions Failed |
| (ENTER ACTION LTR SENT DATE)                 |                         |
| (ENTER MYLAR SUBMITTED DATE)                 |                         |
| Check Licenses                               | Not Checked             |
| Check Children Status                        | Children Successful     |
| Check Open Cases                             | 0                       |

| Fees            | Status | Paid Date        | Amount            |
|-----------------|--------|------------------|-------------------|
| APPLICATION FEE | P      | 07/07/2004 13:22 | 500.00            |
| Total Unpaid    |        | 0.00             | Total Paid 500.00 |

| Review Activities | Act #      | Act Type | Status | Waived   | Issued           | Started |
|-------------------|------------|----------|--------|----------|------------------|---------|
| Completed         |            | Comp By  |        | Comments |                  |         |
| 38763             | CURRENT PL | 0        | N      |          | 07/07/2004 15:59 |         |
| 38764             | DEVCO      | 0        | N      |          | 07/07/2004 15:59 |         |
| 38762             | FIRE COMM  | 0        | N      |          | 07/07/2004 15:59 |         |
| 38773             | FIRE ENG   | 0        | N      |          | 07/07/2004 15:59 |         |
| 38767             | FLOOD      | 0        | N      |          | 07/07/2004 15:59 |         |
| 38770             | LAND DEV   | 0        | N      |          | 07/07/2004 15:59 |         |
| 38769             | ROW        | 0        | N      |          | 07/07/2004 15:59 |         |
| 38768             | SEWER      | 0        | N      |          | 07/07/2004 15:59 |         |
| 38771             | SID        | 0        | N      |          | 07/07/2004 15:59 |         |
| 38765             | SURVEY     | 0        | N      |          | 07/07/2004 15:59 |         |
| 38772             | TEFO       | 0        | N      |          | 07/07/2004 15:59 |         |
| 38766             | TRAFFIC    | 0        | N      |          | 07/07/2004 15:59 |         |

**Activity Review Details****Detail** TECHNICAL REV SUBMIT LIST(FMP) **Modified By** EDICHTER**Modified Date/Time** 07/07/2004 13:07**Comments**

No Comments



Report Date 07/07/2004 03:59 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

- Y Application Form
- Y Deed and Legal Description
- Y Final Map Checklist (Lot Numbers and Block Designations)
- N 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

| Check Conditions<br>Condition<br>Assigned | Approval<br>Supervisor | Approved By<br>Required | Approved Date<br>Comments | Applied By | Applied Date |
|-------------------------------------------|------------------------|-------------------------|---------------------------|------------|--------------|
|-------------------------------------------|------------------------|-------------------------|---------------------------|------------|--------------|

No Conditions

| Project # | A/P Type | Status | Stage | Relation |
|-----------|----------|--------|-------|----------|
|-----------|----------|--------|-------|----------|

No children exist for this project

FINAL MAP

Technical Review Process

10 # of Residential/Commercial Lots  
0 # of Common Element Lots

07/07/2004 Blueline Submitted  
07/07/2004 Blueline Accepted for Processing  
Action Letter Sent

Mylar Process

0 # of Residential/Commercial Lots  
0 # of Common Element Lots

Mylar Submitted  
Mylar Accepted for Processing  
Mylar Comments Sent  
Mylar Released for Recordation

Type of Map NEW

Y Parent Project link required? Flood Study required? Street Name Has Been Changed  
Y Is this a Residential Subdivision? Traffic Study required?

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision  
Name REELL ESTATES

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

No children exist for this project



**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**FMP Application****Report Date** 07/07/2004 03:59 PM**Submitted By**

Page 5

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

|        |         |       |   |  |
|--------|---------|-------|---|--|
| 970634 | HARTMAN | LINDA | L |  |
|--------|---------|-------|---|--|

| Log Action | Description | Entered By | Start | Stop |
|------------|-------------|------------|-------|------|
|------------|-------------|------------|-------|------|

|        |                                |  |                  |  |
|--------|--------------------------------|--|------------------|--|
| PAYMNT | CK NAME,# WHO PICKED UP PERMIT |  | 07/07/2004 13:21 |  |
|        | Sheri                          |  |                  |  |

|        |                                                                                               |        |                  |  |
|--------|-----------------------------------------------------------------------------------------------|--------|------------------|--|
| Z-SUBC | REASON ALL ITEMS NOT SUBMITTED                                                                | 981840 | 07/07/2004 13:08 |  |
|        | one additional plan will be submitted by 10 am on 7/8/04. Linda is aware of the missing plan. |        |                  |  |





# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: FINAL MAP

Project Address (Location) LOT 235 OF FILE 52, PAGE 70 OF SURVEYS, PTN  
NEA NEA SEC. 24, T19S, R60E, MDM

Project Name DORELL ESTATES

Proposed Use RESIDENTIAL

Assessor's Parcel #(s) 125-24-503-001

Ward # \_\_\_\_\_

General Plan: existing ML proposed ML Zoning: existing RE proposed RPD-3

Commercial Square Footage \_\_\_\_\_

Floor Area Ratio \_\_\_\_\_

Gross Acres 3.36

Lots/Units 10

Density 2.97

Additional Information SITE DEV PLAN REVIEW (SDR-2313) APPROVED 8/26/03,  
TENTATIVE MAP (TMP 2468) APPROVED 8/15/03

PROPERTY OWNER WHITNEY INVESTMENTS LLC,  
ROBERT LOERNALD

Contact ROBERT LOERNALD

Address 3434 LIEB ROAD SUITE 101

Phone: 869-6088 Fax: 869-6085

City NORTH LAS VEGAS

State NV.

Zip 89030

APPLICANT ROBERT LOERNALD

Contact SAME

Address 3434 LIEB ROAD SUITE 101

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City NORTH LAS VEGAS

State NV.

Zip 89030

REPRESENTATIVE FULSTONE ENTERPRISES INC.

Contact ROBERT OR SHERRY

Address 940 S. MARTIN L. LUNY BLVD

Phone: 382-8141 Fax: 382-3103

City L.V. NV.

State NV.

Zip 89106

Property Owner Signature \_\_\_\_\_

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

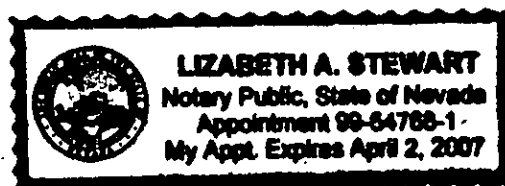
Print Name Whitney T. Williams

Subscribed and sworn before me

This 24<sup>th</sup> day of March, 2004

Elizabeth A. Stewart

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

Case # FMP-4801

Meeting Date: \_\_\_\_\_

Signs Required: \_\_\_\_\_

Map # \_\_\_\_\_

Total Fee: 500.00

Receipt # \_\_\_\_\_

Date Accepted: 7-2-04

Accepted By: ED

Page 2 of 2

THE STATE OF NEVADA, County of Clark, ss. I, Elizabeth A. Stewart, Notary Public, State of Nevada, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Clark, Nevada.

Witness my hand and seal this 1st day of April, 2007.

Notary Public, State of Nevada

My Comm. Expires April 2, 2007

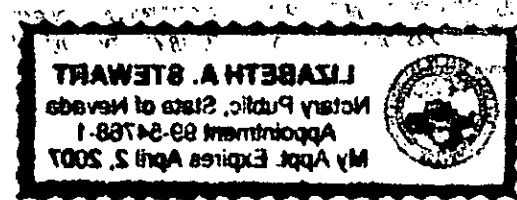
I, Elizabeth A. Stewart, Notary Public, State of Nevada, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Clark, Nevada.

Witness my hand and seal this 1st day of April, 2007.

Notary Public, State of Nevada

My Comm. Expires April 2, 2007

I, Elizabeth A. Stewart, Notary Public, State of Nevada, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Clark, Nevada.





## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-4801 APN: 125-24-503-001

Name of Property Owner: Whitney Investments LLC / Robert Loerwald

Name of Applicant: \_\_\_\_\_

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

\_\_\_\_\_ Yes

✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner/Authorized Agent: [Signature]

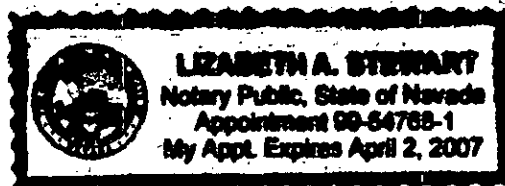
Print Name: Whitney T. Williams

Subscribed and sworn before me

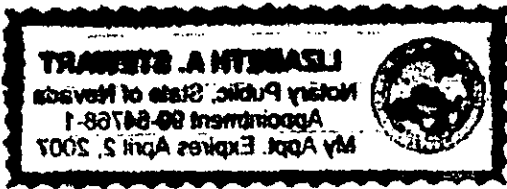
This 24th day of March, 2004

[Signature]

Notary Public in and for said County and State



Copy of Deed



Facsimile Transmission  
DEPARTMENT OF  
PUBLIC WORKS



Date: JUN - 3 2004

Time \_\_\_\_\_

Page 1 of 3

To: ROBERT LANGAN

Of: ESL

Fax Number

316 - 8465

Phone Number

316 - 8462

From: Mitch Kolber

REF: DORRELL ESTATES

|                                                                           | FAX      | PHONE    |
|---------------------------------------------------------------------------|----------|----------|
| <input type="checkbox"/> Administration                                   | 382-0848 | 229-6276 |
| <input type="checkbox"/> City Engineer Division                           | 382-3232 | 229-6272 |
| <input type="checkbox"/> Architectural Services                           | 382-3232 | 229-6535 |
| <input type="checkbox"/> Construction Services                            | 254-4541 | 229-6337 |
| <input type="checkbox"/> Engineering Design                               | 382-3232 | 229-6272 |
| <input type="checkbox"/> Special Improvements Districts                   | 366-0032 | 229-2136 |
| <input type="checkbox"/> Pavement Management                              | 366-0032 | 229-2453 |
| <input type="checkbox"/> Survey                                           | 386-5737 | 229-6217 |
| <input type="checkbox"/> Engineering Planning                             | 382-8551 | 229-6541 |
| <input type="checkbox"/> Development Coordination                         | 474-7599 | 229-6578 |
| <input type="checkbox"/> Flood Control                                    | 385-2835 | 229-6541 |
| <input checked="" type="checkbox"/> Land Development                      | 383-9767 | 229-6371 |
| <input type="checkbox"/> Right of Way                                     | 382-8551 | 229-6483 |
| <input type="checkbox"/> Streets, Sanitation and Parks                    | 256-7817 | 229-6327 |
| <input type="checkbox"/> Parks Maintenance                                | 229-6144 | 229-6571 |
| <input type="checkbox"/> Downtown Beautification Office                   | 384-0220 | 229-2521 |
| <input type="checkbox"/> Traffic Engineering                              | 366-0032 | 229-6327 |
| <input type="checkbox"/> LVACTS                                           | 229-6613 | 229-6611 |
| <input type="checkbox"/> Traffic / Electrical Field Operations            | 382-0366 | 229-6331 |
| <input type="checkbox"/> Traffic Signal Repair                            | 382-5845 | 229-6075 |
| <input type="checkbox"/> Transportation Planning                          | 474-7083 | 229-2452 |
| <input type="checkbox"/> Environmental (Water Pollution Control Facility) | 641-9738 | 229-6200 |
| <input type="checkbox"/> Industrial Waste Pretreatment                    | 641-9738 | 229-6200 |
| <input type="checkbox"/> Lab                                              | 431-5133 | 229-2444 |
| <input type="checkbox"/> Supply                                           | 431-7835 | 229-6414 |

(Area Code: 702)

Message:



9 2 0 5 1 9 0 0 3 0 4

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MICKEY J. RYAN AND TONI E. RYAN, Husband and Wife, as  
Joint Tenants

In valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:  
WHITNEY T. WILLIAMS, a single man as to an undivided 50% interest  
and ROBERT J. LOERWALD, a married man as his sole and separate property,  
as to an undivided 50% interest, as tenants in common.

all that real property situate in the ..... County of Clark

State of Nevada, bounded and described as follows:

Parcel Two Hundred Thirty-Five (235) of Plat of Survey entitled "Decatur Alignment" as shown by map thereof in File 52 of Surveys, Page 70, in the Office of the County Recorder of Clark County, Nevada.

APN: 01D-170-025

AND AS MORE COMPLETELY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Together with all singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

DATED: March 30, 19 92

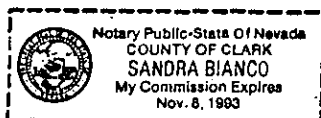
Mickey J. Ryan  
MICKEY J. RYAN

Toni E. Ryan  
TONI E. RYAN

STATE OF NEVADA } ss.  
County of CLARK  
On this 31st day of March, 19 92  
personally appeared before me, a Notary Public,  
Mickey J. Ryan and  
Toni E. Ryan

who acknowledged that they executed the above instrument.

Signed Sandra Bianco  
Notary Public



Order No. 92-02-0054WM  
3197-SB

When Recorded, mail to WHITNEY T. WILLIAMS/ROBERT LOERWALD  
6120 W. Tropicana Avenue #A16-249  
Las Vegas, NV 89103

**CROSS ESCROW & TRUST DEED CO.**  
4225 S. EASTERN AVE. • SUITE 2  
LAS VEGAS, NV 89119  
• (702) 734-3610



2051900304

Escrow #3197-SG

EXHIBIT "A"  
Complete Legal Description

That portion of the North Half (N $\frac{1}{2}$ ) of Section 24, Township 19 South, Range 60 East, M.D.B.&M., described as follows:

Lot Two Hundred Thirty-five (235) depicted on that certain Record of Survey in File 52, Page 70, in the Office of the County Recorder of Clark County, Nevada, and recorded October 18, 1989 in Book 891018 of Official Records as Document No. 00517, adopted and approved as set forth in Judgment and Decree Quietening Title and prior decisions and orders on file in Cas A233462 and Case No. A274127 in the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, and recorded October 26, 1989 in Book 891026 as Document No. 00794 of Official Records, Clark County, Nevada, formerly described as follows:

The West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-Four (24), Township Nineteen (19) South, Range Sixty (60) East.

\*\*\*\*\*END OF LEGAL DESCRIPTION\*\*\*\*\*

CLARK COUNTY, NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF:  
NEVADA TITLE COMPANY

05-19-92 08:00 DB1 2  
OFFICIAL RECORDS  
BOOK: 920519 INST: 00304  
FEE: 6.00 RPT: 87.10

