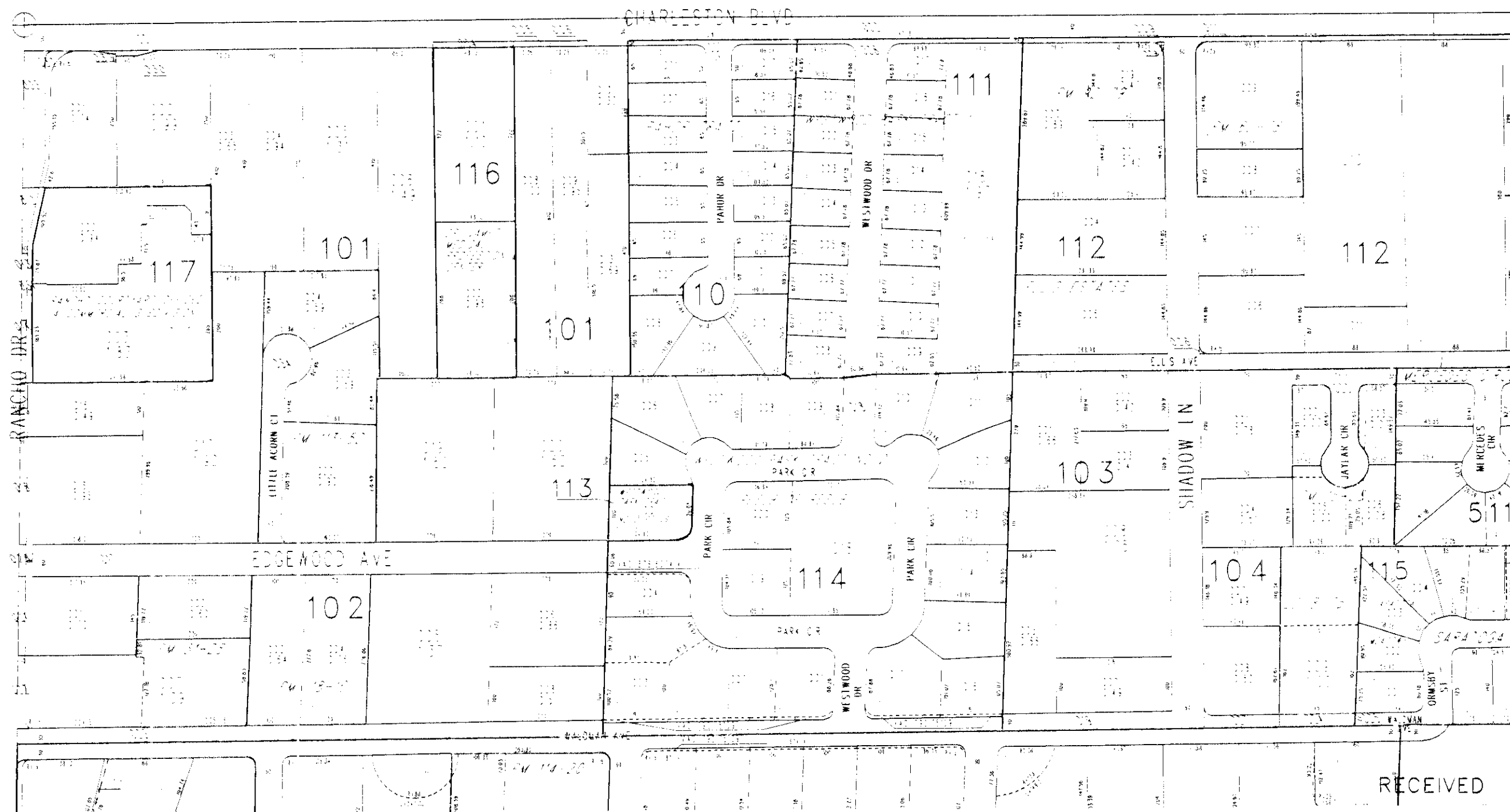


NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data depicted herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		AVERAGE 94.74.35 35 MAP LEGEND ----- PARCEL BOUNDARY ----- SUBD BOUNDARY ----- ROAD EASEMENT ----- PM/VD BOUNDARY ----- NON-PARCEL LOT LINE ----- WATCH LINE / LEADER LINE ----- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. V. W. Stimpfield, Assessor		BOOK 12'S R01E	SEC 14	MAP 101 N 4	162-64
	This map is compiled from office records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.			PARCEL NUMBER ACREAGE PARCEL SUB/SEC NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER COV LOT NUMBER		R60E R91E R62E 120S 138 139 140 171S 163 162 161 122S 176 177 178	8 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32	
	USE THIS SCALE EFFECT WHEN MAP REDUCED FROM ORIGINAL			1" = 100'		1" = 100'			
	0 50 100 150 200 250 300								



RECEIVED

AUG 03 2000 DIST 200

RECEIVED
AUG 11 2010

CHARLESTON BOULEVARD

AMENDED PARCEL MAP

FOR

ERNESTO SAVINO

BEING A PART OF

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. M., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA.

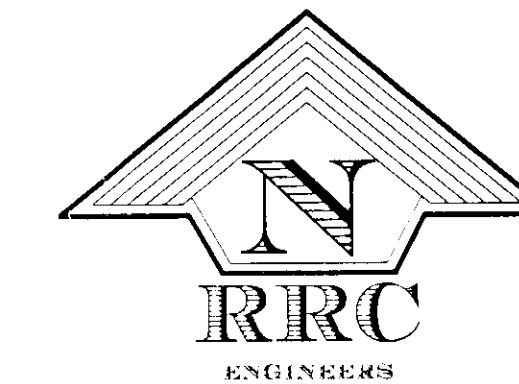
32
54

FOUND BRASS CAP
IN CONCRETE MONUMENT
WELL PLS 5094

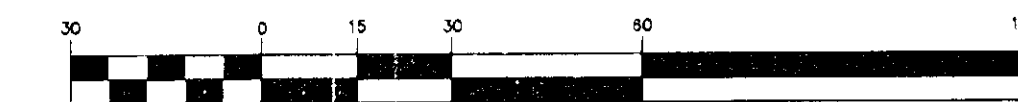
APN: 162-04-101-004
DAVIS FUNERAL HOME INC
NOT A PART
DOC. NO. 940414:00615

APN: 162-04-101-005
CHARLESTON RESIDENTIAL HOTEL
NOT A PART
DOC. NO. 1774:1733225

APN: 162-04-101-006
BELLA EXPLORATION INC
NOT A PART
DOC. NO. 20040430:03182



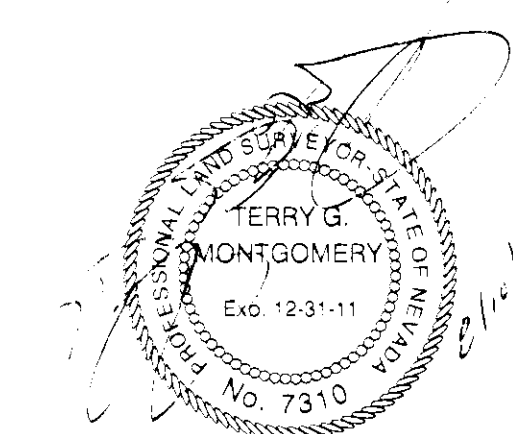
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

- STREET CENTERLINE
- BOUNDARY LINE
- ADJACENT LOT LINES
- LOT LINE
- EASEMENT LINE (DRAINAGE)
- EASEMENT LINE (UTILITY AND DRAINAGE)
- PRIVATE ACCESS ROAD LINE
- FOUND POINT AS NOTED
- SET POINT (REBAR AND CAP PLS 7310) UNLESS NOTED



TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310

RANCHO ROAD

N
1/16
4

EDGEWOOD AVENUE
DEDICATED PUBLIC STREET

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. M., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA.

CHARLESTON BOULEVARD

AMENDED PARCEL MAP

FOR

ERNESTO SAVINO

BEING A PART OF

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. M., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA.

32
514

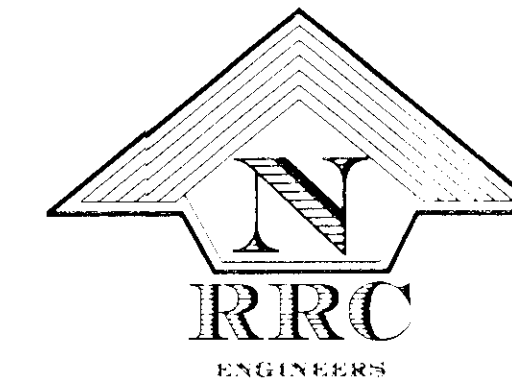
FOUND BRASS CAP
IN CONCRETE MONUMENT
WELL PLS 5094

APN: 162-04-101-004
DAVIS FUNERAL HOME INC
NOT A PART
DOC. NO. 940414:00615
S 89°58'33" E

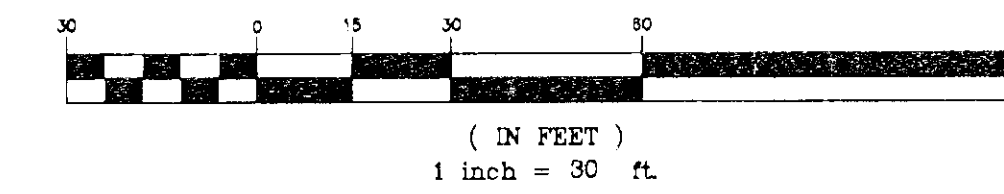
APN: 162-04-101-005
CHARLESTON RESIDENTIAL HOTEL
NOT A PART
DOC. NO. 1774:1733225
2°7.86'

3
26,436.1 SQUARE FEET
0.607 ACRES

APN: 162-04-101-006
BELLA EXPLORATION, INC
NOT A PART
DOC. NO. 20047430:03182

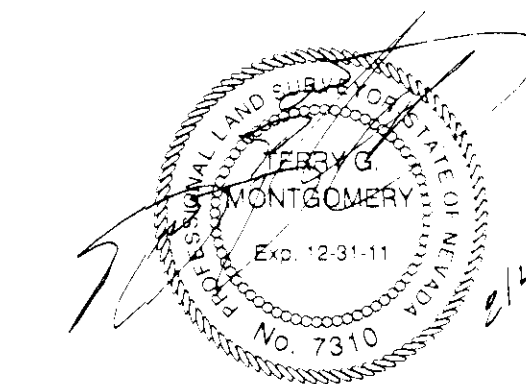


GRAPHIC SCALE



LEGEND

- STREET CENTERLINE
- BOUNDARY LINE
- ADJACENT LOT LINES
- LOT LINE
- EASEMENT LINE (DRAINAGE)
- EASEMENT LINE (UTILITY AND DRAINAGE)
- FOUND POINT AS NOTED
- SET POINT (REBAR AND CAP PLS 7310) UNLESS NOTED



TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310

RANCHO ROAD

APN: 162-04-101-019
DROBNIK ILEANA AND
DROBNIK ILEANA TRS
NOT A PART
DOC. NO. 20040209:01117

PRIVATE DRIVE 15,428.2 SQUARE FEET
0.354 ACRES

1
40,717.2 SQUARE FEET
0.935 ACRES

APN: 162-04-101-019
BRANDIN 2004 REVOCABLE TRUST
AND BRANDIN ERIC & RITA G TRS

PROP. 42.00' PUBLIC
UTILITY & DRAINAGE
EASEMENT PER
PM FILE PAGE

R=15.00
L=24.20
Tan=15.65
Δ=92°25'44"

FOUND PLASTIC
CAP PLS 4428

FOUND CLV
ALUMINUM CAP

EDGEWOOD AVENUE
DEDICATED PUBLIC STREET

TOGETHER WITH THAT VACATED PUBLIC RIGHT-OF-WAY PER DOCUMENT 2010102010-1
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

I, ERNESTO SAVINO, DO HEREBY CERTIFY THAT I AM THE OWNER 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 OTHER PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED 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 GRANT AND CONVEY 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 ADJUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS 13th DAY OF September, 2010

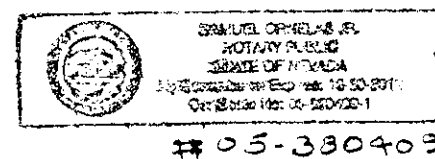
ERNESTO SAVINO

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 13, 2010
BY: ERNESTO SAVINO

SAMUEL ORNELAS, JR.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY APPOINTMENT EXPIRES ON 02-20-12



BASIS OF BEARINGS

SOUTH 89° 58' 46" EAST - BEING THE CENTERLINE OF EDGEWOOD AVENUE, AS SHOWN PER THAT MAP RECORDED IN FILE 113 OF PARCEL MAPS, PAGE 52, CLARK COUNTY RECORDS, NEVADA.

CONSISTING OF 109,331 SQUARE FEET OR 2.51 ACRES

NOTE:

THE PURPOSE OF THIS AMENDED PARCEL MAP IS TO ALLOW FOR AND RELIEVE THE VACATION OF THE EXISTING PUBLIC STREET AND TO CREATE A PARCEL FOR THE PRIVATE STREET (LOT 4) TO BE DEEDED TO THE HOME OWNER'S ASSOCIATION AND TO MAINTAIN REQUIRED SETBACKS TO THE EXISTING HOUSE AND GARAGE FOR THE REVISED LOT LINES.

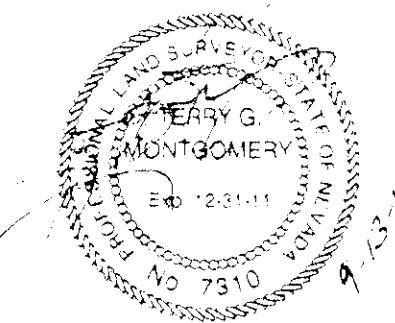
A HOME OWNER'S ASSOCIATION MUST BE ESTABLISHED BEFORE THIS MAP CAN BE RECORDED IN ORDER TO BE IN CONFORMANCE WITH CONDITION #4 OF VAC-37359.

SURVEYOR'S CERTIFICATE

TERRY MONTGOMERY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR RRC ENGINEERING, LLC, DO CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ERNESTO SAVINO.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JUNE 9, 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. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, BY 10/20/11, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310



DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

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 13th DAY OF September, 2010

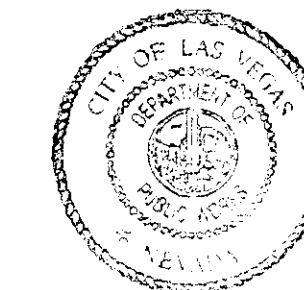
W. D. R. on behalf of M. Wheeler 10.5.10
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE AMENDED PARCEL MAP FOR ERNESTO SAVINO, AND AM SATISFIED IT IS TECHNICALLY CORRECT.

MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE

Alan R. Riecke 10/20/10
ALAN R. RIEKKE, PLS NO. 12469
CITY SURVEYOR



RECORDERS NOTE

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

PMP -- 39063

AMENDED PARCEL MAP FOR ERNESTO SAVINO LOCATED ON THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.	00808 FILED AT THE REQUEST OF RRC ENGINEERING, LLC DATE 10/20/2010 AT 9:30 FILE 117 PAGE 43 OF PARCEL MAPS OFFICIAL RECORDS BOOK NO. 20101020 CLARK COUNTY NEVADA RECORDS DEBBIE CONWAY RECORDER FEE 41.00 DEPUTY SCA
RRC ENGINEERS, LLC ENGINEERING & SURVEYING 4200 WEST RUSSELL ROAD, SUITE 103 LAS VEGAS, NEVADA 89118 PHONE (702) 478-9328	

SHEET 1 OF 3

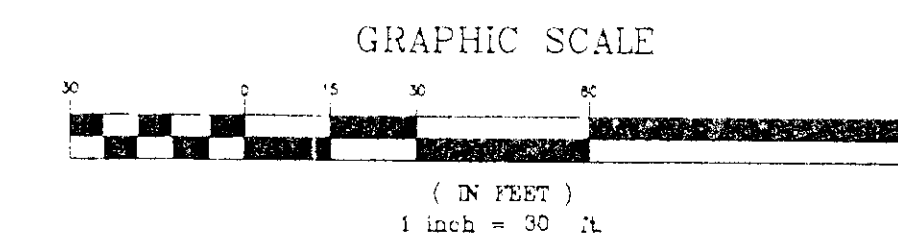
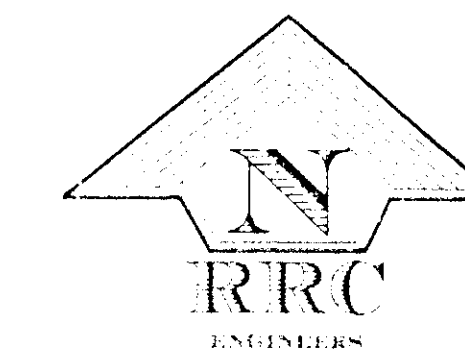
FILE 117 PAGE 43

CHARLESTON BOULEVARD

AMENDED PARCEL MAP
FOR

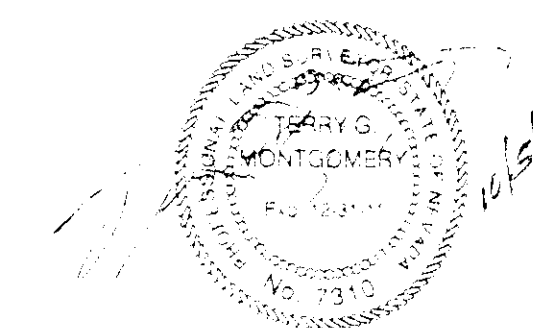
ERNESTO SAVINO

BEING LOTS 1, 2 AND 3 OF PARCEL MAP FILE 113, PAGE 52
TOGETHER WITH THAT VACATED PUBLIC RIGHT OF WAY PER DOCUMENT 20101020:00749
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. V., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA.



LEGEND

- STREET CENTERLINE
- BOUNDARY LINE
- ADJACENT LOT LINES
- LOT LINE
- EASEMENT LINE (DRAINAGE)
- EASEMENT LINE (UTILITY AND DRAINAGE)
- PRIVATE ACCESS ROAD LINE
- FOUND POINT AS NOTED
- SET POINT (REBAR AND CAP PLS 7310) UNLESS NOTED



TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310

32
54
FOUND BRASS CAP
IN CONCRETE MONUMENT
WELL PLS 5094

APN: 162-04-101-004
DAVIS FUNERAL HOME INC
NOT A PART
DOC. NO. 940414.00615

APN: 162-04-101-005
CHARLESTON RESIDENTIAL HOTEL
NOT A PART
DOC. NO. 17741733225

APN: 162-04-101-006
BELLA EXPLORATION INC
NOT A PART
DOC. NO. 20040430.03182

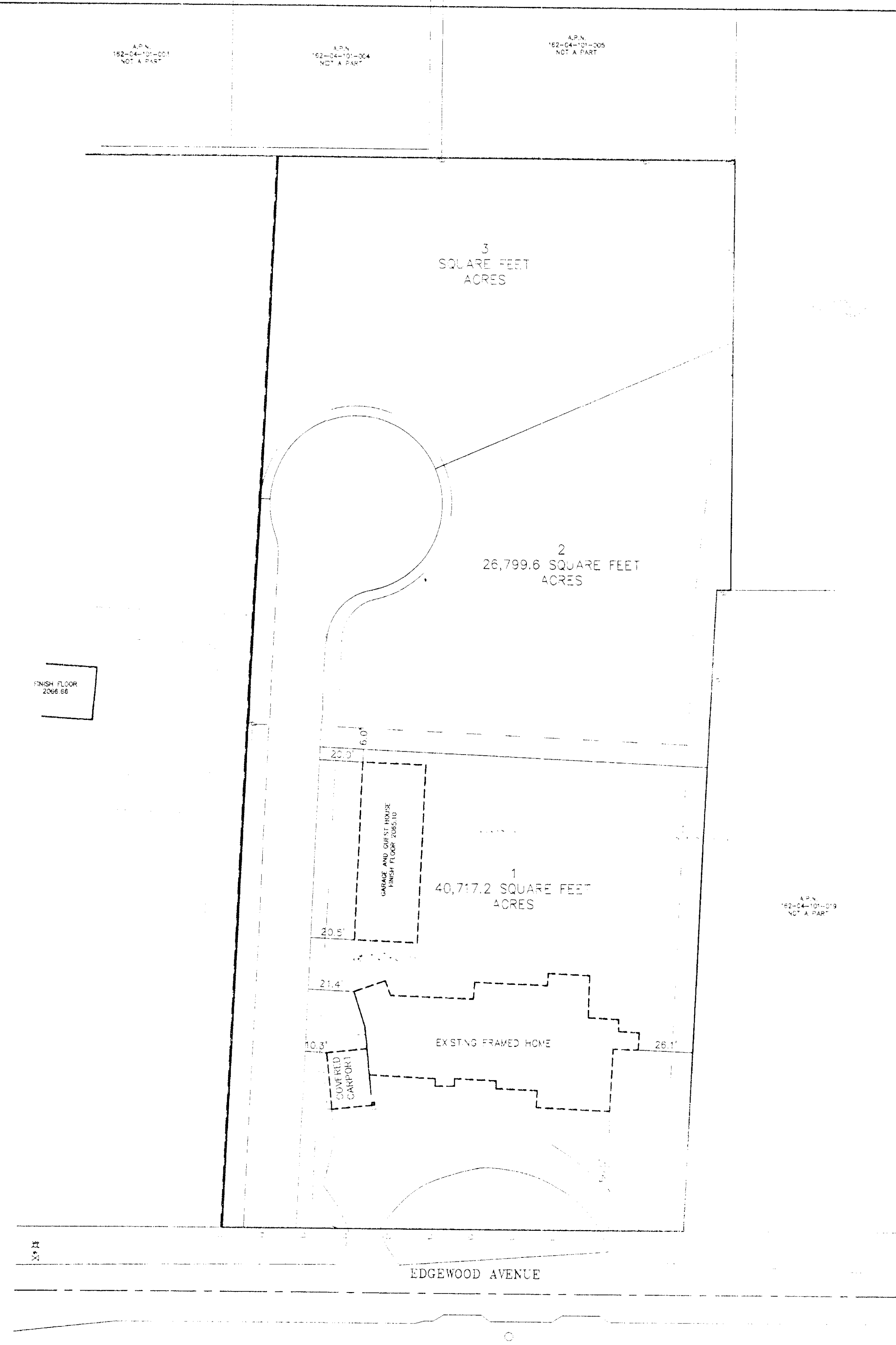
APN: 162-04-101-017
DROSKIN ILEANA AND
DROSKIN ILEANA TRS
NOT A PART
DOC. NO. 20040209.01117

APN: 162-04-101-019
BRANDON 2004 REVOCABLE TRUST
AND BRANDON ERIC C & RITA G TRS

RANCHO DRIVE

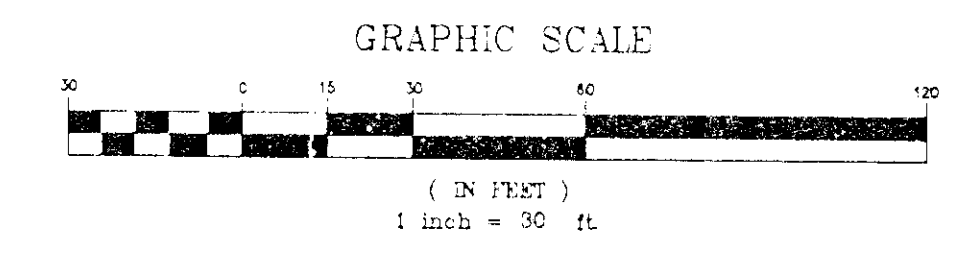
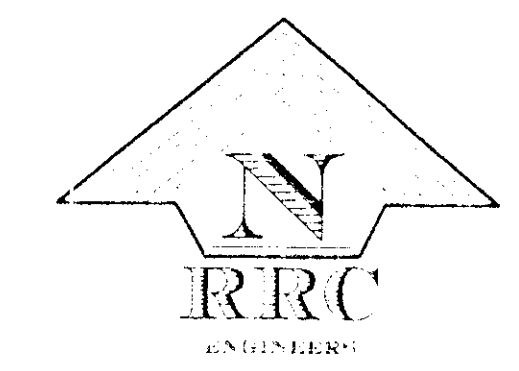
PRIVATE DRIVE

EDGEWOOD AVENUE
DEDICATED PUBLIC STREET



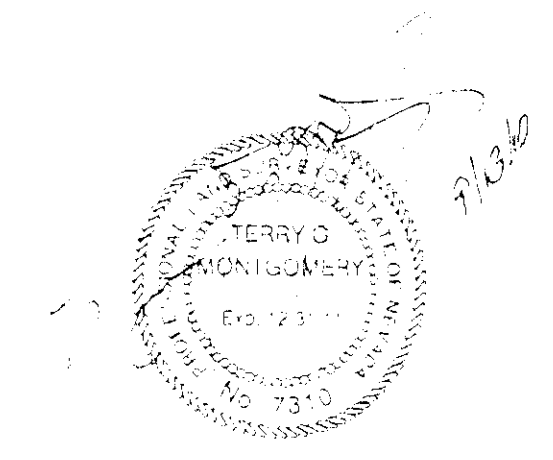
AMENDED PARCEL MAP
FOR
ERNESTO SAVING
BEING LOTS 1, 2 AND 3 OF PARCEL MAP FILE 113, PAGE 52
TOGETHER WITH THAT VACATED PUBLIC RIGHT OF WAY PER DOCUMENT 2010-020-000749
LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 04, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M. D. W., CITY OF LAS VEGAS
CLARK COUNTY, NEVADA.

EXISTING TOPOGRAPHIC SURVEY OF SITE



LEGEND

- STREET CENTERLINE
- BOUNDARY LINE
- ADJACENT LOT LINES
- LOT LINE
- EASEMENT LINE (DRAINAGE)
- EASEMENT LINE (UTILITY AND DRAINAGE)
- PRIVATE ACCESS ROAD LINE
- FOUND POINT AS NOTED
- SET POINT (REBAR AND CAP PLS 7310) UNLESS NOTED



TERRY MONTGOMERY, PLS
NEVADA CERTIFICATE NO. 7310



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: TERRY MONTGOMERY PLS
RRC ENGINEERS.LLC

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

CC: **Nathan Goldberg**
Planning and Development

Date: August 30, 2010

RE: 39063 PARCEL MAP ERNESTO SAVINO

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:

408173 SURVEY

I've made some changes to the note which we asked you to place on the map so that it is more grammatically correct & also tends to explain fully what is going on.

Also we have fairly significant disagreement for the square footage of lot 4 the private drive. Please check and revise as necessary



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217

Fax (702) 804-8582

www.lasvegasnevada.gov

To: TERRY MONTGOMERY PLS
RRC ENGINEERS, LLC

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

CC: **Nathan Goldberg**
Planning and Development

Date: August 13, 2010

RE:

39063 PARCEL MAP

ERNESTO SAVINO

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:

403991 SURVEY

The title should read Amended Parcel Map for Ernesto Savino, Being lots 1, 2 & 3 of Parcel Map File 113, page 52 together with that vacated area per book _____ page _____ from the vacation, Lying within the northwest quarter of the northwest quarter of section 4 and so on

Please provide a total acreage for the parcel map

Please make necessary corrections to the title block on page one

I would like to suggest that you include an amendment note stating the purpose of the amendment

Square footages under two acres must be expressed in square feet not in portions of acres

Miscellaneous minor corrections as marked

The vacation of the public street will have to record prior to the recordation of this map



PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP 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 Parcel Map 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 Parcel Map 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 Parcel Map.

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.

PARCEL MAP: (13 folded) Please refer to the Parcel Map Checklist for additional requirements.

FEES: \$300

TO C.C.U.

ASSESSOR'S PARCEL MAP: A copy of the Clark County Assessor's Office Parcel Number Map that is used to verify the parcel number(s) and location(s) of the subject property(ies) is required. These maps may be obtained from the Clark County Assessor's Office located at 500 S. Grand Central Parkway or through the Clark County website at (www.co.clark.nv.us).

PARCEL MAP CHECKLIST: All items on the Checklist must be addressed on the Parcel Map.

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

RECEIVED

AUG 03 2010

Terry

From: Roger Bailey [rbailey@LasVegasNevada.GOV]
Sent: Monday, August 09, 2010 2:33 PM
To: 'terrym@rrcengineers.com'
Subject: Edgewood Parcel Map

Terry:

I tried calling you twice and there was no answer. We have some questions o the Parcel Map you submitted on Edgewood Drive.

- 1) Is the proposed street to be a separate parcel? There is conflicting line types especially along the west side of the map, such as the dashed line running north/south. We're thinking the dashed line should be eliminated.
- 2) Is the 42' PUE and drainage easement being granted per this map? On the west side of the "street" it shows a space for book and page yet on the other side it shows as being dedicated per this map. If the book/page is from the Vacation of Little Acorn, then this is OK as long as the VAC records first. If the easement is to be granted per this map, then the book/page statement should be eliminated.
- 3) The map calls out a 25' private access road to be dedicated per this map. With the vacation of Little Acorn this statement seems erroneous. If there is to be a private access, then the 42' easement could include an access easement as well.

Please call me when you get a chance to discuss these items. We are required to have our comments to Planning by Friday, so we are hoping to clarify these issues by then. Thank you.

Roger Bailey
Sr. Engineering Associate
Phone: (702) 229-2196
Fax: (702) 474-7599
rbailey@lasvegasnevada.gov

RECEIVED
10 AUG 11 AM 10:11
PLANNING AND
DEVELOPMENT

RECEIVED
AUG 11 2010

Memorandum Planning and Development

To: Terry Montgomery.
From: Peter Lowenstein, AICP – Planning Supervisor
Date: August 17th, 2010
Re: PMP-39063 – Ernesto Savino – Amended Parcel Map

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

1. Please revise the proposed parcel map to depict the building foot prints of ALL existing structures. Please also include dimensions from each of the existing structures to the proposed property lines, so as to establish setback conformance with the R-E (Residence Estate) zoning district requirements.
2. Pursuant to Condition #4 of Vacation (VAC-37359); Concurrent with the recordation of the petition to vacate a parcel map is to be recorded, so as to maintain legal access to the established lots created by PMP-11826. Additionally, a Home Owners Association or other legal document that assigns maintenance responsibility of the new proposed private roadway shall be established prior to the recordation of the Order of Vacation. Please revise the Parcel Map to include a statement, subject to the review of the Department of Public Works, that establishes a Homeowner's Association or provide some other legal document to substantiate conformance with Condition #4 of VAC-37359.

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 : 08/17/2010 15:21
NAME :
FAX :
TEL :
SER.# : BROB7J613436

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

08/17 15:19
5861582
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04
OK
STANDARD

CITY OF LAS VEGAS
FAX

PLANNING &
DEVELOPMENT

DATE: 08/17/10

NO. OF PAGES: 4
(Including this sheet)

TO: Terry Montgomery

COMPANY: RRC Engineering

FAX #: 702-586-1582

VOICE #: 702-478-9328



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-39063)

MESSAGE: Please refer to the attached corrections memo. Thank

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 Riekki, Survey (FM, PM, & A's only)
Date: August 13, 2010
Re: **PMP-39063** Ernesto Savino 2122 Edgewood Ave.
Request for an amended Parcel Map technical review

COMMENTS:

We have no objection to the recordation of this parcel map at this time. No improvements, drainage plans/studies, or bonds for improvements are required prior to the recordation of this parcel map, however, bonds may be required for survey monumentation.

CONDITIONS OF APPROVAL:

1. A Petition of Vacation, such as VAC-37359, shall record concurrent with the recordation of this Parcel Map.
2. Dimension the 42-foot wide Public Utility Easement, City of Las Vegas Sewer Easement, and Public Drainage Easement shown on this Parcel Map. It may be noted as "reserved per document # _____". This note must be filled in with the recordation information that reserves these easements.
3. Revise the note "25-foot private access road granted per this map" to read "25-foot Private Vehicular Access Road Easement granted per this map."
4. 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.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

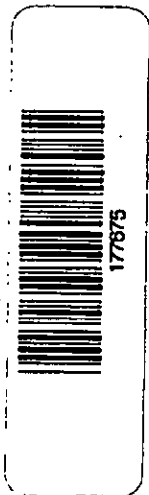
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

April 22, 2010

Mr. Ernesto Savino
418 South Maryland Parkway
Las Vegas, Nevada 89101

RE: VAC-37359 - VACATION
CITY COUNCIL MEETING OF APRIL 21, 2010

Dear Mr. Savino:

The City Council at a regular meeting held April 21, 2010, APPROVED the petition to Vacate public right-of-way commonly known as Little Acom Court and located north of Edgewood Avenue. The Notice of Final Action was filed with the Las Vegas City Clerk on April 22, 2010. This approval is subject to:

Planning and Development

1. The limits of this Petition of Vacation shall be the entire width of Little Acom Court, including the cul-de-sac bulb and the spandrel area as dedicated per Parcel Map (PMP-11826) on file in Book 113, Page 52 of Plats on file in the Clark County, Nevada, Recorder's Office.
2. This Petition of Vacation shall be revised to retain a minimum 20 foot wide public sewer easement centered over the proposed sewer line.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, retain a drainage easement over the entire area to be vacated.
4. Concurrent with the recordation of this Petition of Vacation, record a Parcel Map to establish a private roadway such that the order of Vacation does not eliminate legal access to any of the parcels created by Parcel Map PMP-11826. A Homeowner's Association or other legal document that assigns maintenance responsibility of the new proposed private roadway shall be established prior to the recordation of this Order of Vacation. A Deviation From Standards may be required at the time of construction drawing submittal should the proposed design deviate from the Uniform Standard Drawings.

Mr. Ernesto Savino
VAC-37359 – Page Two
April 22, 2010

5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Croll
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. William Childs
RRC Engineers, LLC
5720 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 08/05/10						
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 style="vertical-align: top;">PARCEL MAP – PMP-39063 APPLICANT/OWNER: ERNESTO SAVINO - Request for a technical review of an AMENDED PARCEL MAP on 2.54 acres located at 2122 Edgewood Avenue, (APNs 162-04-101-022 through 024), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).</td></tr></table>		SUBJECT	PARCEL MAP – PMP-39063 APPLICANT/OWNER: ERNESTO SAVINO - Request for a technical review of an AMENDED PARCEL MAP on 2.54 acres located at 2122 Edgewood Avenue, (APNs 162-04-101-022 through 024), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).				
SUBJECT	PARCEL MAP – PMP-39063 APPLICANT/OWNER: ERNESTO SAVINO - Request for a technical review of an AMENDED PARCEL MAP on 2.54 acres located at 2122 Edgewood Avenue, (APNs 162-04-101-022 through 024), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).						

PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR

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

RETURN COMMENTS ON OR BEFORE - AUGUST 15, 2010

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
08/5/10**

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-39063

APPLICANT/OWNER: ERNESTO SAVINO - Request for a technical review of an AMENDED PARCEL MAP on 2.54 acres located at 2122 Edgewood Avenue, (APNs 162-04-101-022 through 024), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

PLEASE RETURN ANY COMMENTS TO:

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

RETURN COMMENTS ON OR BEFORE - AUGUST 15, 2010

ATTACHMENTS: APPLICATION, DEED & MAP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ERNESTO SAVING AMENDED PARCEL MAP
 Project Address (Location) 2122 EDGEWOOD AVENUE
 Project Name 2122 EDGEWOOD AVENUE Proposed Use SFR
 Assessor's Parcel #(s) 162-04-101-022/023/024 Ward # 1
 General Plan: existing R-E proposed R-E Zoning: existing R-E proposed R-E
 Commercial Square Footage 07 S.F. Floor Area Ratio < 50%
 Gross Acres 2.62 Lots/Units 3 Density 0.88 UNITS / ACRE
 Additional Information —

PROPERTY OWNER ERNESTO SAVING Contact ERNEST SAVING
 Address 4185 MARYLAND PKWY Phone: 382-3177 Fax: 382-3351
 City LAS VEGAS State NV Zip 89101-7244
 E-mail Address ERNESTO@SAVICONSTRUCTION.COM

APPLICANT ERNESTO SAVING Contact ERNESTO SAVING
 Address 418 S. MARYLAND PKWY Phone: 382-3177 Fax: 382-3351
 City LAS VEGAS State NV Zip 89101-7244
 E-mail Address ERNESTO@SAVICONSTRUCTION.COM

REPRESENTATIVE RRC EDG. DEERS, LLC Contact TERRY MORTON
 Address 4200 W. RUSSELL RD #103 Phone: 478-9328 Fax: 566-1582
 City LAS VEGAS State NV Zip 89118
 E-mail Address TERRYM@RRCEDGDEERS.COM

Property Owner Signature*

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

Print Name ERNEST SAVING

Subscribed and sworn before me

This 30 day of April, 20 10

Carol Jones, Clark County, Nevada

Notary Public in and for said County and State



CARLOS MACHUCA
Notary Public State of Nevada
No. 09-9317-1
My appt. exp. Feb. 18, 2013

FOR DEPARTMENT USE ONLY

Case #	<u>PMP-39063</u>
Meeting Date:	<u>—</u>
Total Fee:	<u>308.00</u>
Date Received:	<u>8/3/10</u>
Received By:	<u>LHM</u>

RECEIVED

*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



PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ✓ Yes No
2. List the names of public access streets between this property and the nearest major streets: EDGEWOOD AVE.
3. Describe the existing improvements and/or condition of streets in item #2 above: PAVED ASPHALT
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: LAS VEGAS VALLEY WATER DISTRICT
5. Will property be serviced by the City Sanitary Sewer System? ✓ Yes No
6. Is immediate development proposed on the parcels of land to be created: ✓ Yes No
If yes, on which Parcel (#1, #2, etc.)? PARCELS 1, 2, AND 3
If yes, indicate type of development and anticipated date construction will commence: PARCEL 1
REBUILT EXISTING HOUSES PARCELS 2/3 ROUGH GRADE SITE

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.

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.

RECEIVED
AUG 03 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-04-101-022/023/024

Name of Property Owner: ERNESTO SAYINO

Name of Applicant: ERNESTO SAYINO

Name of Representative: TERRY MONTGOMERY, RRC ENGINEERS, LLC

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: _____

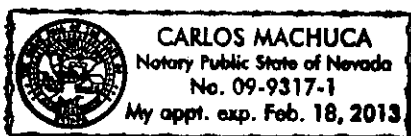
Print Name: ERNESTO SAYINO

Subscribed and sworn before me

This 30 day of April, 2010

Carl Rees, Clark County, Nevada

Notary Public in and for said County and State



Inst #: 200912160002069

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$2422.50 Ex: #

12/16/2009 11:11:24 AM

Receipt #: 163672

Requestor:

FIDELITY NATIONAL TITLE LAS

Recorded By: ARO Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN NO.: 162-04-101-022
162-04-101-023
162-04-101-024

RECORDING REQUESTED BY:
Fidelity National Title

Escrow No.: FT090016945-DS

AND WHEN RECORDED MAIL TO:
Ernesto Savino
418 S. Maryland Pkwy
Las Vegas, NV 89101

**AND WHEN RECORDED MAIL TAX
STATEMENTS TO:**

SAME AS ABOVE

Affix RPTT: \$2422.50

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

NWK1, Inc. a California Corporation

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

Ernesto Savino, a single man

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.

RECEIVED

AUG 03 2010

SUBJECT TO:

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

NWK1, Inc, a California Corp

Robert Bennett
By: Robert Bennett
Its: Vice President

STATE OF California
COUNTY OF FRESNO

On 12/10/09 personally
appeared before me, a Notary Public

Robert Bennett

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

Beatrice Rodriguez
Notary Public

My commission expires:



Title No. FT18-FT090016945

LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 162-04-101-022;023;024

That portion of the Northwest Quarter (NW 1/4) of Section 4, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Parcels 1, 2, and 3 as shown by map thereof in File 113 of Parcel Maps, Page 52, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-04-101-022;023;024
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

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

3. a) Total Value/Sales Price of Property \$ 475,000.00
b) Deed in Lieu of Foreclosure Only (value of property) \$ _____
c) Transfer Tax Value: \$ 475,000.00
d) Real Property Tax Due \$ 2,422.50

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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: NWK1, Inc. by *Ernesto Savino*, Vice President Capacity: _____ Grantor
Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: NWK1, Inc., a California corporation

Address: 45 E. RIVER PARK PLACE West Suite 507
City, State, Zip: FRESNO, CA 93720

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Ernesto Savino

Address: 4189 Maryland Pkwy
City, State, Zip: Las Vegas, NV 89101

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

Fidelity National Title Agency of Nevada, Inc.

Escrow #: FT18-FT090016945-DS

3100 W Sahara Avenue #115

Las Vegas, NV 89102

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-04-101-022;023;024
b) _____
c) _____
d) _____

2. Type of Property:

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c) ☐ Condo/Townhouse d) ☐ 2-4 Plex
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Signature: _____

Capacity: _____ Grantor

Signature: _____

Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: NWK1, Inc., a California corporation

Address: 45 E. River Park Place West #507
City, State, Zip: Fresno, CA 93720

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Ernesto Savino

Address: 418 S. Maryland Parkway
City, State, Zip: Las Vegas, NV 89101

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

Fidelity National Title Agency of Nevada, Inc.

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