

PARCEL MAP

A MERGER AND RESUBDIVISION OF LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK TWO (2) OF TONOPAH TERRACE, AS SHOWN IN BOOK 4, PAGE 19 OF PLATS; TOGETHER WITH THOSE VACATED PORTIONS OF ROWLAND AVENUE IN BOOK 980806, INSTRUMENT 00848, OFFICIAL RECORDS, AND IN BOOK 990226, INSTRUMENT 01612, OFFICIAL RECORDS; TOGETHER WITH THE LANDS AS DESCRIBED IN BOOK 2010052700 INSTRUMENT 00933, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DIRECTOR OF PLANNING AND DEVELOPMENT

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE

____ DAY OF _____, _____.

M. MARGO WHEELER, A.I.C.P.
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

DATE

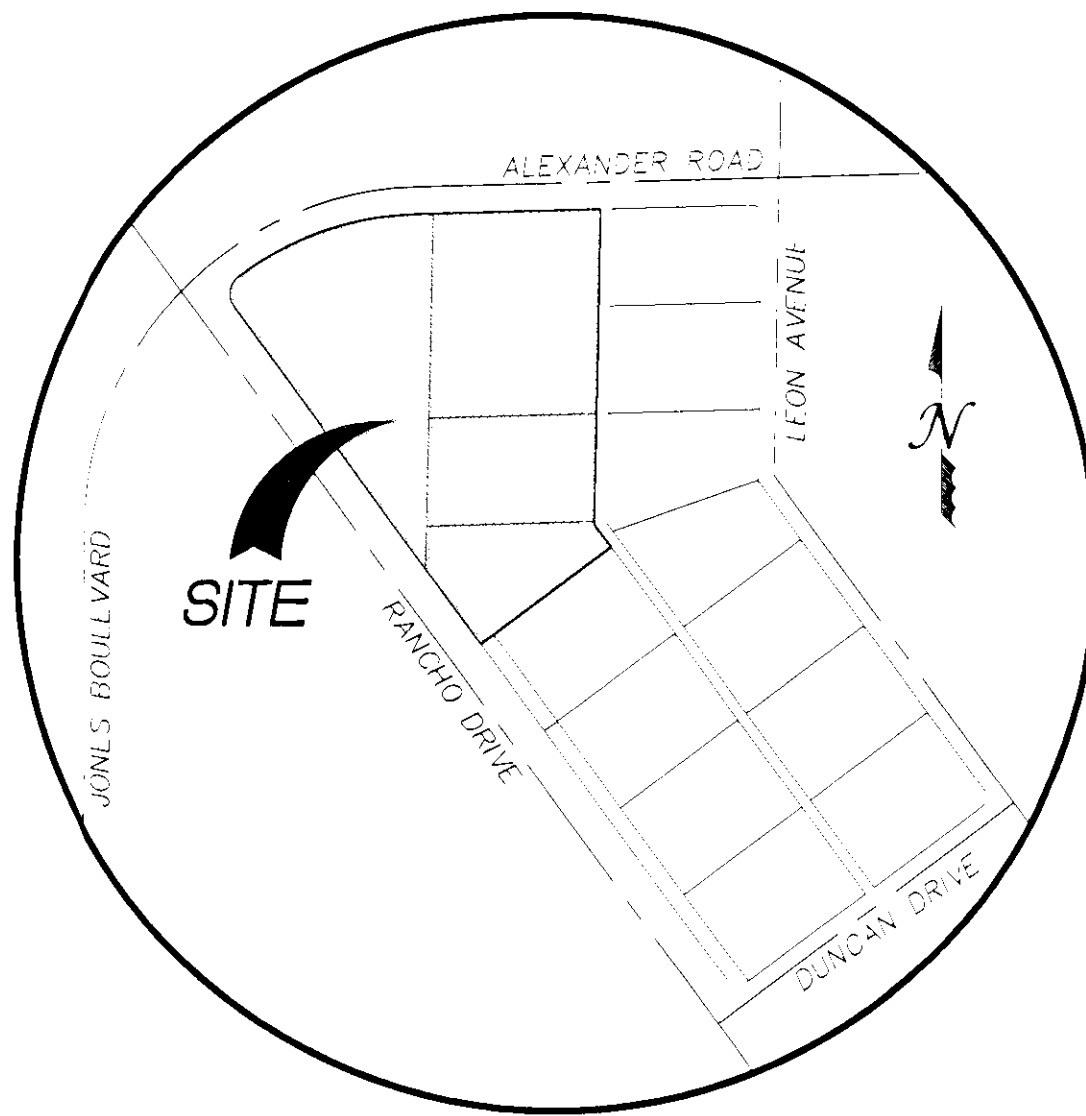
CROSS ACCESS, INGRESS / EGRESS AND PARKING NOTE

EASEMENTS FOR PRIVATE UTILITIES TOGETHER WITH RIGHTS OF PRIVATE VEHICULAR AND PEDESTRIAN INGRESS / EGRESS AND PARKING ON ALL AREAS NOT OCCUPIED BY BUILDINGS TO BE RESERVED AND GRANTED FOR ALL DEVELOPMENT PARCELS CREATED WITHIN THIS MAP.

EASEMENTS

THE FOLLOWING EASEMENTS ARE LISTED IN TITLE REPORT 10-07-0008-DTL, DATED JUNE 24, 2010, PREPARED BY NEVADA TITLE COMPANY.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: BELL TELEPHONE COMPANY
PURPOSE: COMMUNICATION LINES
RECORDED: JULY 13, 1942, INSTRUMENT NO. 145036, BOOK 31 OF DEEDS, PAGE 83, OF OFFICIAL RECORDS.
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN NEVADA POWER COMPANY
PURPOSE: POWER LINES
RECORDED: FEBRUARY 17, 1954, INSTRUMENT NO. 3516, BOOK 2, OF OFFICIAL RECORDS
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- ANY IRREGULARITIES, RESERVATIONS OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN EXAMINATION OF THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION, A CERTIFIED COPY OF THE RESOLUTION WAS RECORDED AUGUST 6, 1998, INSTRUMENT NO. 00848, BOOK 980806, OF OFFICIAL RECORDS. AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- ANY IRREGULARITIES, RESERVATIONS OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN EXAMINATION OF THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION, A CERTIFIED COPY OF THE RESOLUTION WAS RECORDED FEBRUARY 26, 1999, INSTRUMENT NO. 01612, BOOK 990226, OF OFFICIAL RECORDS. AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF EASEMENT - MEMORANDUM OF AGREEMENT", RECORDED: OCTOBER 14, 2004, INSTRUMENT NO. 00510, BOOK 20041214, OF OFFICIAL RECORDS.
- ANY IRREGULARITIES, RESERVATIONS OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN EXAMINATION OF THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION, A CERTIFIED COPY OF THE RESOLUTION WAS RECORDED FEBRUARY 13, 2009, INSTRUMENT NO. 0003812, BOOK 20090213, OF OFFICIAL RECORDS. AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LAS VEGAS
PURPOSE: DRAINAGE PURPOSES
RECORDED: FEBRUARY 13, 2009, INSTRUMENT NO. 0003814, BOOK 20090213, OF OFFICIAL RECORDS
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LAS VEGAS
PURPOSE: DRAINAGE PURPOSES
RECORDED: FEBRUARY 13, 2009, INSTRUMENT NO. 0003815, BOOK 20090213, OF OFFICIAL RECORDS
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE

ACQUEST VEGAS, LLC

DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND SHOWN HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS PLAT AND DO HEREBY DEDICATE TO THE CITY OF LAS VEGAS, AND ITS SUCCESSORS AND ASSIGNS ALL PUBLIC STREETS, AND GRANT EASEMENTS AND RIGHTS-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

BY: _____ DATE _____
AS: _____
FOR: ACQUEST VEGAS, LLC

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____.

BY: _____
AS: _____

FOR: RANCHO POINT LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ DATE _____

BENEFICIARY STATEMENT

BENEFICIARY STATEMENT TO RECORD AS A SEPARATE DOCUMENT WITH THIS MAP.

BASIS OF BEARING

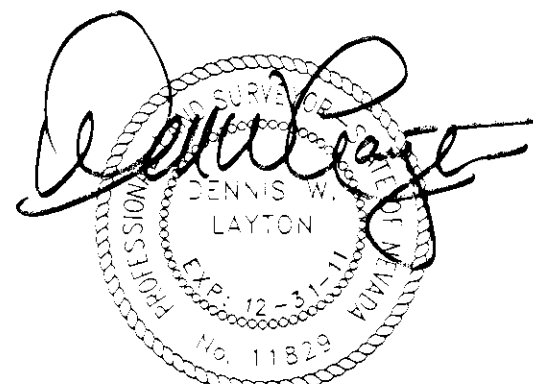
NORTH 36°40'24" WEST, BEING BEARING OF THE CENTERLINE OF RANCHO DRIVE FROM ALEXANDER ROAD TO DUNCAN DRIVE AS SHOWN ON FILE 151, PAGE 01 OF SURVEYS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I, DENNIS W. LAYTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF HERITAGE SURVEYING CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARTIN & MARTIN CIVIL ENGINEERS.
- THE LAND SURVEYED LIES WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 1, 2010.
- 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.
- THE MONUMENTS DEPICTED ON THIS MAP WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

DENNIS W. LAYTON
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11829



7/8/10

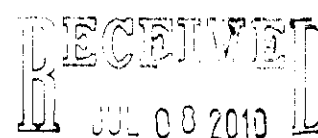
CITY SURVEYOR'S CERTIFICATE

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

CITY OF LAS VEGAS SURVEYOR _____ DATE _____
ALAN R. RIEKKI, PLS
NEVADA CERTIFICATE No. 12459

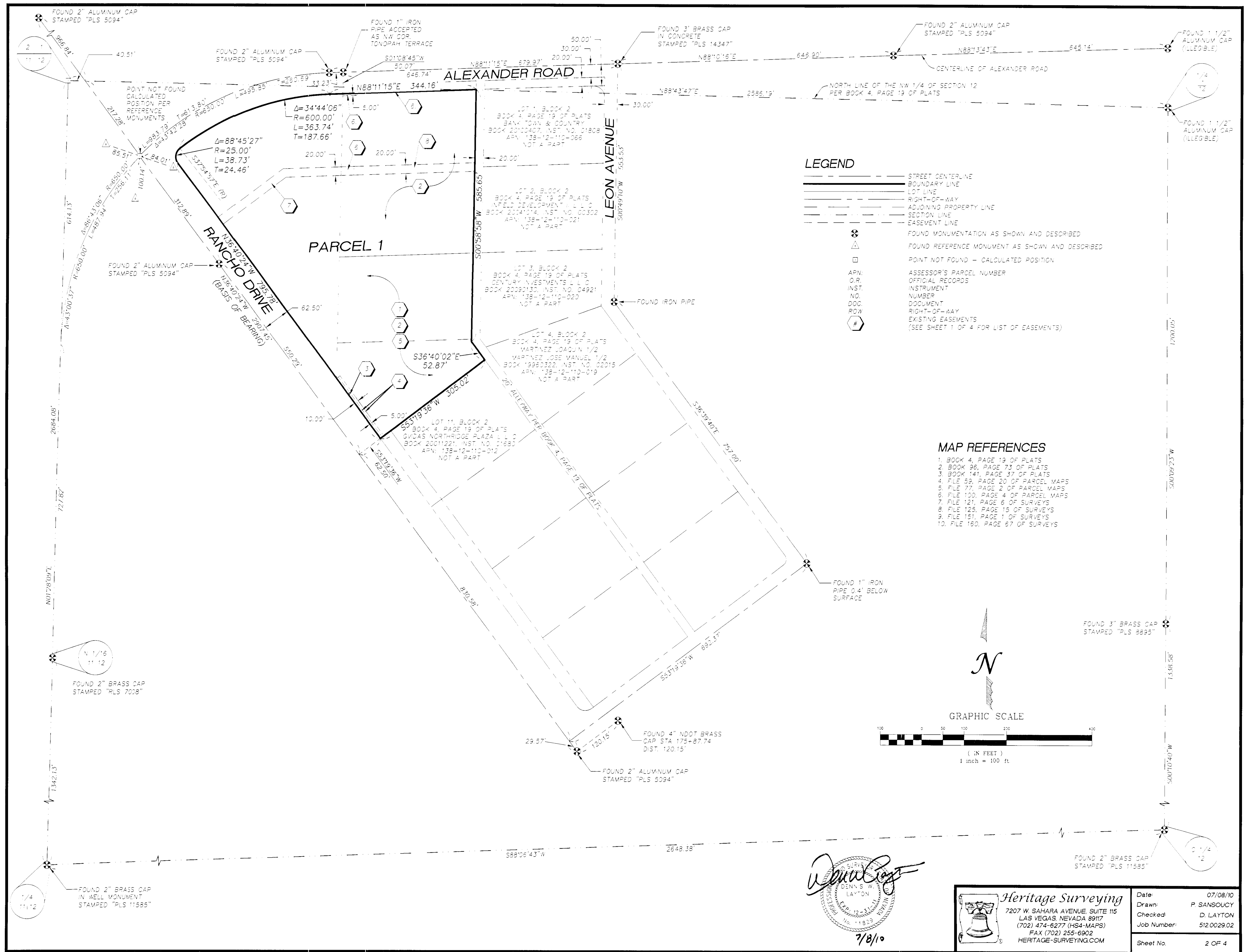
COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.R.S. 278.8665.



PARCEL MAP A MERGER AND RESUBDIVISION OF LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK TWO (2) OF TONOPAH TERRACE, AS SHOWN IN BOOK 4, PAGE 19 OF PLATS; TOGETHER WITH THOSE VACATED PORTIONS OF ROWLAND AVENUE IN BOOK 980806, INSTRUMENT 00848, OFFICIAL RECORDS, AND IN BOOK 990226, INSTRUMENT 01612, OFFICIAL RECORDS; TOGETHER WITH THE LANDS AS DESCRIBED IN BOOK 2010052700 INSTRUMENT 00933, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.	
 Heritage Surveying 7207 W. SAHARA AVENUE, SUITE 115 LAS VEGAS, NEVADA 89117 (702) 474-6277 (HS4-MAPS) FAX (702) 255-6902 HERITAGE-SURVEYING.COM	Date: 07/08/10 Drawn: P. SANSOUCY Checked: D. LAYTON Job Number: 512.0029.02 Sheet No: 1 OF 4

PMP -38816 -	
No. _____	FILED AT THE REQUEST OF
Heritage Surveying	
DATE _____	TIME _____
FILE _____	PAGE _____
OF PARCEL MAPS	
OFFICIAL RECORDS BOOK	
No. _____	CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER	
FEE \$ _____	DEPUTY _____

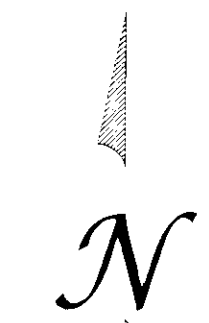


LEGEND

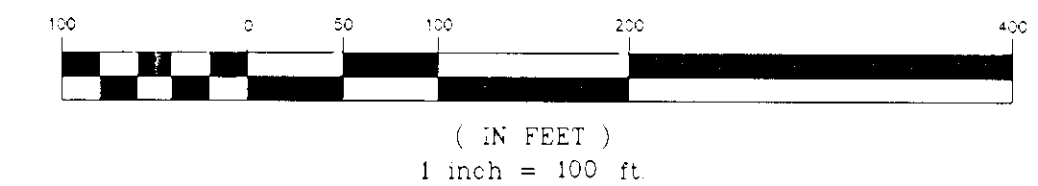
- STREET CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND REFERENCE MONUMENT AS SHOWN AND DESCRIBED
- POINT NOT FOUND - CALCULATED POSITION
- ASSESSOR'S PARCEL NUMBER
- OFFICIAL RECORDS
- INSTRUMENT
- NUMBER
- DOCUMENT
- RIGHT-OF-WAY
- EXISTING EASEMENTS
- (SEE SHEET 1 OF 4 FOR LIST OF EASEMENTS)

MAP REFERENCES

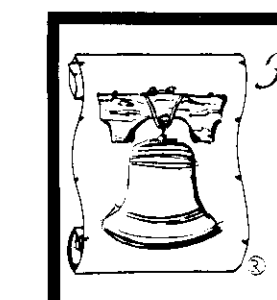
- 1. BOOK 4, PAGE 19 OF PLATS
- 2. BOOK 96, PAGE 73 OF PLATS
- 3. BOOK 141, PAGE 37 OF PLATS
- 4. FILE 59, PAGE 20 OF PARCEL MAPS
- 5. FILE 77, PAGE 2 OF PARCEL MAPS
- 6. FILE 100, PAGE 4 OF PARCEL MAPS
- 7. FILE 121, PAGE 6 OF SURVEYS
- 8. FILE 125, PAGE 15 OF SURVEYS
- 9. FILE 151, PAGE 1 OF SURVEYS
- 10. FILE 160, PAGE 67 OF SURVEYS



GRAPHIC SCALE

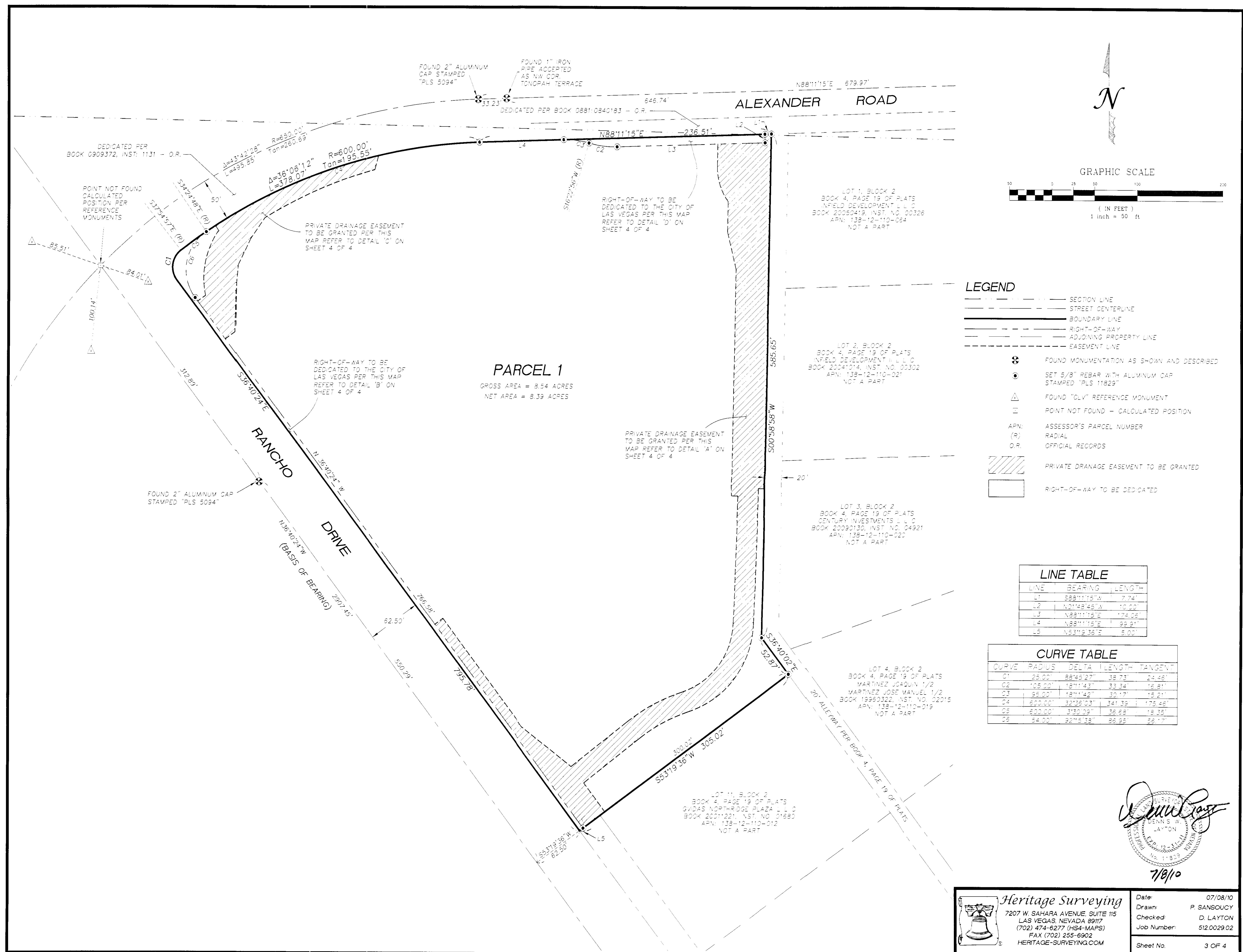


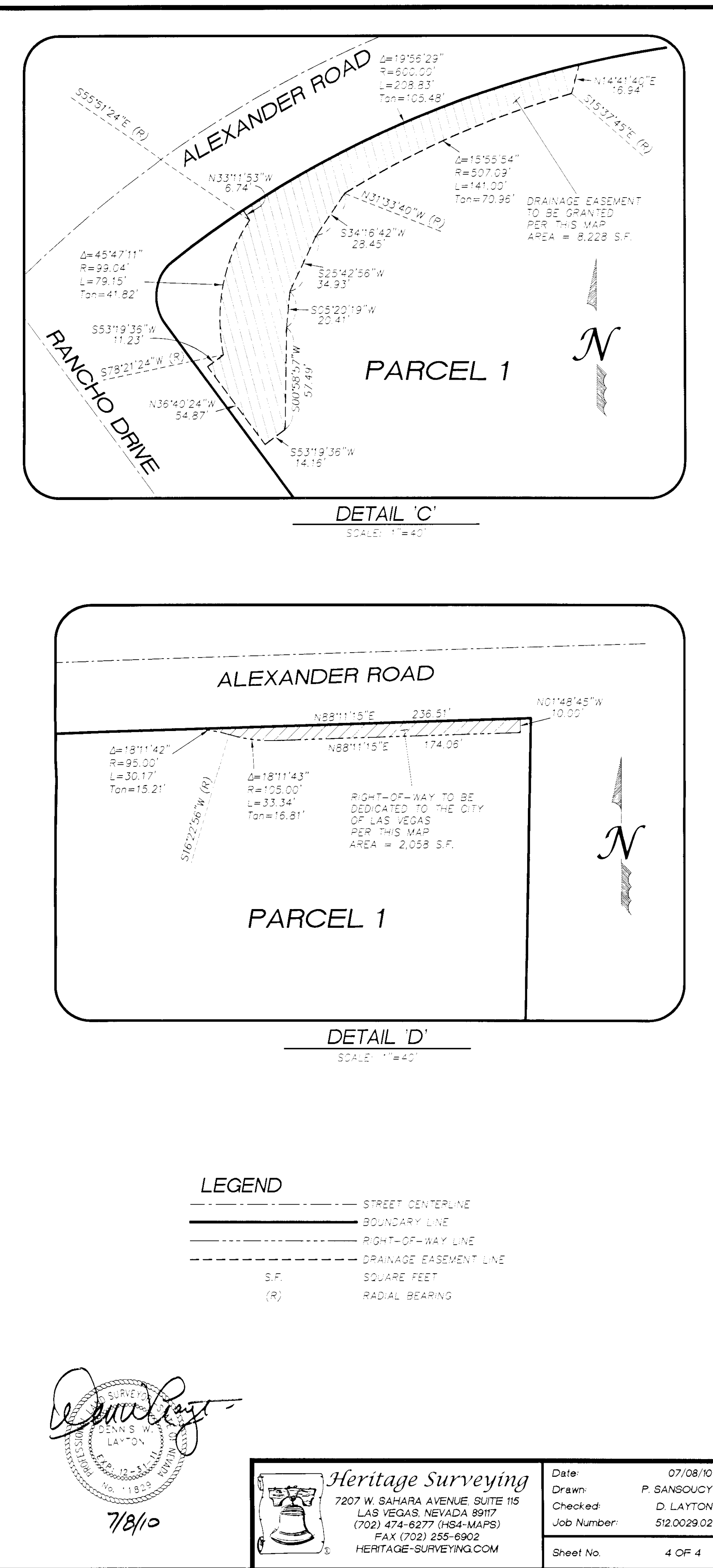
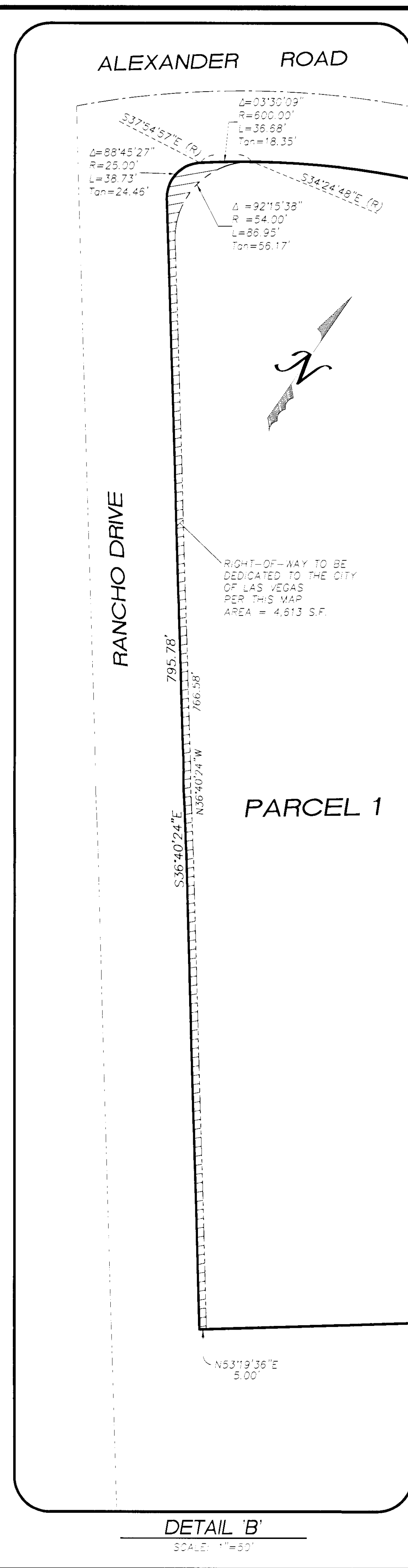
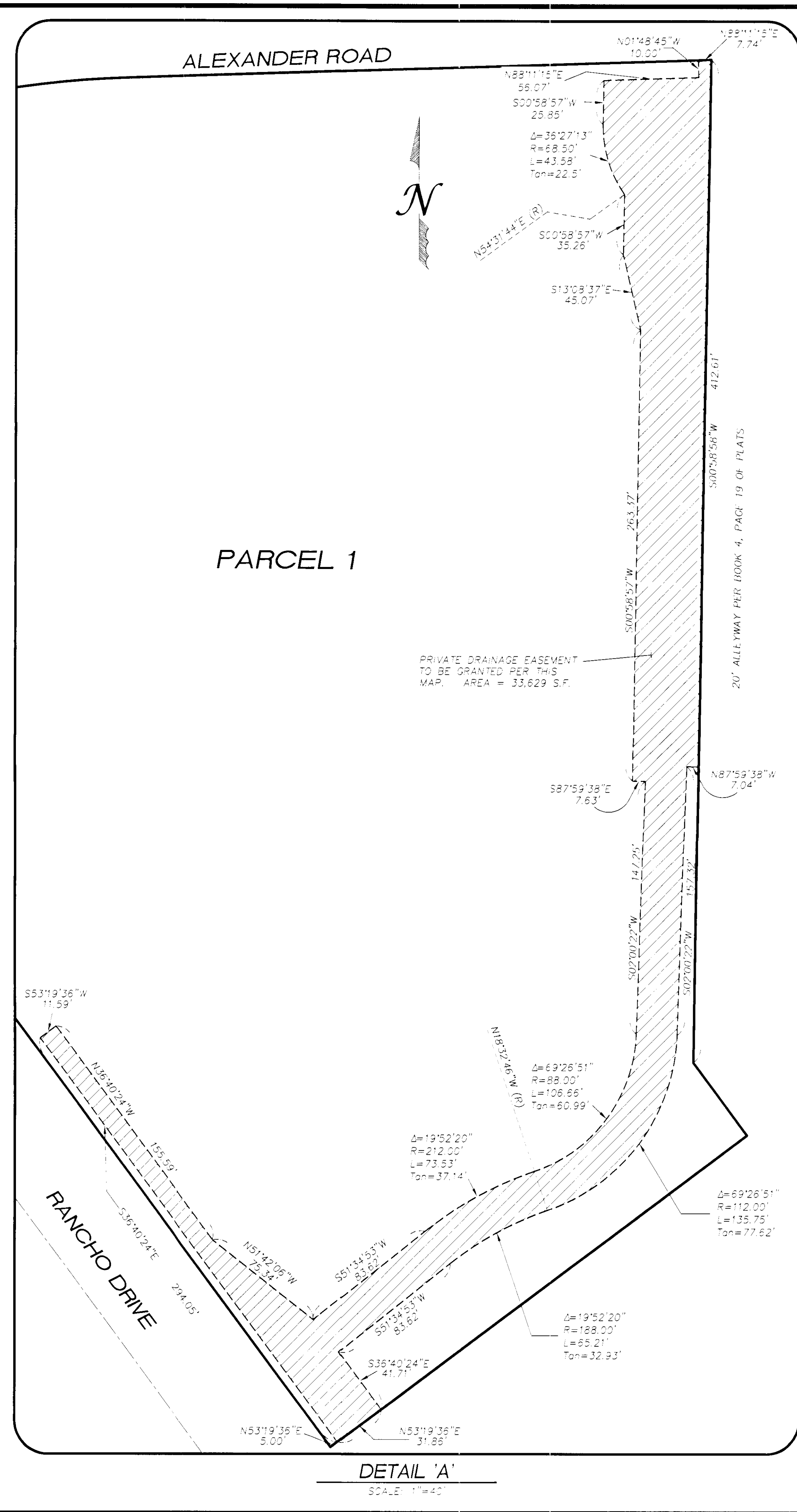
Dennis W. Layton
Dennis W. Layton
7/8/10



Heritage Surveying
7202 W. SAHARA AVENUE, SUITE 115
LAS VEGAS, NEVADA 89117
(702) 474-6277 (HS4-MAPS)
FAX (702) 255-6902
HERITAGE-SURVEYING.COM

Date:	07/08/10
Drawn:	P. SANSOUCY
Checked:	D. LAYTON
Job Number:	5120029.02
Sheet No.	2 OF 4





NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL

0 50 100 200 400 600 800

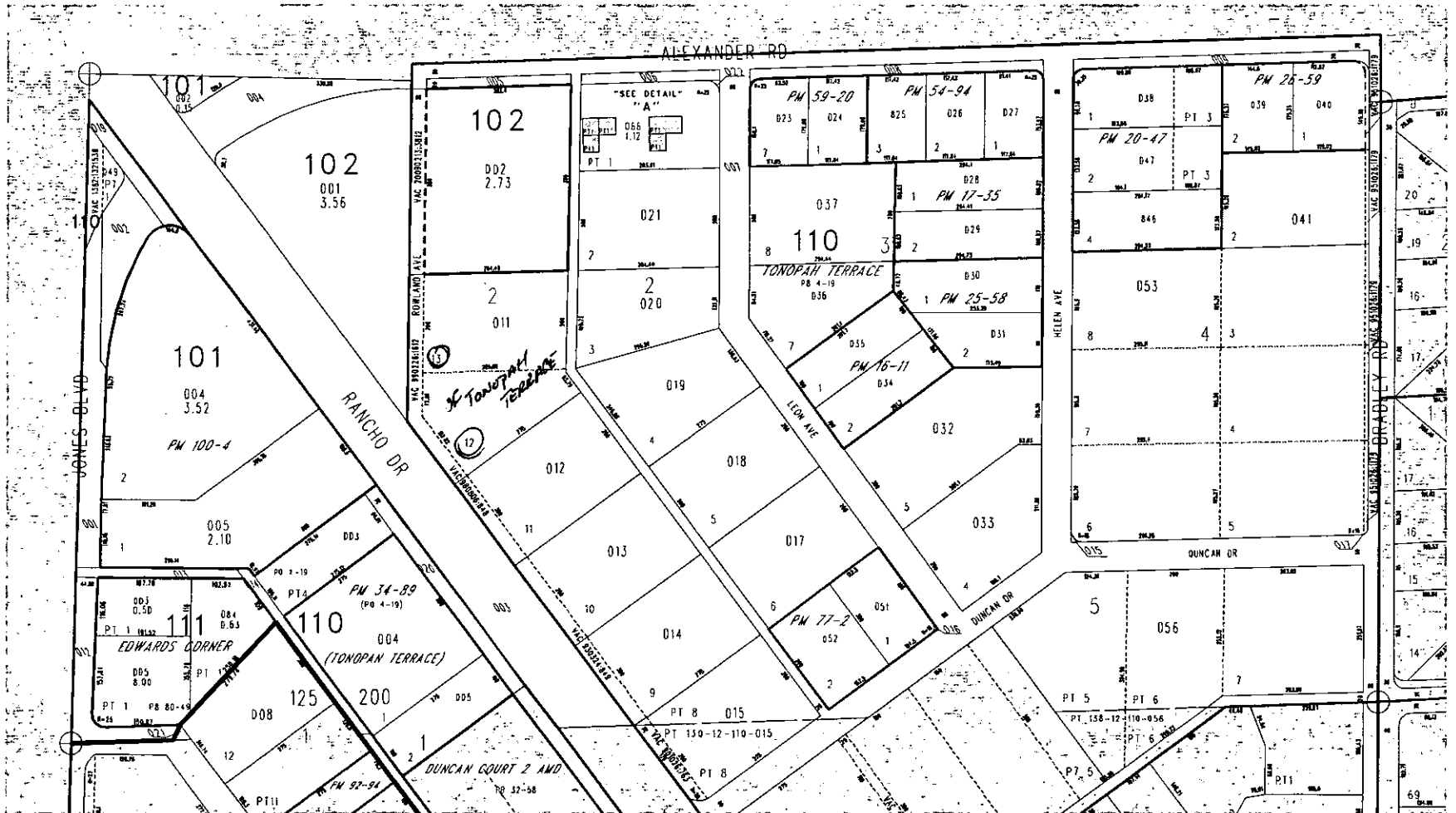
MAP LEGEND

—	PARCEL BOUNDARY	001	PARCEL NUMBER
---	SUBD BOUNDARY	1.00	ACREAGE
- - -	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
---	PM/LD BOUNDARY	PG 25-49	PLAT RECORDING NUMBER
---	NDN-PARCEL LOT LINE	5	BLOCK NUMBER
---	WATCH LINE / LEADER LINE	5	LOT NUMBER
---	ROAD ID NUMBER	GL5	GDY. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R60E			12			N 2 NW 4			138-12-1			
R59E	R60E	R61E	6	5	4	3	2	1	8	4	8	4
126	125	124	7	8	9	10	11	12	5	1	5	1
137	138	139	18	17	16	15	14	13	6	2	6	2
164	163	162	19	20	21	22	23	24	7	3	7	3
			50	49	48	47	46	45	8	4	8	4
			31	32	33	34	35	36	5	1	5	1

Scale: 1"=200' Rev: 05/13/10



TAX DIST 125,200



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: HERITAGE SURVEYING

From: **Alan R. Riecki, PLS**
City Surveyor

CC: **Nathan Goldberg**
Planning and Development

Date: September 02, 2010

RE: 38816 PARCEL MAP | VA NORTHWEST LAS VEGAS OUTPATIENT CLINIC
PARCEL MAP

Attached is a redlined drawing delineating comments from Survey review. THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A 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:

408386 SURVEY

Please correct the easterly boundary dimension. We believe that this should be 584.39 feet as shown on sheet 2 and 3

We believe the bearing of the northerly line of section 12 is correct as shown on page 2 being south 88 degrees 43 minutes 47 seconds east. Please match this bearing for the same line shown on sheets 3 and 4

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 26, 2010
Re: **PMP-38816** VA Northwest Las Vegas Outpatient Clinic SEC Alexander Rd. & Rancho Dr.
Request for a One Lot Merger and Resubdivision Parcel Map

COMMENTS:

This map appears to be a Reversionary Map therefore we have no objection to the recordation of this Parcel Map to revert lots 12 and 13 in Block 2 of Tonopah Terrace, as shown in Book 4, Page 19 of Plats together with those vacated portions of Rowland Avenue in Book 980806, Instrument 00848, official records and in Book 990226, Instrument 01612, official records; Together with the lands as described in Book 2010052700 Instrument 00933, for property located on the southeast corner of Alexander Road and Rancho Drive.

No improvements are required prior to the recordation of this Reversionary Parcel Map. All required Site Development related improvements are referenced in the conditions of approval for Site Development Plan Review SDR-36432.

CONDITIONS OF APPROVAL:

1. Provide "PMP-38816" on Sheet 1 above the recording information.
2. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with City of Las Vegas Municipal Code Sections 18.14.020 and 18.14.030.
3. Revise the Owner's Certificate of Dedication to conform with The City of Las Vegas Subdivision Ordinance Title 18 Appendix F that was revised by the City Council on September 19, 2007.

___ do hereby certify that I/we am/are the owners of the parcel of land which is shown hereon, do hereby consent to the preparation and recordation of this parcel map, have caused the land to be surveyed and platted into parcels, and do hereby:

Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outline hereon, for the use of the public; and

Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

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, public streetlights, conduits, traffic signals and appurtenances; and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signals and appurtenances, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

4. All Public Drainage Easements shall be noted as privately maintained.
5. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

12987

CITY OF LAS VEGAS REQUEST FOR COMMENTS	
DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 07/13/10
TO:	
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.
FIRE PREVENTION	OZZIE MIRKHAH
FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA
SUBJECT	PARCEL MAP - PMP-38816
PMP-38816 - VA NORTHWEST LAS VEGAS OUTPATIENT CLINIC PARCEL MAP - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Request for technical review of a Parcel Map on 8.54 acres at the Southeast corner of Alexander Road and Rancho Drive (APNs 138-12-102-001, 002 and 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).	

PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

RETURN COMMENTS ON OR BEFORE - JULY 23, 2010

no comments
Sharon Ozuna

ATTACHMENT: MAP

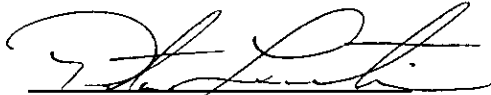
Memorandum Planning and Development

To: Brian Vanderburgh
From: Peter Lowenstein, AICP – Planning Supervisor
Date: July 16th, 2010
Re: PMP-38816 – VA Northwest Las Vegas Outpatient Clinic

The Planning and Development Department staff has administratively approved your request for technical review of the subject parcel map, subject to the changes and corrections noted as follows:

1. Enter the parcel file number "PMP-38816" above the signature block in the lower right-hand corner.

You need not submit a revised map prior to Mylar map submittal, provided these changes are incorporated. If you have any questions concerning these changes, please contact me.



Peter Lowenstein, AICP
Planning Supervisor

Pc: Alan Riecki, City Surveyor

TRANSMISSION VERIFICATION REPORT

TIME : 07/16/2010 10:04
NAME :
FAX :
TEL :
SER.# : BROB7J613436

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

07/16 10:03
17162043565
00:00:29
02
OK
STANDARD
ECM

CITY OF LAS VEGAS PLANNING &
FAX DEVELOPMENT

DATE: 07/16/10

NO. OF PAGES: 2
(Including this sheet)

TO: Brian Vanderburgh

COMPANY: Acquest Vegas, LLC

FAX #: 716-204-3565

VOICE #: 716-204-3570



DEVELOPMENT
SERVICES CENTER

Peter Lowenstein, AICP

Planning Supervisor
731 South Fourth Street
Las Vegas, Nevada 89101

702-229-4693 FAX: 702-474-0352

SUBJECT: Parcel Map (PMP-38816)

MESSAGE: Please refer to the attached corrections memo. Thank

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 07/13/10						
TO: <table style="width: 100%;"><tr><td style="width: 50%;">SO.NEVADA HEALTH DISTRICT</td><td style="width: 50%;">DANIEL LaRUBIO JR.</td></tr><tr><td>FIRE PREVENTION</td><td>OZZIE MIRKHAH</td></tr><tr><td>FIRE SERVICES\COMMUNICATIONS</td><td>SHARON OZUNA</td></tr></table>		SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.	FIRE PREVENTION	OZZIE MIRKHAH	FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.						
FIRE PREVENTION	OZZIE MIRKHAH						
FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA						
<table style="width: 100%;"><tr><td style="width: 30%; vertical-align: top;">SUBJECT</td><td>PARCEL MAP – PMP-38816 PMP-38816 - VA NORTHWEST LAS VEGAS OUTPATIENT CLINIC PARCEL MAP - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Request for technical review of a Parcel Map on 8.54 acres at the Southeast corner of Alexander Road and Rancho Drive (APNs 138-12-102-001, 002 and 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).</td></tr></table>		SUBJECT	PARCEL MAP – PMP-38816 PMP-38816 - VA NORTHWEST LAS VEGAS OUTPATIENT CLINIC PARCEL MAP - APPLICANT/OWNER: ACQUEST VEGAS, LLC - Request for technical review of a Parcel Map on 8.54 acres at the Southeast corner of Alexander Road and Rancho Drive (APNs 138-12-102-001, 002 and 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).				
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PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

RETURN COMMENTS ON OR BEFORE - JULY 23, 2010

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
07/13/10**

TO:

**DEVELOPMENT COORDINATION
FLOOD CONTROL
RIGHT-OF-WAY
SANITARY SEWERS**

**ROGER BAILEY
ALBERT SUNG
MARY WULFF
JOE PEÑA**

ELECTRICAL SERVICES

REBECCA WHITLOCK

LAND DEVELOPMENT

DAVID GUERRA

SURVEY

ALAN R. RIEKKI

**SPECIAL IMPROVEMENT DISTRICT
420 NORTH 4TH ST.**

PATRICK MURPHY

TRAFFIC ENGINEERING

RICK SCHRODER

SUBJECT

PARCEL MAP – PMP-38816

**PMP-38816 - VA NORTHWEST LAS VEGAS
OUTPATIENT CLINIC PARCEL MAP -
APPLICANT/OWNER: ACQUEST VEGAS, LLC -
Request for technical review of a Parcel Map on 8.54 acres at
the Southeast corner of Alexander Road and Rancho Drive
(APNs 138-12-102-001, 002 and 138-12-110-011), C-2 (General
Commercial) Zone, Ward 6 (Ross).**

PLEASE RETURN ANY COMMENTS TO:

ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

RETURN COMMENTS ON OR BEFORE - JULY 23, 2010

ATTACHMENTS: APPLICATION, DEED & MAP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Acquest Vegas, LLC
 Project Address (Location) SEC Rancho Drive & Alexander Road, Las Vegas, NV 89130
 Project Name VA Northwest Las Vegas Outpatient Clinic Proposed Use Clinic
 Assessor's Parcel #(s) 138-12-102-001, 002 & 138-12-110-011 Ward # 6
 General Plan: existing NA proposed NA Zoning: existing C-2 proposed NA
 Commercial Square Footage 38,000 Floor Area Ratio 10.13
 Gross Acres 8.84 Lots/Units 1 Density NA
 Additional Information Merging of parcels so building and utilities do not cross property lines.

PROPERTY OWNER Acquest Vegas, LLC Contact Brian Vanderburgh
 Address 80 Curtwright, Suite 5 Phone: (716) 204-3570 Fax: (716) 204-3565
 City Williamsville State NY Zip 14221
 E-mail Address bvanderburgh@acquestdevelopment.com

APPLICANT Same as Owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Same as Owner Contact _____
 Address _____ Phone: (702) 561-3015 Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]

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

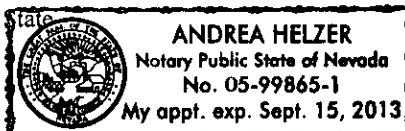
Print Name Brian Vanderburgh

Subscribed and sworn before me

This 1st day of July, 2010.

Andrea Helzer

Notary Public in and for said County and state



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>pmp- 38816</u>
Meeting Date:	<u>-</u>
Total Fee:	<u>\$300</u>
Date Received:	<u>7-8-10</u>
Received By:	<u>[Signature]</u>

*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

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PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: Rancho Drive and Alexander Road
3. Describe the existing improvements and/or condition of streets in item #2 above: Existing pavement and striping to be widened to full improvements to include curb, gutter, sidewalk and street lights
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: Water Service by Las Vegas Valley Water District with two (2) proposed water service laterals on Alexander Road.
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: X Yes No
If yes, on which Parcel (#1, #2, etc.)? Parcel 1
If yes, indicate type of development and anticipated date construction will commence: Fall of 2010

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend to denote the meaning of all symbols utilized.

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NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-12-102-001, 002 & 138-12-110-011

Name of Property Owner: Acquest Vegas, LLC

Name of Applicant: Acquest Vegas, LLC

Name of Representative: Brian Vanderburgh

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

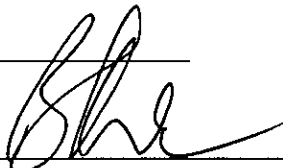
☒ No

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: _____

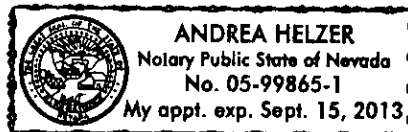
Signature of Property Owner: 

Print Name: Brian Vanderburgh

Subscribed and sworn before me

This 1st day of July, 2010

Andrea Helzer
Notary Public in and for said County and State



Inst #: 201005270000933

Fees: \$17.00 N/C Fee: \$0.00

RPTT: \$38760.00 Ex #

05/27/2010 10:00:17 AM

Receipt #: 267676

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: KXC Pgs: 6

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN NO.: 138-12-102-001 and 002; 138-12-110-011

RECORDING REQUESTED BY:

Fidelity National Title

File No.: FT090017858-DS

AND WHEN RECORDED MAIL TO:

Acquest Vegas, LLC

80 Cartwright Drive, Suite 5

Amherst, New York 14221

AND WHEN RECORDED MAIL TAX

STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$38,760.00

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

Three Peaks Investments, Inc., a Nevada corporation as to an undivided 75% interest and J. Mario Sanchez, a married man as his sole and separate property as to an undivided 25% interest as to Parcels One (1) and Two (2) and 3920 Rowland, LLC, a Nevada limited liability company, who erroneously acquired title as 3920 Rowland Avenue, LLC, a Nevada limited liability company as to Parcel Three (3)

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Acquest Vegas, LLC, a New York limited liability company

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 by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

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SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

Three Peaks Investments, Inc., a Nevada corporation

By: Mathew Brady, President

J. Mario Sanchez

J. Mario Sanchez

3920 Rowland, LLC, a Nevada limited liability company

By: Mathew Brady, Manager

Mathew Brady

STATE OF NEVADA
COUNTY OF CLARK

On 2/9/10 personally
appeared before me, a Notary Public

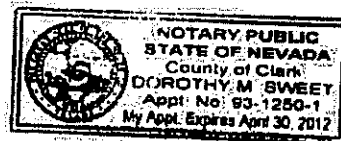
Mathew Brady

J. Mario Sanchez

who acknowledged that he/she/they executed
the above instrument.

Notary Public

My commission expires: 4/30/2012



DOROTHY M. SWEET
APPL. NO. 93-1250-1
EXP. APR. 30, 2012

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE (1):

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 95 (RANCHO DRIVE) AS THE SAME NOW EXISTS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS BY DEEDS RECORDED OCTOBER 11, 1979 IN BOOK 1131 AS INSTRUMENT NO.'S 1090371 AND 1090372, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING NORTH OF THAT PORTION OF LAND CONVEYED TO THE CITY OF LAS VEGAS IN THE ABOVE REFERENCED DEEDS.

ASSESSOR'S PARCEL NUMBER: 138-12-102-001

PARCEL TWO (2):

LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK TWO (2) OF TONOPAH TERRACE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF VACATED ROWLAND AVENUE APPURTENANT THERETO, AS VACATED BY THOSE CERTAIN INSTRUMENTS RECORDED AUGUST 6, 1998 IN BOOK 980806 AS DOCUMENT NO. 00848, OFFICIAL RECORDS, AND RECORDED FEBRUARY 26, 1999 IN BOOK 990226 AS DOCUMENT NO. 01612, OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW.

ASSESSOR'S PARCEL NUMBER: 138-12-110-011

PARCEL THREE (3):

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ALL THE LAND REVERTED BACK TO ACREAGE AS SHOWN IN THAT CERTAIN FINAL MAP TITLED "REVERSIONARY PLAT MAP OF A PORTION OF TONOPAH TERRACE", RECORDED IN BOOK 141, PAGE 37 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AND LYING WITHIN A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF LEON AVENUE AND ALEXANDER ROAD AS SHOWN ON SAID REVERSIONARY FINAL MAP; THENCE ALONG THE CENTERLINE OF SAID ALEXANDER ROAD, SOUTH $88^{\circ}25'45''$ WEST, 333.29 FEET; THENCE DEPARTING SAID STREET CENTERLINE, SOUTH $01^{\circ}13'22''$ WEST, 50.06 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID ALEXANDER ROAD WITH THE WEST RIGHT-OF-WAY OF A 20 FOOT WIDE ALLEY AS SHOWN IN THAT CERTAIN FINAL MAP TITLED "TONOPAH TERRACE", RECORDED IN BOOK 4, PAGE 19 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID ALLEY, SOUTH $01^{\circ}13'22''$ WEST, 380.00 FEET TO THE NORTHEAST CORNER OF LOT 13 OF BLOCK 2 AS SHOWN IN SAID "TONOPAH TERRACE" FINAL MAP; THENCE ALONG THE NORTH LINE OF SAID LOT 13, SOUTH $88^{\circ}26'24''$ WEST, 284.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, BEING THE EAST RIGHT-OF-WAY OF ROWLAND AVENUE; THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID ROWLAND AVENUE, NORTH $01^{\circ}23'15''$ EAST, 380.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID ALEXANDER ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID ALEXANDER ROAD, NORTH $88^{\circ}25'45''$ EAST, 283.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY DENNIS W. LAYTON.
PLS NO. 11829.

TOGETHER WITH THOSE PORTIONS OF VACATED ROWLAND AVENUE APPURTENANT THERETO AS VACATED BY THAT CERTAIN INSTRUMENT RECORDED FEBRUARY 13, 2009 IN BOOK 20090213 AS DOCUMENT LNO. 03812, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 138-12-102-002

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