

REVERSIONARY FINAL MAP OF A PORTION OF
"CHARLESTON GARDENS NO.1"

BEING LOTS 18 THRU 19, BLOCK 2 OF "CHARLESTON GARDENS
NO.1" AS SHOWN PER BOOK 8 OF PLATS, PAGE 40, CLARK
COUNTY RECORDS, NEVADA

OWNERS CERTIFICATE

JUSTO SATARAY DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE PARCELS OF LAND
WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS PLAT AND DOES CONSENT TO THE
PREPARATION AND RECORDATION OF THIS PLAT FOR THE PURPOSE OF REVERTING TO
ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

JUSTO SATARAY

DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY: JUSTO SATARAY

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON _____



VICINITY MAP
N.T.S.

BASIS OF BEARINGS

SOUTH 02° 05' 16" EAST BEING THE CENTERLINE OF LAMB BOULEVARD AS SHOWN PER
"CHARLESTON GARDENS NO.1" AS RECORDED IN BOOK 8 OF PLATS, PAGE 40, CLARK COUNTY
RECORDS, NEVADA

LEGAL DESCRIPTION

BEING ALL OF LOTS EIGHTEEN (18) THRU NINETEEN (19), BLOCK 2 OF "CHARLESTON GARDENS
NO.1" AS SHOWN PER BOOK 8 OF PLATS, PAGE 40, CLARK COUNTY RECORDS, NEVADA.

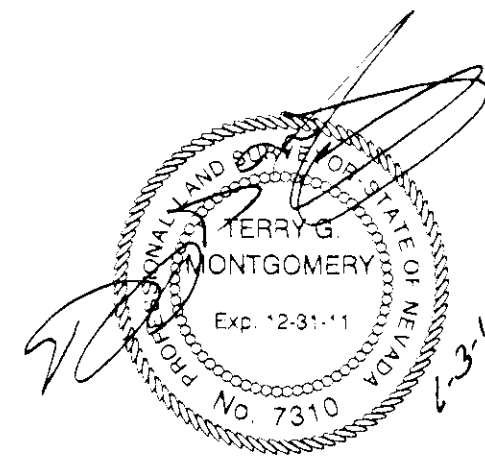
ASSESSOR PARCEL NUMBERS:
140-32-310-002 & 140-32-310-003

CONTAINING 15,120 SQUARE FEET OR 0.35 ACRES; MORE OR LESS.

SURVEYOR'S CERTIFICATE

- I, TERRY MONTGOMERY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF
NEVADA, AS AGENT FOR RRC ENGINEERS, LLC, DO CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF JUSTO SATARAY
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTH HALF (N 1/2),
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE
62 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS
COMPLETED ON JUNE 1, 2010.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL
ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL
APPROVAL.
4. THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED FROM INFORMATION SHOWN ON
THAT CERTAIN FINAL MAP SHOWN AS "CHARLESTON GARDEN NO. 1" RECORDED IN
BOOK 8 OF PLATS PAGE 40, CLARK COUNTY RECORDS, NEVADA.

TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310



CITY SURVEYOR'S CERTIFICATE

I, ALAN R. REKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I
HAVE EXAMINED THIS REVERSIONARY FINAL MAP OF A PORTION OF "CHARLESTON GARDENS
NO.1" AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. REKKI, PLS 12469
CITY SURVEYOR
CITY OF LAS VEGAS

DATE

CERTIFICATE OF DIRECTOR OF PLANNING
AND DEVELOPMENT

I CERTIFY THAT THE DIRECTOR OF PLANNING AND DEVELOPMENT, ON THE _____ DAY OF
20____, DID APPROVE THIS MAP, IN ACCORDANCE WITH N. R.S. 278.010 TO 278.630,
INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED
HEREIN.

BY: M. MARGO WHEELER, ACP, ~~DIRECTOR~~
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

COUNTY RECORDERS NOTE

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY:

DATE

SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE

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 OF APPROVAL ON FILE IN THIS OFFICE THIS _____ DAY OF
_____, 20____.

BY:

DATE

DIVISION OF WATER RESOURCES

SHEET 1 OF 2

FMP - 38516

REVERSIONARY FINAL MAP OF A PORTION OF
CHARLESTON GARDENS NO.1

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COUNTY RECORDS, NEVADA

RRC ENGINEERS

4200 W RUSSELL ROAD SUITE 103
LAS VEGAS, NEVADA 89118
PHONE (702) 478-8328

FILED AT THE REQUEST OF
RRC ENGINEERS, LLC

DATE _____ AT _____
BOOK _____ PAGE _____

OF PLATS
OFFICIAL RECORDS BOOK NO.

CLARK COUNTY NEVADA RECORDS
DEBBE CONWAY
RECORDER

FEE _____ DEPUTY _____

BOOK

PAGE

REGISTERED
JUN 10 2010

BEING LOTS 18 THRU 19, BLOCK 2 OF "CHARLESTON GARDENS
NO.1" AS SHOWN PER BOOK 8 OF PLATS, PAGE 40, CLARK
COUNTY RECORDS, NEVADA

WEST QUARTER (W 1/4)
CORNER OF SECTION 32,
T 20S, R 62E M.D.M. & M.

R=60.00
L=95.40
Tan=61.16
 $\Delta=91^{\circ}05'50''$

LAMB BOULEVARD
N 02° 06' 16" W (BASIS OF BEARINGS)
1387.33'

N87°53'44"E
50.00'

A.P.N.
140-32-310-001
NOT A PART

A.P.N.
140-32-310-056
NOT A PART

N01°00'26"W
125.00'

A.P.N.
140-32-310-055
NOT A PART

A.P.N.
140-32-310-05
NOT A PART

A.P.N.
140-32-310-053
NOT A PART

A.P.N.
140-32-310-002
TOTAL AREA
120 SQUARE FEET
0.35 ACRES

N88°5
93

34"E
2'

N88
8

N88.5
61

34"E
D'

--	--

A.P.N.
140-32-310-001
NOT A PART

A.P.N.
140-32-310-003

7.

~~59'E~~
~~99'~~

140-32-310-004
NOT A PART

N83°
8

'41"E
35'

A.P.N.
140-32-310-0
NOT A PART

N87°53'44"E
120.00'

A.P.N.
140-32-310-C
NOT A PART

N87°53'44"E
100.00'

N87°53'44" E
100.00'

R=15.00
L=23.85
Tan=15.29
 $\Delta=91^{\circ}05'50''$

S01°00'26"E
100.00'

S01'00'26"E
100.00'

301°00'26"E

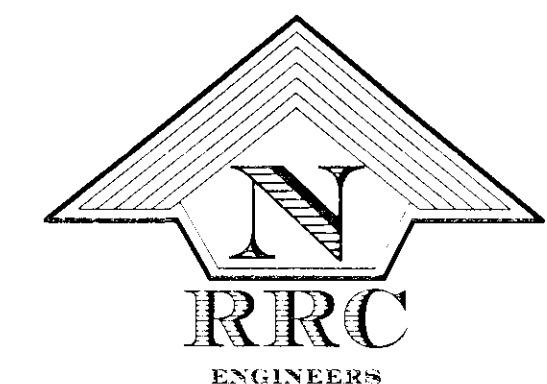
501'00'26"E
100.00'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

_____	STREET CENTERLINE
_____	REVERSIONARY BONDARY LINE
_____	ADJOINER BOUNDARY LINE
_____	LOT LINE
_____	EXISTING ASSESSOR BOUNDARY LINE
APN _____	ASSESSOR PARCEL NUMBER
(JANICE STREET)	FORMERLY KNOWN STREET NAME PER TANKELS NORTH ADDITION NO. 2 MAPPING



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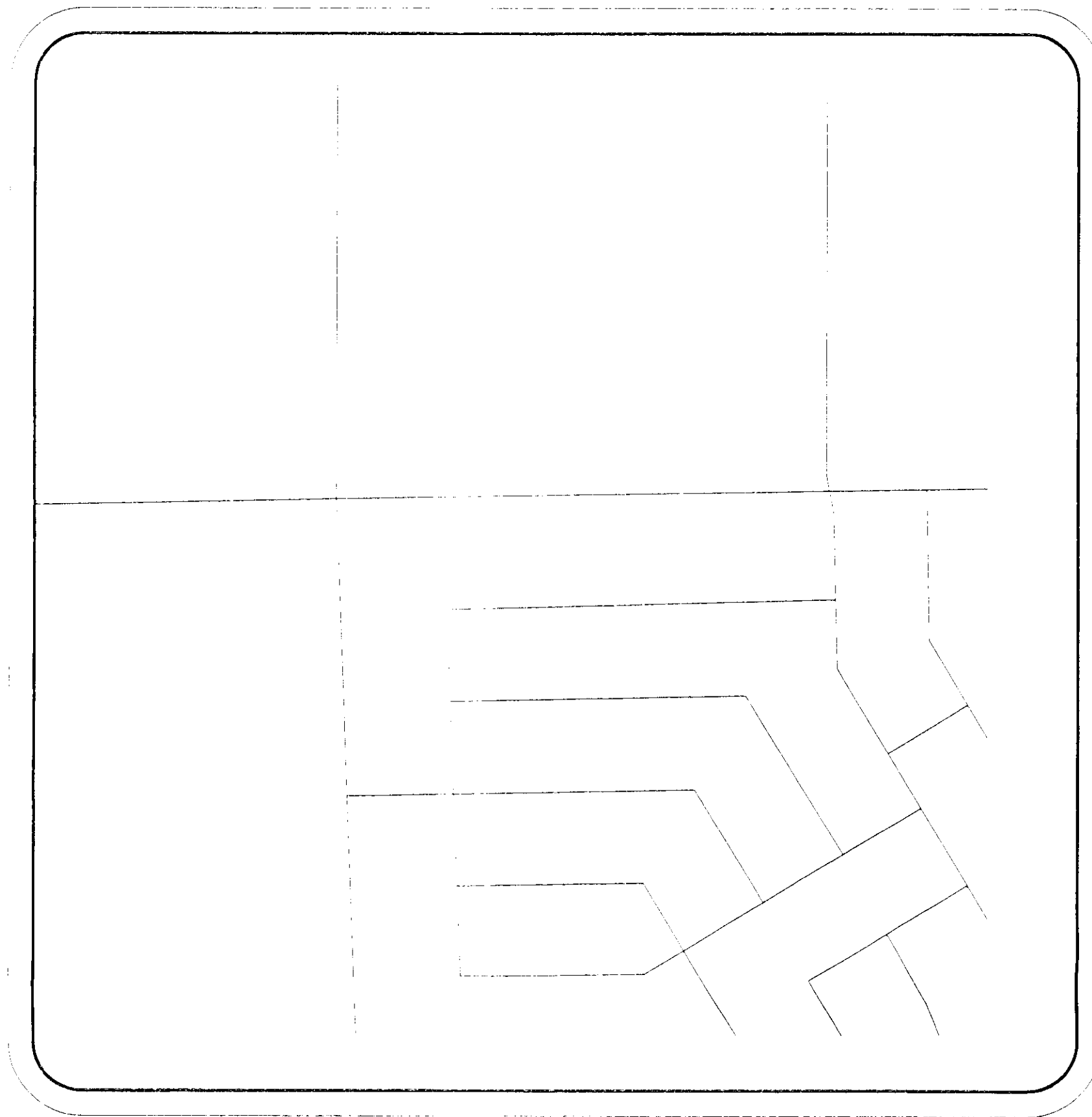
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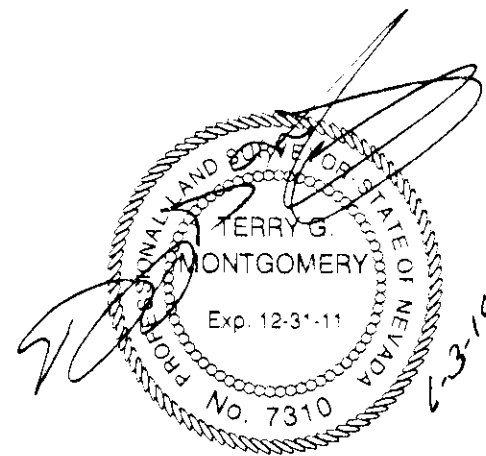
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CITY SURVEYOR
CITY OF LAS VEGAS

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BY: M. MARGO WHEELER, ACP, DIRECTOR
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

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COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: DATE
SOUTHERN NEVADA HEALTH DISTRICT

DIVISION OF WATER RESOURCES CERTIFICATE

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OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE
REVIEW OF APPROVAL ON FILE IN THIS OFFICE THIS _____ DAY OF
_____, 20____.

BY: DATE
DIVISION OF WATER RESOURCES

SHEET 1 OF 2

FMP -

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RRC ENGINEERS

4800 W RUSSELL ROAD SUITE 103
LAS VEGAS, NEVADA 89118
PHONE (702) 478-9328

FILED AT THE REQUEST OF
RRC ENGINEERS, LLC

DATE _____ AT _____
BOOK _____ PAGE _____

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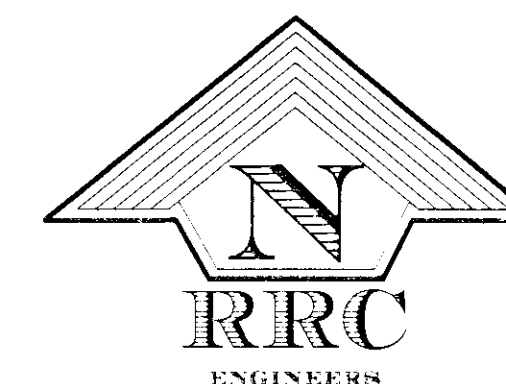
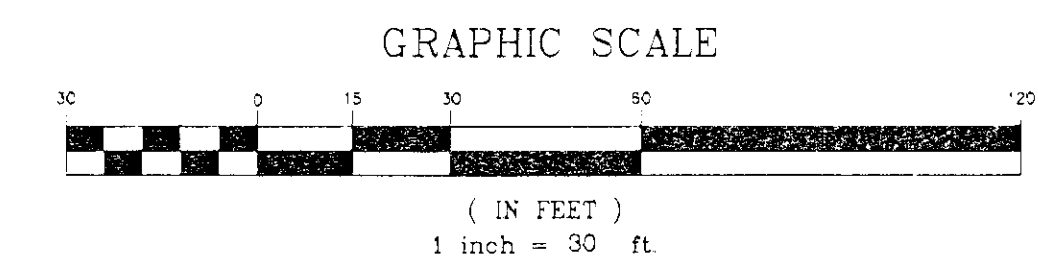
CLARK COUNTY NEVADA RECORDS
DEBBE CONWAY
RECORDER

FEE _____ DEPUTY _____

BOOK PAGE

RECORDED
JUN 10 2010

BEING LOTS 18 THRU 19, BLOCK 2 OF "CHARLESTON GARDENS
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COUNTY RECORDS, NEVADA



----- STREET CENTERLINE
----- REVERSIONARY BOUNDARY LINE
----- ADJOINER BOUNDARY LINE
----- LOT LINE
----- EXISTING ASSESSOR BOUNDARY LINE
APN ASSESSOR PARCEL NUMBER
(JANICE STREET) FORMERLY KNOWN STREET NAME PER TANKELS NORTH ADDITON NO. 2 MAPPING



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 22, 2010

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

Gentlemen:

**SUBJECT: IMPACT TO WATER COMMITMENT – REVERSIONARY MAP -
FMP-38516 LAMB BOULEVARD, 216 AND 220; A.P.N. 140-32-310-002, 003**

The Las Vegas Valley Water District (District) has reviewed the subject reversionary map. The District has confirmed the subject parcels are included within a subdivision map filed in Book 8, Page 40 of the Recorded Subdivision Maps. The subject parcels are currently being provided domestic and fire protection water service from the District's system.

In accordance with the District's Service Rules, any water commitment provided through the mapping process for the subject area will terminate with the recording of this reversionary map. Existing developments will continue to be served and any additional development or redevelopment may require an additional water commitment.

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,

Original signed by:
GARY M. LANGE

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

DJM/GL/kj

cc: Southern Nevada Health District
City of Las Vegas ✓
RRC Engineers
Justo Sataray, Owner/Developer

RECEIVED
10 JUL -2 PM 12:12
PLANNING AND
DEVELOPMENT

Mark Rex

From: Fred Solis
Sent: Thursday, June 10, 2010 3:38 PM
To: Mark Rex; Jonathan Boyles; James Marshall; Benjamin Sticka; Linda Hartman-Maynard; Greg Kapovich
Cc: Peter Lowenstein
Subject: Reversionary Maps

As a reminder, Reversionary Maps are not contingent on the submittal of civil improvement plans as stated on the Final Map submittal Requirement sheet. Reversionary Maps are independent of any plan review requirement and generally can be submitted by an applicant at any time.

Thanks

REV. NARY FINAL MAP

CLV SURVEY 229-6217



PLANNING & DEVELOPMENT DEPARTMENT

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.

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.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

RECEIVED
JUN 10 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 23, 2010

Mr. Justo Sataray
216 North Lamb Boulevard
Las Vegas, Nevada 89110

RE: FMP-38516 - CHARLESTON GARDENS NO. 1

Dear Mr. Sataray:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on June 23rd, 2010. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. On the cover sheet, insert the file number "FMP-38516" above the signature block in the lower right-hand corner.
2. Please revise the signature line to reflect the following:

M. Margo Wheeler, AICP
Director of Planning and Development
City of Las Vegas, Nevada

Date

Public Works

3. Label the street names and show the location of the lots to be reverted on the vicinity map on the cover sheet.
4. "Stewart" Avenue is incorrectly spelled as "Steward" on sheet 2.
5. In the legend on sheet 2, remove the reference to "Janice" Street and the "Tankels North" subdivision as they are not applicable.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

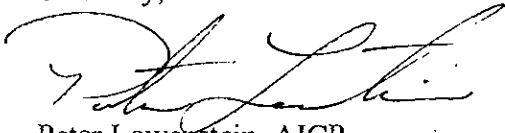


Mr. Justo Sataray
FMP-38516 - Page Two
June 23, 2010

6. Label all street names on sheet 2.

If you have any questions concerning this matter, please contact me at 702.229.4683.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Supervisor

cc: Mr. Terry Montgomery
RRC Engineering, LLC
4200 West Russell Road, Suite#103
Las Vegas, Nevada 89118

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

Department of Planning and Development

Art Anderson, Manager, Development Coordination, Department of Public Works

Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; *Q. G. White*, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)

June 23, 2010

FMP-38516

Justo Sataray

216 & 220 N. Lamb Blvd.

Request for a Reversionary Map Technical Review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage 18 and 19, of Block 2 of Charleston Gardens No. 1 Subdivision of Las Vegas as shown on file in Book 8, Page 40 of plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-38516, above the Recorder's Block on the cover sheet.
2. Label the street names and show the location of the lots to be reverted on the vicinity map on the cover sheet.
3. "Stewart" Avenue is incorrectly spelled as "Steward" on sheet 2.
4. In the legend on sheet 2, remove the reference to "Janice" Street and the "Tankels North" subdivision as they are not applicable.
5. Label all street names on sheet 2.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-38516

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*STREETS & SANITATION	JERRY WALKER	2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

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

WALTER ROSS
ENGINEERING SERVICE DEPT
CHRIS BUSH

ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. TECHNICIAN ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT

FINAL MAPS
06/11/2010

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

06/11/10

FMP-38516 - CHARLESTON GARDENS NO.1 - APPLICANT/OWNER: JUSTO SATARAY
- Request for Final Map technical review for a REVERSION TO ACREAGE of approximately 0.35 acres at 216 and 220 N. Lamb Boulevard (APN 140-32-310-002 and 003), P-R (Professional Office and Parking) Zone, Ward 3 (Reese)

CASE PLANNER: **PETER LOWENSTEIN** 229-4893



ADMINISTRATIVE

Comments Due: **JUNE 22, 2010**

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 **PETER LOWENSTEIN** (plowenstein@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

(Everything on right hand side of file)

Report Date 06/11/2010 11:28 AM

Submitted By

Page 1

A/P # 38516 FINAL MAP

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>	<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	06/10/2010 15:48	984387	<u>Temp COO</u>	
<u>Approved</u>			<u>CDO Issued</u>	
<u>Final</u>			<u>Expires</u>	

Associated Information

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

Description of Work

FMP-38516 - CHARLESTON GARDENS NO.1 - APPLICANT/OWNER: JUSTO SATARAY - Request for Final Map technical review for a REVERSIDN TD ACREAGE of approximately 0.35 acres at 216 and 220 N. Lamb Boulevard (APN 140-32-310-002 and 003), P-R (Professional Office and Parking) Zone, Ward 3 (Reese)

Parent A/P #

Project # 38516 Project/Phase Name REVERSIONARY FINAL MAP OF A PO Phase #
Size/Area 0.35 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 14032310003

Location

Owner/Tenant

Contact ID AC1665155 Name SATARAY JUSTO Organization
Mailing Address 216 N LAMB BLVD State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89110-4674 Evening Phone
Day Phone (702)544-1614 x Mobile #
Fax (702)459-2405

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

216 N LAMB BLVD
LAS VEGAS, 89110-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14032310002
14032310003

Report Date 06/11/2010 11:28 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1665155 ☐ Foreign
Effective Expire
Name SATARAY JUSTO
Day Phone (702)544-1614 x Eve Phone Organization
Pager PIN # Position
Fax (702)459-2405 Mobile Profession
E-Mail
Address 216 N LAMB BLVD
LAS VEGAS, NV 89110-4674
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1665155 ☐ Foreign
Effective Expire
Name SATARAY JUSTO
Day Phone (702)544-1614 x Eve Phone Organization
Pager PIN # Position
Fax (702)459-2405 Mobile Profession
E-Mail
Address 216 N LAMB BLVD
LAS VEGAS, NV 89110-4674
Seasonal Addr

Valid From To
Comments Justo Sataray

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

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

06/10/2010 BlueLine Submitted

Mylar Submitted

06/11/2010 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

CHARLESTON CADDENS NO 4

Report Date 06/11/2010 11:28 AM

Submitted By

Page 3

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
--------------------	-------------	--------------	-----------	-----------------

982721	LOWENSTEIN	PETER	D	
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<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/10/2010 16:01		0.00
	TERRY MONTGOMERY, CLINICA MEDICA DEL PUEBLO C, 5814, 702.649.5155				

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		06/10/2010 15:46	06/10/2010 15:46	0.00
	Required items submitted				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REVERSIONARY FINAL MAP
 Project Address (Location) 216 N. LAND OFFSHORE
 Project Name REVERSIONARY FINAL MAP Proposed Use _____
 Assessor's Parcel #(s) 140-32-310-003 / 002 Ward # # 3
 General Plan: existing ☒ proposed _____ Zoning: existing PR proposed PR
 Commercial Square Footage 15,120 Floor Area Ratio 2476' / 16,120'
 Gross Acres 0.35 Lots/Units 1 Density 1 / 0.35 AC.
 Additional Information NEW CONSTRUCTION EXIST OFFICE BLDG'S

PROPERTY OWNER JUSTO SATARAY Contact 5 JUSTO SATARAY
 Address 216 N. LAND BLD Phone: 544-1614 Fax: 459-2405
 City LAS VEGAS State NV. Zip 89110
 E-mail Address _____

APPLICANT JUSTO SATARAY Contact JUSTO SATARAY
 Address 216 N. LAND BLD Phone: 544-1614 Fax: 459-2405
 City LAS VEGAS State NV. Zip 89110
 E-mail Address _____

REPRESENTATIVE RRC ENGINEERS, LLC Contact TERRY MONTGOMERY
 Address 4200 W. RUSSELL ROAD #103 Phone: 478-9322 Fax: 586-1582
 City LAS VEGAS State NV Zip 89112
 E-mail Address terrym@RRCENGINEERS.COM

Property Owner Signature [Signature]

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

Print Name Justo Sataray

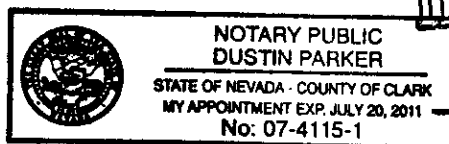
Subscribed and sworn before me

This 30th day of November, 2009.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>FMP-38516</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$750</u>
Date Received:*	<u>6/10/09</u>
Received By:	<u>[Signature]</u>

RECEIVED
JUN 10 2009

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

f:\depot\Application Packet\Application Form.pdf

Report Application Packet (Statement of Financials)

RECEIVED

JUN 10 2010

20060606-0003765

APN: 140-32-310-002
ESCROW NO: 05002121-500-H50
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Justo Sataray
2832 E Lake Mead Suite E.
Las Vegas, NV, 89030

Fee: \$16.00 RPTT: \$1,402.50
N/C Fee: \$0.00

06/06/2006 13:42:29
T20060099517

Requestor:
COMMONWEALTH TITLE

Frances Deane COO
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$1,402.50**

THIS INDENTURE WITNESSETH: That

Peter A. Ascani Jr., a married man as his sole and separate property

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

Justo Sataray, a married man as his sole and separate property

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

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2005 - 2006
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

RECEIVED
JUN 10 2006

Witness my hand this 6 day of June, 2006.

Peter A. Ascani Jr.
Peter A. Ascani Jr.

STATE OF NEVADA

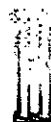
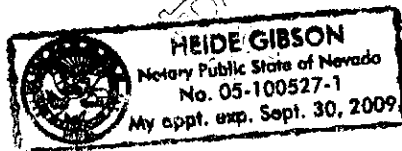
COUNTY OF Clark

On June 5, 2006, personally appeared before me, a Notary Public in and for said
County and State, Peter A Ascani Jr.
who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Heide Gibson

NOTARY PUBLIC in and for said County and State.



JUN 10 2010

Exhibit A

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

Lot Ninetee (19) in Block Two (2) of CHARLESTON GARDENS UNIT NO. 1, as shown by map thereof on file in Book 8 of Plats, Page 40, in the Office of the County Recorder, Clark County, Nevada.

NOT RECORDED
NOT RECORDED

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 140-32-310-002
b) _____
c) _____
d) _____

79

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$275,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$275,000.00

Real Property Transfer Tax Due:

\$1,402.50

4. If Exemption Claimed

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Peter A. Ascani Jr.

Capacity Grantor

Signature Justo Sataray

Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Peter A. Ascani Jr.

Print Name: Justo Sataray

Address: PO Box 24335

Address: 2832 E Lake Mead Suite E.

City/State/Zip: New Orleans, LA 70184

City/State/Zip: Las Vegas, NV, 89030

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

COMMONWEALTH LAND TITLE INSURANCE COMPANY Escrow #: 5002121-500-H50

10100 W. Charleston Boulevard

Escrow Officer: Heide Gibson

Las Vegas, NV 89135

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

RECEIVED
JUN 10 2010



20090526-0000440

Fee: \$16.00 RPTT: \$255.00

N/C Fee: \$25.00

05/26/2009 08:39:13

T20090181840

Requestor:

FIDELITY NATIONAL DEFAULT SO

Debbie Conway KGP

Clark County Recorder Pgs: 4

A.P.N.: 140-32-310-003

File No: 53999S

R.P.T.T.: \$255.00

When Recorded Mail To: Mail Tax Statements To:

Justo Sataray

216 North Lamb Boulevard

Las Vegas NV 89110

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Deutsche Bank National Trust Company, As Trustee, In Trust for the Registered Holders of Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4.

do(es) hereby GRANT, BARGAIN and SELL to

Justo Sataray, a Married Man as his sole and separate property

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

Lot Eighteen (18) in Block Two (2) of Charleston Gardens No. 1, as shown by map thereof on file in Book 8 of Plats, Page 40, in the Office of the County Recorder of Clark County, Nevada.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 5/15/2009

Incorporated Delaware
April 14, 2008

American Home Mortgage Servicing Inc

RECEIVED
JUN 10 2010

Deutsche Bank National Trust Company, As Trustee, In Trust for the Registered Holders
of Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4.

Phyllis Washington
By: American Home Mortgage Servicing, Inc., Its Attorney In Fact

Phyllis Washington
Assistant Secretary

STATE OF TEXAS)

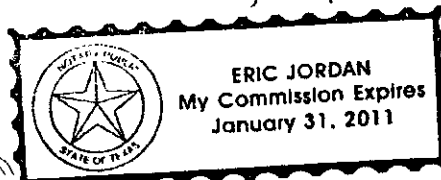
COUNTY OF DALLAS)

:ss.

This instrument was acknowledged before me on May 21, 2009 by

Phyllis Washington

[Signature]
Notary Public
(My commission expires: 1-31-11)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated May 15, 2009 under
Escrow No. 53999S.

Incorporated Delaware

April 14, 2008

RECEIVED
JUN 10 2010

EXHIBIT *A*

LEGAL DESCRIPTION

LOT EIGHTEEN (18) IN BLOCK TWO (2) OF CHARLESTON GARDENS NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 8 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S
COPY

RECEIVED
JUN 10 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 140-32-310-003
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land
b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse
d) ☐ 2-4 Plex
e) ☐ Apt. Bldg.
f) ☐ Comm'l/Ind'l
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other _____

**FOR RECORDERS OPTIONAL
USE**

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$50,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$)

Transfer Tax Value:

\$50,000.00

Real Property Transfer Tax Due

\$255.00

4. If Exemption Claimed:

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

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Phyllis Washburn Capacity: _____

Signature: Justo Sataray Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Deutsche Bank National Trust Company,
As Trustee, In Trust for the Registered Holders of
Argent Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2005-W4.

Address: 4600 Regent Blvd Ste 200

City: Irving

State: TX Zip: 75063

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

Print Name: Fnds

File Number: 539995

Address 3220 El Camino Real

City: Irvine

State: CA

Zip: 92602

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

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Justo Sataray

Address: 216 North Lamb Boulevard

City: Las Vegas

State: NV Zip: 89110

RECEIVED
JUN 10 2010