

**REVERSIONARY FINAL MAP OF A PORTION OF SEBEC ACRES**

**OWNERS CERTIFICATE**

I, VICTOR VALENZUELA, DOES HEREBY CERTIFY THAT I AM THE OWNER OF THE PARCELS OF LAND WHICH ARE SHOWN WITHIN THE BOUNDARY OF THIS PLAT AND DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT FOR THE PURPOSE OF REVERTING TO ACREAGE THE PARCELS OF LAND DELINEATED HEREON.

VICTOR VALENZUELA

DATE

**ACKNOWLEDGMENT**

STATE OF NEVADA }  
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ BY: \_\_\_\_\_

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

**DISTRICT BOARD OF HEALTH CERTIFICATE**

THIS REVERSIONARY FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA DISTRICT BOARD OF HEALTH. 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: SOUTHERN NEVADA HEALTH DISTRICT

DATE

**DIVISION OF WATER RESOURCES CERTIFICATE**

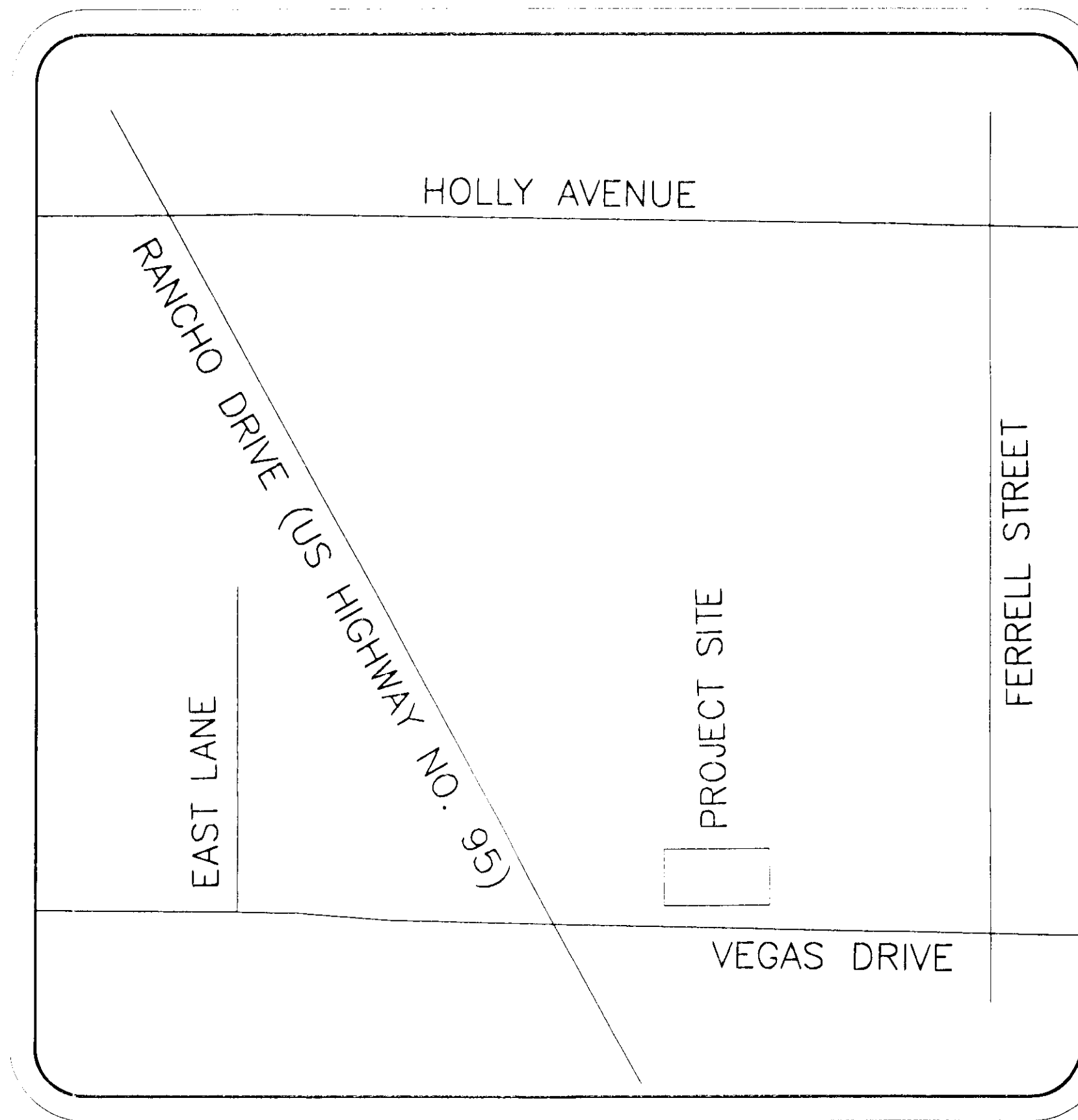
THIS REVERSIONARY FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: DIVISION OF WATER RESOURCES

DATE

**BASIS OF BEARINGS**

SOUTH 88° 07' 30" EAST BEING THE CENTERLINE OF POPPY STREET (FORMERLY GAY STREET) AS SHOWN PER "TANKELS NORTH ADDITION NO. 2 AS RECORDED IN BOOK 1 OF PLATS, PAGE 95, CLARK COUNTY RECORDS, NEVADA.



**VICINITY MAP**  
N.T.S.

**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. M., DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST FIFTY FEET (50') OF LOT SIX (6) OF SEBEC ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, EIGHT DISTRICT COURT CASE NO. 180189 IN FAVOR OF THE CITY OF LAS VEGAS, NEVADA, A MUNICIPAL CORPORATION, RECORDED AUGUST 30, 1971 IN BOOK 158 AS DOCUMENT NO. 125672, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL 2:

THE WEST ONE HUNDRED FEET (100') OF THE EAST ONE HUNDRED FIFTY FEET (150') OF LOT SIX (6) OF SEBEC ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, RECORDED APRIL 17, 1970 IN BOOK 26 AS DOCUMENT NO. 20037, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING AN PORTION CONVEYED TO HUMBLE OIL AND REFINING COMPANY BY DEED RECORDED NOVEMBER 11, 1965 AS DOCUMENT NO. 538448, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

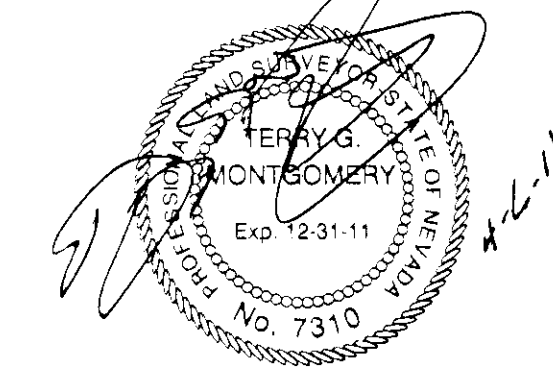
**SURVEYOR'S CERTIFICATE**

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 VICTOR VALENZUELA.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MARCH 14, 2011.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
4. THIS REVERSIONARY FINAL MAP HAS BEEN PREPARED FROM INFORMATION SHOWN ON THAT CERTAIN FINAL MAP SHOWN AS "SEBEC ACRES" RECORDED IN BOOK 2 OF PLATS, PAGE 6. NO RESPONSIBILITY IS ASSUMED FOR THE EXISTENCE OF THE MONUMENTS OR FOR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM SAID MAP. RECORDS, NEVADA.

28

TERRY MONTGOMERY, PLS  
NEVADA CERTIFICATE NO. 7310



**CITY SURVEYOR'S CERTIFICATE**

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

ALAN R. RIEKKI, 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 2011, DID APPROVE THIS MAP, IN ACCORDANCE WITH N. R.S. 278.010 TO 278.030, INCLUSIVE, FOR THE PURPOSES OF REVERTING TO ACREAGE THE PROPERTY DESCRIBED HEREIN.

BY: MARGO WHEELER, AICP, PLANNING MANAGER, AICP  
DIRECTOR OF PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS, NEVADA

DATE

**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

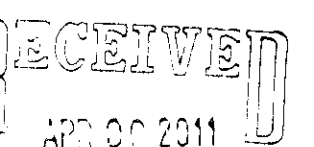
SHEET 1 OF 2

FMP - 41397

<b>REVERSIONARY FINAL MAP OF A PORTION OF SEBEC ACRES</b> BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA	
<b>RRC ENGINEERS, LLC</b> ENGINEERING & SURVEYING, INC. 4200 WEST RUSSELL ROAD, SUITE 103 LAS VEGAS, NEVADA 89118 PHONE (702) 478-9328	FILED AT THE REQUEST OF RRC ENGINEERS, LLC DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS OFFICIAL RECORDS BOOK NO. _____ CLARK COUNTY NEVADA RECORDS DEBBIE CONWAY RECORDER FEE _____ DEPUTY _____

JOB #26080

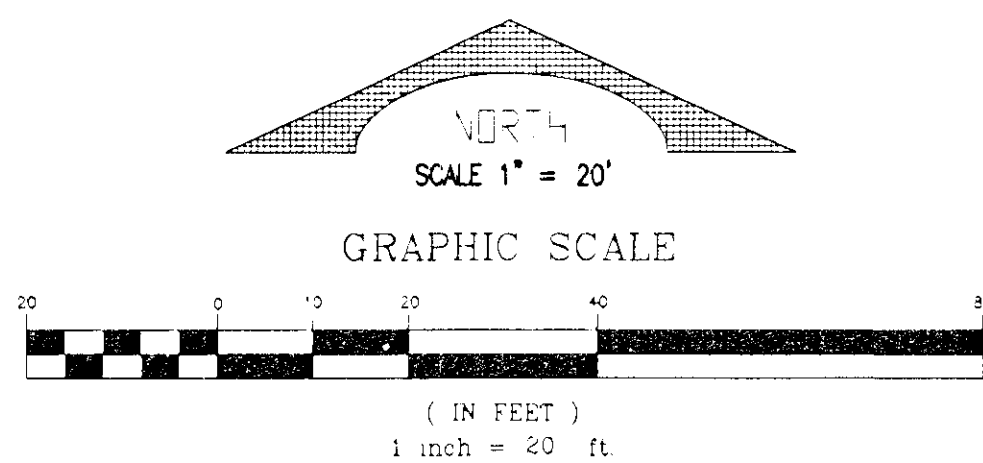
FILE PAGE



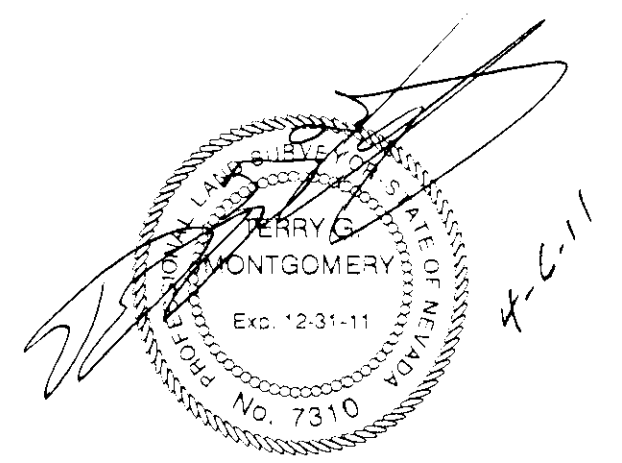
STAFF

# REVERSIONARY FINAL MAP OF A PORTION OF SEBEC ACRES

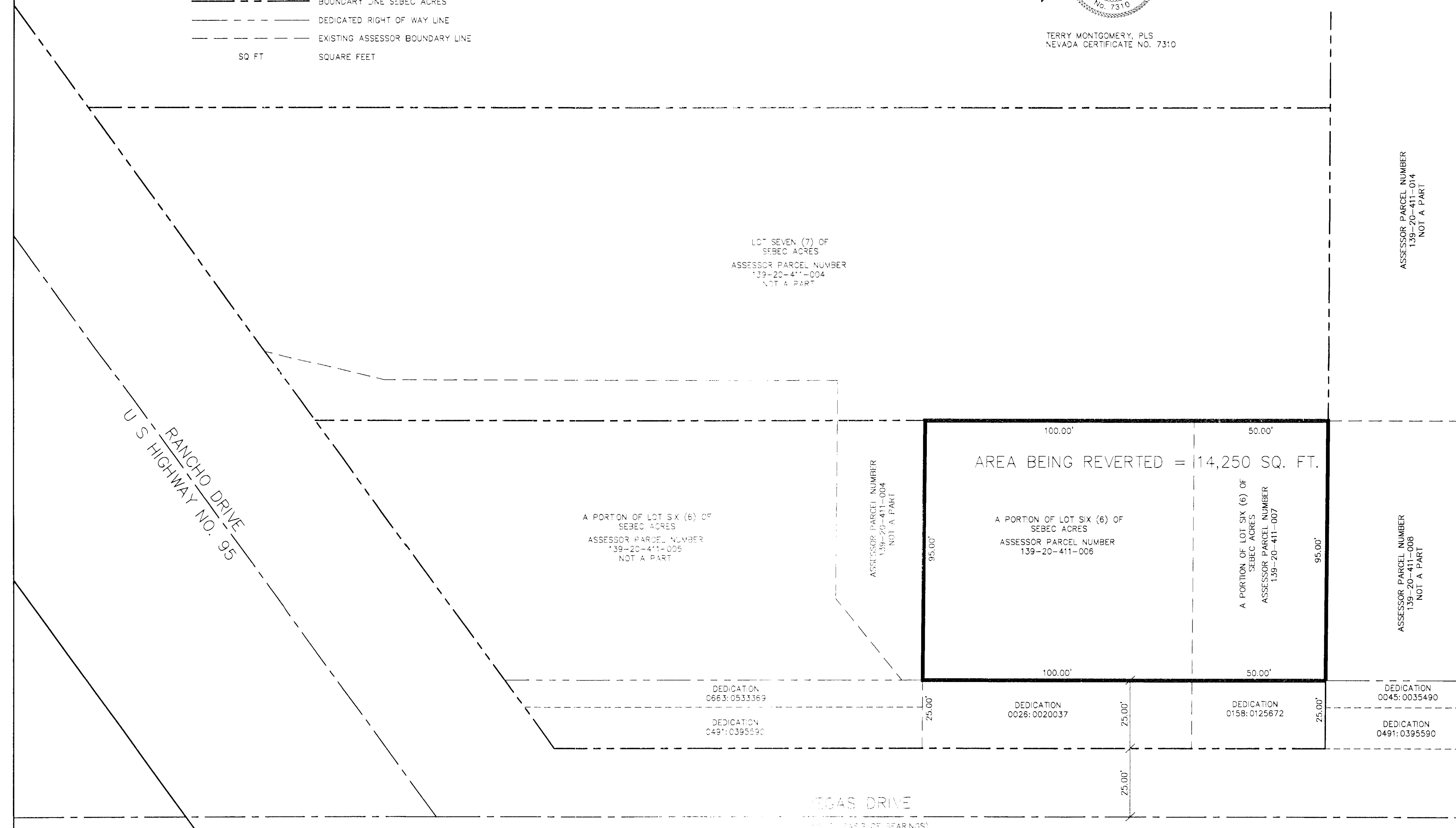
REVERTING TO ACREAGE A PORTION OF LOT SIX (6) OF SEBEC ACRES RECORDED IN BOOK 2 OF PLATS, PAGE 28 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH-WEST (S 1/2) OF THE SOUTH-WEST QUARTER (S 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M. D. M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



- LEGEND**
- STREET CENTERLINE
  - - - REVERSIONARY BONDARY LINE
  - BOUNDARY LINE SEBEC ACRES
  - - - DEDICATED RIGHT OF WAY LINE
  - - - EXISTING ASSESSOR BOUNDARY LINE
  - SQ FT SQUARE FEET



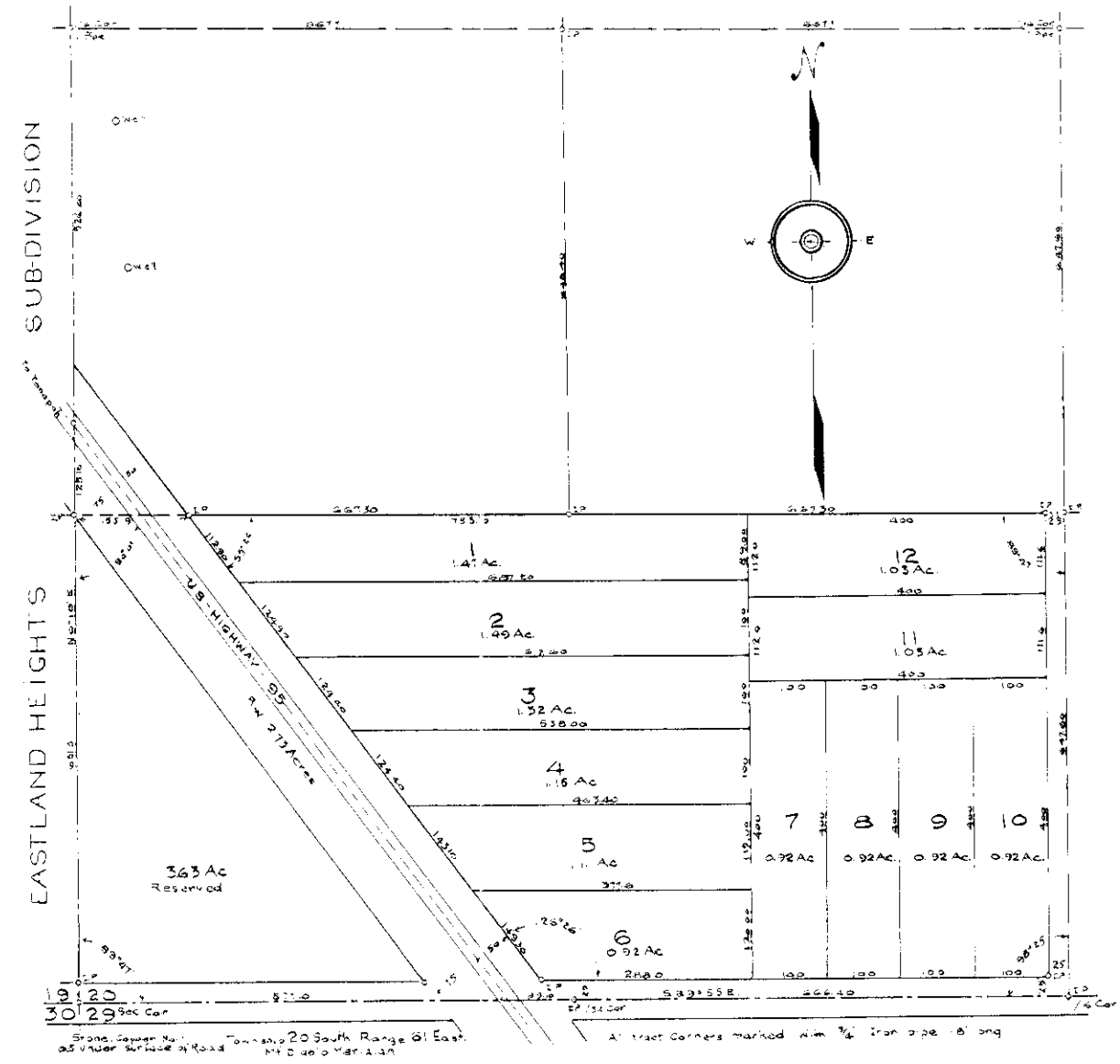
TERRY MONTGOMERY, PLS  
NEVADA CERTIFICATE NO. 7310



118742

Wm R. Smith  
Zina V. Smith  
1941  
Plate 28  
500

# SEBEC ACRES



### DEDICATION

Known All Men by these Presents; that We Wm R. Smith and Zina V. Smith owners of the foregoing tract of land, and have caused the same to be surveyed and platted into tracts and streets as shown on the foregoing plat, and hereby dedicate the streets as shown, to and for the use of the public forever, and shall be known as SEBEC ACRES.

In witness whereof they have hereto, set their hands this the 22 day of August 1941, at Las Vegas, Clark County Nevada.

Wm R. Smith  
Zina V. Smith

State of Nevada ) ss  
County of Clark

On this 22 day of August 1941 personally appeared before me a Notary Public in and for Clark County Nevada Wm R. Smith and Zina V. Smith to me known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same of their own voluntary act and deed, and for the uses and purposes expressed therein.

My Commission expires Feb 2 1944  
 Notary Public in and for Clark County Nevada.

### ENGINEERS CERTIFICATE

I Van O. Eastland a Civil Engineer do hereby certify that this map is a true and correct plat of the land surveyed by me on the instance of Wm R. Smith and Zina V. Smith and subdivided into tracts and streets as shown on the foregoing plat and is in strict accordance with the law, and is situated in the South half (S 1/2) of the South West quarter (SW 1/4) of the south west quarter (SW 1/4) of Section twenty (20) Township twenty South (T 20S) Range 01 East (R 01E) of the Mt. Diablo Base and Meridian, County of Clark, State of Nevada, and that the survey was completed on the 25th day of September 1940.

Van O. Eastland  
Civil Engineer.

Approved by the Board of County Commissioners of Clark County Nevada at its regular meeting Aug 17 1941

Wm J. Carl  
Chairman

Attest: [Signature]  
Clerk

**City of Las Vegas**  
**NSEN CLAIM FOR REFUND FORM**

MAY 23, 2011  
Date prepared

Invoice # : \_\_\_\_\_  
(Invoice # assigned by Finance)

DARLINE REEDER, OSII  
Preparer's name

Service Address: \_\_\_\_\_

Refund Amount: 450.00

RRC ENGINEERS, LLC  
Payee Name

TERRY MONTGOMERY  
Attention to:  
4200 W. RUSSELL ROAD, SUITE 103  
Address

Return of Cash Bond?  
(click below for "Yes" "No" options)  
No

LAS VEGAS, NV 89118  
City, State, Zip Code

For the following : FMP-41397  
(Application Number and Template Type)

Reason for Refund:  
This type map not applicable to what was needed; Processing fee transferred to correct type; rest of fees to be refunded. /per Steve Gebeke, Planning Supervisor.

\_\_\_\_\_  
Claimant Signature

\_\_\_\_\_  
Phone Number

*Original Forms must be submitted - no fax copies will be accepted.*

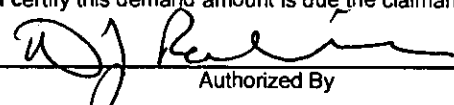
**BELOW FOR DEPARTMENT USE ONLY:**

*(Refund of a Cash Bond requires two signature approvals)*

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

\_\_\_\_\_  
Authorized By

  
Authorized By

\_\_\_\_\_  
Title

DOUG RANKIN, AICP, PLANNING MANAGER  
Title

\_\_\_\_\_  
Date

23 MAY, 2011  
Date

**Itemized Amounts for Refund:**

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee		100%	0.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	450.00	100%	450.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

**Total Amount to be Refunded:** **450.00**

Darline Reeder

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**From:** Terry [terrym@rrcengineers.com]  
**Sent:** Monday, May 23, 2011 12:01 PM  
**To:** Darline Reeder  
**Subject:** FMP- 41397

D. Reeder,  
Requesting \$450.00 refund for change in type of map submitted to CLV.  
Please make check to

RRC Engineers, LLC  
Attn: Terry Montgomery  
4200 W Russell Road,  
Suite 103  
Las Vegas, Nevada

430-7330 cell  
Terry Montgomery  
PLS, Manager

Darline Reeder

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**From:** Steve Gebeke  
**Sent:** Tuesday, May 03, 2011 2:24 PM  
**To:** Darline Reeder  
**Cc:** Carman Burney; Steve Swanton  
**Subject:** Refund - FMP-41397

Please refund only \$450 of FMP-41397. The FMP application was submitted on staff recommendation, but was the incorrect mapping action for what they need.

A portion (\$300) of the fee paid for the FMP has been applied to cover the application fee for a new application, PMP-41667. Thanks.

*Steve Gebeke, AICP*

Planning Supervisor  
City of Las Vegas  
Department of Planning  
(702) 229-5410 Office  
(702) 385-7268 Fax

# 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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)  
Date: April 25, 2011  
Re: **FMP-41397** Reversionary Map of a Portion of Sebec Acres 3042 & 3046 Vegas Dr.  
Request for a Reversionary Final Map Technical Review

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## COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage a portion of lot 6 of Sebec Acres as shown on file in Book 2, Page 28 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-41397, above the Recorder's Block on the cover sheet.
2. Site development to comply with all previous conditions of approval for Site Development Plan Review SDR-40441 and all other site related actions.

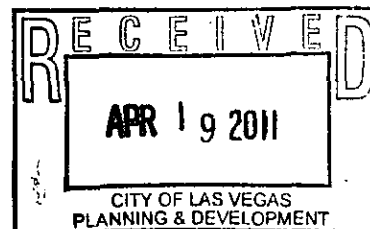


**LAS VEGAS VALLEY  
WATER DISTRICT**

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

April 13, 2011

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 - 41397 A PORTION OF SEBEC ACRES LOCATED AT 3042 AND 3046  
VEGAS DRIVE; A.P.N. 139-20-411-006, 007**

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 2 of Plats, Page 28, Clark County, Nevada. 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.

The area included in the subject reversionary map also included existing District facilities and easement areas that will require resolution by separate action.

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

Sincerely, **Original signed by:**  
**DOA M. GREGORY, P.E.**

Doa M. Gregory, P.E., Manager  
Engineering Services Division

DMG/GML/kj

cc: Southern Nevada Health District  
City of Las Vegas Planning Department  
RRC Engineers, LLC

**CITY OF LAS VEGAS**  
**INTER-OFFICE MEMORANDUM**  
**REQUEST FOR COMMENT**

**FROM:** DEPARTMENT OF PLANNING

**FMP-41397**

**HAND DELIVERED**

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 <sup>th</sup> Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 <sup>th</sup> Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 <sup>th</sup> Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 <sup>nd</sup> Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 <sup>th</sup> Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 <sup>th</sup> Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 <sup>th</sup> Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 <sup>th</sup> Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 <sup>th</sup> Floor

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

FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET

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

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

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

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Department of Planning**  
**Case Planning Division**  
**333 North Rancho Drive, 3<sup>rd</sup> Floor**  
**Las Vegas, Nevada 89106**  
**(702) 229-6301 Phone (702) 385-7268 Fax**

**04/11/11**

**FMP-41397 - REVERSIONARY FINAL MAP OF A PORTION OF SEBEC ACRES -**  
**APPLICANT/OWNER: VICTOR H. VALENZUELA** - Request for Final Map technical review  
for REVERSION TO ACREAGE of approximately 0.33 acres at 3042 and 3046 Vegas Drive  
(APNs 139-20-411-006 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow).

PLANNING SUPERVISOR: **STEVE GEBEKE** 229-5410

**ADMINISTRATIVE**

Comments Due: **APRIL 21, 2011**

**NOTE:** Final Maps (including Amended and Reversionary) are now being reviewed administratively and no longer go to the Planning Commission. As a part of this review, the Planning and Development Department will include a Condition of approval that required the applicant to submit this map for Final Map Technical Review (if necessary) prior to the Mylar being submitted for recordation. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **STEVE GEBEKE** ([sgebeke@lasvegasnevada.gov](mailto:sgebeke@lasvegasnevada.gov)), the Case Planner responsible for this case.

**LIST COMMENTS BELOW:**

AS

Report Date 04/07/2011 05:18 PM

Submitted By

Page 1

A/P # 41397 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/06/2011 16:07	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-41397 - REVERSIONARY FINAL MAP OF A PORTION OF SEBEC ACRES - APPLICANT/OWNER: VICTOR H. VALENZUELA - Request for Final Map technical review for REVERSION TO ACREAGE of approximately 0.33 acres at 3042 and 3046 Vegas Drive (APNs 139-20-411-006 and 007), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 40441  
Project # 41397 Project/Phase Name SEBEC ACRES REVERSIONARY FINAL Phase #  
Size/Area 0.33 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 13920411006

Location

Owner/Tenant

Contact ID AC1886693 Name VICTOR H. VALENZUELA  
Mailing Address 6717 CYPRESS PARK COURT Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89131 Country  Foreign  
Day Phone (702)394-1245 x Evening Phone  
Fax (702)362-2471 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3046 VEGAS DR  
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13920411006  
13920411007

Report Date 04/07/2011 05:18 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1886693  Foreign  
Effective Expire  
Name VICTOR H. VALENZUELA  
Day Phone (702)394-1245 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)362-2471 Mobile Profession  
E-Mail  
Address 6717 CYPRESS PARK COURT  
LAS VEGAS, NV 89131  
Seasonal Addr  
  
Valid From To  
Comments No Comments  
CONTACT ADDITIONAL

WORKCARD: Work Card # 0  
Expiration Date

**CONTACT REQUIREMENTS**

License# Percent Owned Waiver Health Card Director Letter Original Transcripts  
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1886693  Foreign  
Effective Expire  
Name VICTOR H. VALENZUELA  
Day Phone (702)394-1245 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)362-2471 Mobile Profession  
E-Mail  
Address 6717 CYPRESS PARK COURT  
LAS VEGAS, NV 89131  
Seasonal Addr  
  
Valid From To  
Comments No Comments

Report Date 04/07/2011 05:18 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0  
 Expiration Oate

CONTACT REQUIREMENTS

License #      Percent Owned      Waiver      Health Card      Director Letter      Original Transcripts  
 Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
438587 CURRENT PL #1 (CURRENT PLANNING)	Incomplete
438588 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
438586 FIRE COMM #1 (FIRE COMMUNICATION)	incomplete
438597 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	incomplete
438591 FLOOD #1 (FLOOD CONTROL)	Incomplete
438594 LAND DEV #1 (LAND DEVELOPMENT)	incomplete
438593 ROW #1 (RIGHT-OF-WAY)	incomplete
438592 SEWER #1 (COLLECTION SYSTEMS PLANNING)	incomplete
438595 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	incomplete
438589 SURVEY #1 (SURVEY)	incomplete
438596 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
438590 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER # OF LOTS ON MYLAR)	
(ENTER ACTION LTR SENT DATE)	
(ENTER MYLAR SUBMITTED DATE)	
(EXEMPT FROM TRAFFIC FEES Y/N)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Report Date 04/07/2011 05:18 PM

Submitted By

Page 4

**FINAL MAP**

**Technical Review Process**

**Mylar Process**

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

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

04/06/2011 Blueine Submitted

Mylar Submitted

04/07/2011 Blueine 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

Legal Subdivision Name  
 SEBEC ACRES

Subdivision Code (Book and Page)

Template Type/AP#	AP Type	Status	Stage
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No children exist for this project

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

982110	SWANTON	STEPHEN	L	Planning x4714
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Civil Improvement memo not needed for reversion to acreage	982110	04/07/2011 16:59		0.00
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PAYMNT	CO NAME WHO PICKED UP CONTACT# TERRY MONTGONERY; RRC ENGINEERS LLC CK#1120 (\$450) AND AIR ONE HEATING & A/C CK#3241 (\$300); 702-340-7330;	890381	04/06/2011 16:13		0.00
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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Joining of 2 parcels into One.  
 Project Address (Location) 3046/3046 Vegas Dr Las Vegas, NV 89106.  
 Project Name AMENDED Final Map SECC Acres Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 12920411006/12920411007. Ward # 5  
 General Plan: existing  proposed \_\_\_\_\_ Zoning: existing  proposed \_\_\_\_\_  
 Commercial Square Footage 14,250 SF. Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units 1 Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Victor H. Valenzuela Contact Same.  
 Address 6717 Cypress Park Ct. Phone: <sup>702</sup> 3941245 Fax: <sup>702</sup> 3622491  
 City Las Vegas, NV 89131 State NV Zip 89131  
 E-mail Address victor@arcuehae.com

APPLICANT \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Same State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Same State \_\_\_\_\_ Zip \_\_\_\_\_  
 E-mail Address \_\_\_\_\_

### FOR DEPARTMENT USE ONLY

Case # FMP-41397  
 Meeting Date: \_\_\_\_\_  
 Total Fee: \$750  
 Date Accepted: 4/6/11  
 Accepted By: [Signature]

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 Victor H. Valenzuela  
 Subscribed and sworn before me  
 This 08 day of December, 2010  
Sandra Montes

Notary Public in and for said County and State

**SANDRA MONTES**  
 Notary Public, State of Nevada  
 Appointment No. 07-5101-1  
 My Appt. Expires Oct. 2, 2011

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

A.P.N.: 139-20-411-006 and 139-20-411-007  
File No: NCS-455820-PHX1 (tpa)  
R.P.T.T.: \$ 0.00

Inst #: 201011160004864  
Fees: \$19.00 N/C Fee: \$25.00  
RPTT: \$0.00 Ex: #003  
11/16/2010 01:48:31 PM  
Receipt #: 579811  
Requestor:  
FIRST AMERICAN TITLE INSURA  
Recorded By: CDE Pgs: 7  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Victor H. Valenzuela  
6717 Cypress Park Ct.  
Las Vegas, NV 89131

**Cover Page: GRANT, BARGAIN and SALE DEED**

Instrument number 201010270002667 is being re-recorded to attach Exhibit "A" (legal description) which was inadvertently excluded on the original deed.

RECORDED COPY

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Inst #: 201010270002667

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

RPTT: \$497.25 Ex: #

10/27/2010 12:57:58 PM

Receipt #: 556355

Requestor:

FIRST AMERICAN TITLE INSURA

Recorded By: LEX Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N.: 139-20-411-006 and 139-20-411-007

File No: NCS-455820-PHX1 (tpa)

R.P.T.T.: \$ C

## FIRST AMERICAN TITLE

When Recorded Mail To: Mail Tax Statements To:

Victor H. Valenzuela  
6717 Cypress Park Ct.  
Las Vegas, NV 89131

### **GRANT, BARGAIN and SALE DEED**

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

Bank of America, National Association successor to First Republic Bank, Las Vegas,  
Nevada

do(es) hereby GRANT, BARGAIN and SELL to

Victor H. Valenzuela, husband of Christine M. Valenzuela

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

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART-HEREOF**

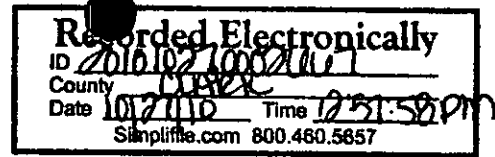
Subject to

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: 10/ 21 /2010

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A.P.N.: 139-20-411-006 and 139-20-411-007  
File No: NCS-455820-PHX1 (tpa)  
R.P.T.T.: § C

## FIRST AMERICAN TITLE

When Recorded Mail To: Mail Tax Statements To:  
Victor H. Valenzuela  
6717 Cypress Park Ct.  
Las Vegas, NV 89131

### **GRANT, BARGAIN and SALE DEED**

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

Bank of America, National Association successor to First Republic Bank, Las Vegas,  
Nevada

do(es) hereby *GRANT, BARGAIN and SELL* to

Victor H. Valenzuela, husband of Christine M. Valenzuela

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

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

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: 10/ 31 /2010

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Bank of America, National Association  
successor to First Republic Bank, Las Vegas,  
Nevada

  
By: DEREK HANSON  
Its: VICE PRESIDENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by  
\_\_\_\_\_ the \_\_\_\_\_ of Bank of America, National  
Association.

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
October \_\_\_\_\_, 2010 under Escrow No. NCS-455820-PHX1.

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**ACKNOWLEDGMENT**

State of California  
County of Orange

On October 26, 2010 before me, Nerissa Ang Cruz, Notary Public  
(insert name and title of the officer)

personally appeared Derek Hansen  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY, under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nerissa Ang Cruz

(Seal)



COPY

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**EXHIBIT "A"**

**PARCEL 1:**

THE EAST 50 FEET OF LOT SIX (6) OF SEBEC ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA..

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, EIGHT DISTRICT COURT CASE NO. A80189 IN FAVOR OF THE CITY OF LAS VEGAS, NEVADA, A MUNICIPAL CORPORATION, RECORDED AUGUST 30, 1971 IN BOOK 158 AS DOCUMENT NO. 125672, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

**PARCEL 2:**

THE WEST 100 FEET OF THE EAST 150 FEET OF LOT SIX (6) OF SEBEC ACRES, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, RECORDED APRIL 17, 1970 IN BOOK 26 AS DOCUMENT NO. 20037, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXPECT ANY PORTION CONVEYED TO HUMBLE OIL AND REFINING COMPANY BY DEED RECORDED NOVEMBER 11, 1965 AS DDUMENT NO. 538449, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-20-411-006
- b) 139-20-411-007
- 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. a) Total Value/Sales Price of Property: \$97,500.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$97,500.00
- d) Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 3 Re-recording Deed <sup>601</sup>
- b. Explain reason for exemption: Re-recording instrument no. 201010270002667 to attach Exhibit "A" (Legal Description) <sup>601</sup>

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 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: [Signature]

Capacity: Agent

Signature: [Signature]

Capacity: Agent

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Bank of America, National  
Association successor to First  
Republic Bank, Las Vegas,

Print Name: Nevada

Print Name: Victor H. Valenzuela

Address: 600 Anton Blvd, Suite 100

Address: 6717 Cypress Park Ct.

City: Costa Mesa

City: Las Vegas

State: CA Zip: 92626

State: NV Zip: 89131

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

First American Title Insurance  
Company National Commercial

Print Name: Services

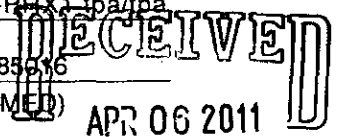
File Number: NCS-455820-PHX1-tpa/tpa

Address: 2425 E. Camelback Road, Suite 300

City: Phoenix

State: AZ Zip: 85016

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



## APPENDIX C

### FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

#### A. Final Map Contents

1. Name of proposed subdivision (which should include its designation, if applicable, as a condominium, townhouse, residential planned development, commercial subdivision, or mixed use commercial/residential condominium development).
2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
3. Identification of adjoining properties.
4. A survey analysis sufficient to delineate boundary controlling monuments.
5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence. Letters may be used to identify common lots.
6. Existing and proposed street right-of-way widths and corner radii.
7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
9. Locations and widths of existing and proposed utility rights-of-way and easements.
10. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

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- 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- 14. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- 15. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.
- 16. Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.

**B. Required Certifications**

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- 3. Certificate of City Surveyor. All final maps shall be certified by the City Surveyor stating that the final map is technically correct and complies with City standards.
- 4. Certificate of Southern Nevada District Board of Health. All final maps shall be certified by the Southern Nevada District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.

- 6. Certificate of Director of Planning and Development/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.
- 7. Certificate of easement recipients.
- 8. Certificate of acknowledgment.

**C. Supplemental Requirements**

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- 2. A copy of the deed attesting to the current ownership of the property.
- 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

**D. Final Map Drawings**

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning and Development.