


<i>FINAL MAP DISTRIBUTION LIST</i>		
<i>SENT TO:</i>	<i>DATE SENT:</i>	<i>RETURNED</i>
<i>1. PUBLIC WORKS - DEVELOPMENT COORDINATION - John McNellis</i>	<i>3/1/95</i>	<i>✓</i>
<i>2. FIRE PREVENTION - Jeff Donahue</i>	<i>"</i>	
<i>3. FIRE SERVICES ALARM OFFICE - Ann Vilbert</i>	<i>"</i>	
<i>4. CITY SURVEYOR - Rita Lumos</i>	<i>"</i>	
<i>5. U.S. POSTAL SERVICE - Patricia Bennett</i>	<i>"</i>	

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

July 26, 1995

<b>TO:</b> CHARLES TURK , CHIEF DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION	<b>FROM:</b>  ROBERT S. GENZER PRINCIPAL PLANNER CURRENT PLANNING DIVISION
<b>SUBJECT:</b> FINAL MAP APPROVAL BY THE LAS VEGAS CITY PLANNING COMMISSION	<b>COPIES TO:</b>

The Final Map(s) of Reversionary Map: A Portion of Pacific Harbors V was(were) reviewed by the Las Vegas City Planning Commission on March 23, 1995 and was(were) approved as being in conformance with the Tentative Map. The attached original tract map(s) is(are) now being submitted to you for final processing and recordation.

RSG  
 Attachment

INTER-OFFICE MEMORANDUM

Date

MARCH 30, 1995

<b>TO:</b> DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	<b>FROM:</b> CITY CLERK
<b>SUBJECT:</b> APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	<b>COPIES TO:</b>

This is to certify that the following action relative to the Planning Commission decision on the application of:

**File No.:** REVERSIONARY MAP - PORTION OF PACIFIC HARBORS V - RM-3-95

**Applicant:** PACIFIC PROPERTIES

Appeal by applicant or any other aggrieved person:      Yes      No

Review requested by City Council:                              Yes      No

4-6-95  
DATE

*Ann L. LeBoer*  
CITY CLERK, Chief Deputy

**DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT INFORMATION:**

Date of Planning Commission Action                              MARCH 23, 1995

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 7 days after the notice of PC action is mailed to applicant).                              APRIL 4, 1995

Last day for a review being requested by the City Council. (Review period is 7 days after the notice of PC action is mailed to applicant.)                              APRIL 4, 1995

MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
FRANK HAWKINS JR.  
KEN BRASS  
MATTHEW Q. CALLISTER  
  
CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

March 28, 1995

Pacific Properties  
1095 East Twain Avenue, 2nd Floor  
Las Vegas, Nevada 89109

RE: REVERSIONARY MAP - PORTION OF PACIFIC HARBORS V - RM-3-95

Gentlemen:

Your request for a Reversionary Map for a Portion of Pacific Harbors V subdivision on property located on the north side of Caliche Way, east of Buffalo Drive, R-3 Zone, was considered by the Planning Commission on March 23, 1995.

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

1. This Reversionary Map must be recorded prior to the recordation of any new maps on this site.

This action by the Planning Commission is final, unless an appeal, in writing, is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
JOHN L. SCHLEGEL, ACTING DIRECTOR

MATT PINJUV, PLANNER II  
CURRENT PLANNING DIVISION

JLS:MP:rlr

cc SEA, Inc.  
1100 Grier Drive  
Las Vegas, Nevada 89119



# LANNING COMMISSION

MEETING OF

MARCH 23, 1995

*City of Las Vegas*

## AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-12. RM-3-95 - Pacific Properties

Request for a Reversionary Map for a PORTION OF PACIFIC HARBORS V subdivision on property located on the north side of Caliche Way, east of Buffalo Drive, R-3 Zone.

Size: 5.4 Acres

No. of Lots: 1

**STAFF RECOMMENDATION: APPROVAL,**  
subject to the following:

1. This Reversionary Map must be recorded prior to the recordation of any new maps on this site.

**PROTESTS:** N/A

Black -

APPROVED ITEMS A-1 THRU A-14, SUBJECT TO STAFF'S CONDITION.

UNANIMOUS

(Brown, Segerblom and Solomon excused)

CHAIRMAN REESE stated this is a consent item.

This is final action.

(7:07)

- A-12. **RM-3-95 - Pacific Properties** - Request for a Reversionary Map for a PORTION OF PACIFIC HARBORS V subdivision on property located on the north side of Caliche Way, east of Buffalo Drive, R-3 Zone, Size: 5.4 Acres, No. of Lots: 1, Ward No. 4.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

**APPLICATION REQUEST:**

This request is for the approval of a Reversionary Map which contains one parcel. The existing Condominium Units are being reverted to acreage in order to be subdivided in another configuration.

**BACKGROUND DATA:**

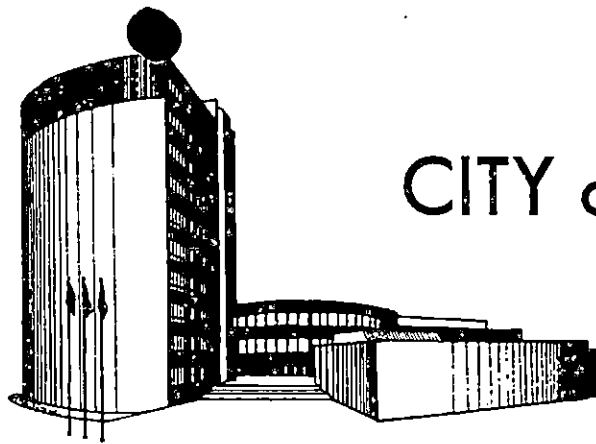
4/25/89            The Planning Commission approved the original Final Map for Pacific Harbors V which was subsequently recorded.

**STAFF RECOMMENDATION:** APPROVAL, subject to the following:

1. This Reversionary Map must be recorded prior to the recordation of any new maps on this site.

**PROTESTS:** N/A

MAYOR  
JAN LAVERTY JONES  
  
COUNCILMEN  
ARNIE ADAMSEN  
FRANK HAWKINS JR.  
KEN BRASS  
MATTHEW Q. CALLISTER  
  
CITY MANAGER  
LARRY K. BARTON



# CITY of LAS VEGAS

March 13, 1995

Pacific Properties  
1095 East Twain Avenue, 2nd Floor  
Las Vegas, Nevada 89109

RE: REVERSIONARY MAP - A PORTION OF PACIFIC HARBORS V - RM-3-95

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on March 23, 1995. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT,

ROBERT S. GENZER, PLANNING SUPERVISOR  
CURRENT PLANNING DIVISION

RSG:rlr

Enclosure

cc SEA, Inc.  
1100 Grier Drive  
Las Vegas, Nevada 89119



**CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM**

**DATE**

March 23, 1995

**TO:**

John L. Schlegel, Acting Director  
Department of Community Planning & Development

**FROM:**

Richard D. Goecke, Director  
Department of Public Works



**SUBJECT:**

Reversionary Final Map  
RM-3-95  
A Portion of Pacific Harbors V

**COPIES TO:**

John McNellis, Engineering Planning  
Ed Byrge, Right-of-Way  
Chuck Turk, Land Development  
Rita Lumos, Survey (FM, PM, & A's only)  
Gordon Derr, Traffic Engineering

1. We have no objection to the reversionary map application for the purpose of reverting to acreage a portion of the Pacific Harbors V site. No bonds, improvements, or drainage plans/studies are required prior to the recordation of this reversionary map.

RECEIVED  
MAR 23 11 53 AM '95  
PLANNING AND  
DEVELOPMENT

# MEMO

RECEIVED

DATE 3/2/95

MAR 2 3 48 PM '95

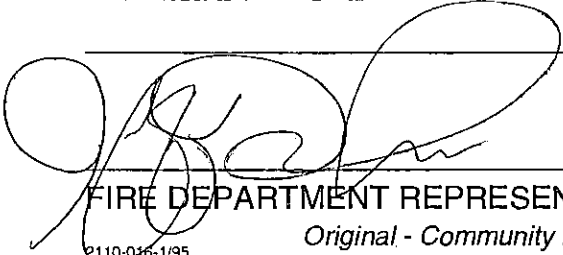
TO: **COMMUNITY PLANNING AND DEVELOPMENT AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Rm-3-95 A PORTION OF PACIFIC HARBOUR ✓

- 1.  NO OBJECTIONS.
- 2.  SUBJECT TO CONDITIONS LISTED.
- 3.  MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
- 4.  FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- 5.  WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
- 6.  STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
- 7.  ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

8. ADDITIONAL CONDITIONS/COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

Original - Community Planning Copy - Fire Prevention Division

**CITY OF LAS VEGAS  
OFFICE MEMORANDUM  
REQUEST FOR COMMENTS**

*Ref # 1600*

<b>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</b>	<b>DATE MARCH 1, 1995</b>
<b>TO:</b>	
CLARK COUNTY HEALTH DISTRICT	
LAS VEGAS VALLEY WATER DISTRICT	
U. S. POSTAL SERVICE	
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, ALARM OFFICE	- ANN VILBERT
<b>SUBJECT: REVERSIONARY FINAL MAP RM -3- 95</b>	
<b>SUBDIVISION NAME: A PORTION OF PACIFIC HARBORS V</b>	

ZONE: R-3

PLEASE RETURN BY: MARCH 13, 1995

CITY PLANNING COMMISSION MEETING: MARCH 23, 1995

*No Comment*

**EFFECTIVE IMMEDIATELY: PLEASE REFER TO BOTH SUBDIVISION NAME AND MAP NUMBER; ALSO INDICATE MEETING DATE OF SUBJECT MAP ON ANY CORRESPONDENCE IN RESPONSE TO THIS MEMO.**

ATTACHMENT: MAP

*Ann Vilbert  
Alarm Office*

March 17, 1995

MEMORANDUM

<b>TO:</b> Mike Conser, PLS SEA INCORPORATED	<b>FROM:</b> Rita M. Lumos, P.L.S. City Surveyor <i>RML</i>
<b>SUBJECT:</b> RM-3-95: REVERSION TO ACREAGE POR. PACIFIC HARBORS V	<b>COPIES TO:</b> Matt Pinjuv Department of Community Planning

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

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

**Comments:**

The dimension on the west side of the parcel near the sixteenth line which is 19.00' is incomplete.

It would be a good idea to break the lines which do not scale.

There is a misspelled word in the title block.

*3/23/95*

RECEIVED  
PLANNING AND  
DEVELOPMENT  
Mar 21 1 08 PM '95

**CITY OF LAS VEGAS  
OFFICE MEMORANDUM  
REQUEST FOR COMMENTS**

<b>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</b>	<b>DATE MARCH 1, 1995</b>
<b>TO:</b>  CLARK COUNTY HEALTH DISTRICT  LAS VEGAS VALLEY WATER DISTRICT  U. S. POSTAL SERVICE  FIRE PREVENTION - JEFF DONAHUE  FIRE SERVICES, ALARM OFFICE - ANN VILBERT	
<b>SUBJECT: REVERSIONARY FINAL MAP RM -3- 95</b>	
<b>SUBDIVISION NAME: A PORTION OF PACIFIC HARBORS V</b>	

**ZONE: R-3**

**PLEASE RETURN BY: MARCH 13, 1995**

**CITY PLANNING COMMISSION MEETING: MARCH 23, 1995**

**EFFECTIVE IMMEDIATELY: PLEASE REFER TO BOTH SUBDIVISION NAME AND  
MAP NUMBER; ALSO INDICATE MEETING DATE OF SUBJECT MAP ON ANY  
CORRESPONDENCE IN RESPONSE TO THIS MEMO.**

**ATTACHMENT: MAP**

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

<b>DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT</b>	<b>DATE MARCH 1, 1995</b>
<b>TO:</b>	
DEVELOPMENT COORDINATION -	JOHN McNELLIS
ELECTRICAL SERVICES -	MIKE GOODMAN
FLOOD CONTROL -	TOM CHIATOVICH
LAND DEVELOPMENT -	CHUCK TURK
RIGHT-OF-WAY -	ED BYRGE
SANITARY SEWERS -	MARK OWENS
SURVEY -	RITA LUMOS
TRAFFIC ENGINEERING -	GLENN GRAYSON
<b>SUBJECT: REVERSIONARY FINAL MAP RM -3- 95</b>	
<b>SUBDIVISION NAME: A PORTION OF PACIFIC HARBORS V</b>	

**ZONE: R-3**

**PLEASE RETURN TO JOHN McNELLIS BY: MARCH 13, 1995**

**CITY PLANNING COMMISSION MEETING: MARCH 23, 1995**

**EFFECTIVE IMMEDIATELY: PLEASE REFER TO BOTH SUBDIVISION NAME AND THE MAP NUMBER; ALSO INDICATE MEETING DATE OF SUBJECT MAP ON ANY CORRESPONDENCE IN RESPONSE TO THIS MEMO.**

**ATTACHMENTS: MAP AND APPLICATION**



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FINAL SUBDIVISION MAP SUBMITTAL

THE MAP WILL BE PRESENTED TO THE PLANNING COMMISSION AFTER THE CITY ENGINEER HAS DETERMINED THAT IT IS ACCURATE AND CONFORMS TO ALL TENTATIVE MAP CONDITIONS.

DATE: 02/21/95 REVERSIONARY MAP:
SUBDIVISION NAME: A PORTION OF PACIFIC HARBORS V
LOCATION OF SUBDIVISION: North East Corner of Buffalo Drive and Caliche Way, City of Las Vegas
ACRES TO BE DEVELOPED IN THIS UNIT: 5.406 NUMBER OF LOTS: 1 UNITS:
PRESENT ZONING: R-3
RECLASSIFICATION NUMBER: Z-76-88
ASSESSOR'S PARCEL NUMBER: 138-22-210-029 through 138-22-210-144

(Please Print)

RECORD OWNER(S) NAME(S): Pacific Properties (As shown on Deed)
ADDRESS: 1095 East Twain Avenue 2nd Floor
CITY: Las Vegas STATE: NV ZIP: 89109 PHONE: 369-8119

SUBDIVIDER NAME: Pacific Properties
ADDRESS: 1095 East Twain Avenue 2nd Floor
CITY: Las Vegas STATE: NV ZIP: 89109 PHONE: 369-8119

SIGNED (ENGINEER OR SUBDIVIDER): [Signature]
FIRMNAME (OF ENGINEER): SEA Incorporated
ADDRESS: 1100 Grier Drive
CITY: Las Vegas STATE: NV ZIP: 89119 PHONE: 361-9050

A complete Drainage Plan and Technical Drainage Study has been submitted to the Department of Public Works. Verification provided by:

Sign Name

Print Name

FOR PLANNING DEPARTMENT USE ONLY

Filing Fee: 407.00 Receipt Number: 329014
Received By: A. Reed DATE: 2/21/95
Date of Tentative Map Approval by Planning Commission:
Subdivision Location: N SIDE OF CALICHE WAY, E OF BUFFALO DR.
DISTRICT MAP # L-22-3
CASE # RM-3-95

**REQUIRED SUBMITTALS:**

A. FIFTEEN (15) COPIES OF THE FINAL MAP (one rolled plus fourteen folded to 8" x 12").

B. A COPY OF THE DEED.

C. FINAL MAP CONTENTS

1. Name of proposed subdivision. (Which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable)
2. Date, north point and scale.
3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
4. Existing and proposed street right-of-way widths and corner radii. Existing and proposed street names.
5. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
6. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
7. Existing and proposed utility right-of-way and easement widths.
8. Existing and proposed irrigation or drainage ditch right-of-way and easement widths.
9. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
10. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
11. Name and legal description of tract in which survey is located and ties to adjoining tracts.
12. Areas of unobstructed vision at intersections, as described in Chapter 12 of this Title.

D. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Community 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 statement from a Title Company which complies with the requirements of NRS 278 and NRS 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.
3. 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.

E. 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 Community Planning and Development.