



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZON, Development Agreement and Tentative Map

Project Address (Location) Bonanza Road and Pecos Road

Project Name Desert Pines Master Development **Proposed Use** Mixed Use Project

Assessor's Parcel #(s) 139-36-502-003 and 139-36-601-001 **Ward #** 1

General Plan: Existing PROS & PF Proposed TND **Zoning:** Existing C-V Proposed TD

Additional Information _____

Property Owner City of Las Vegas **Contact** Fred Solis

Address 495 Main Street **City** Las Vegas **State** NV **Zip** 89106

E-mail n/a **Phone** 000-000-0000

Applicant McCormack Baron Salazar **Contact** Antonio Bermudez

Address 100 N. Broadway Street, Suite 100 **City** St. Louis **State** MO **Zip** 63102

E-mail n/a **Phone** 000-000-0000

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

E-mail apierce@kcnvlaw.com **Phone** 702-792-7048

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 Properties are owned by the City of Las Vegas **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Mike Janssen

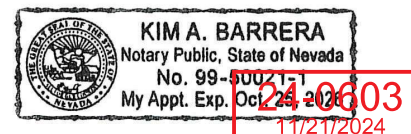
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

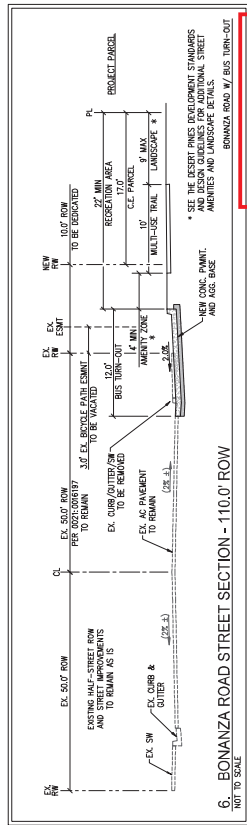
Print Name Mike JANSSEN

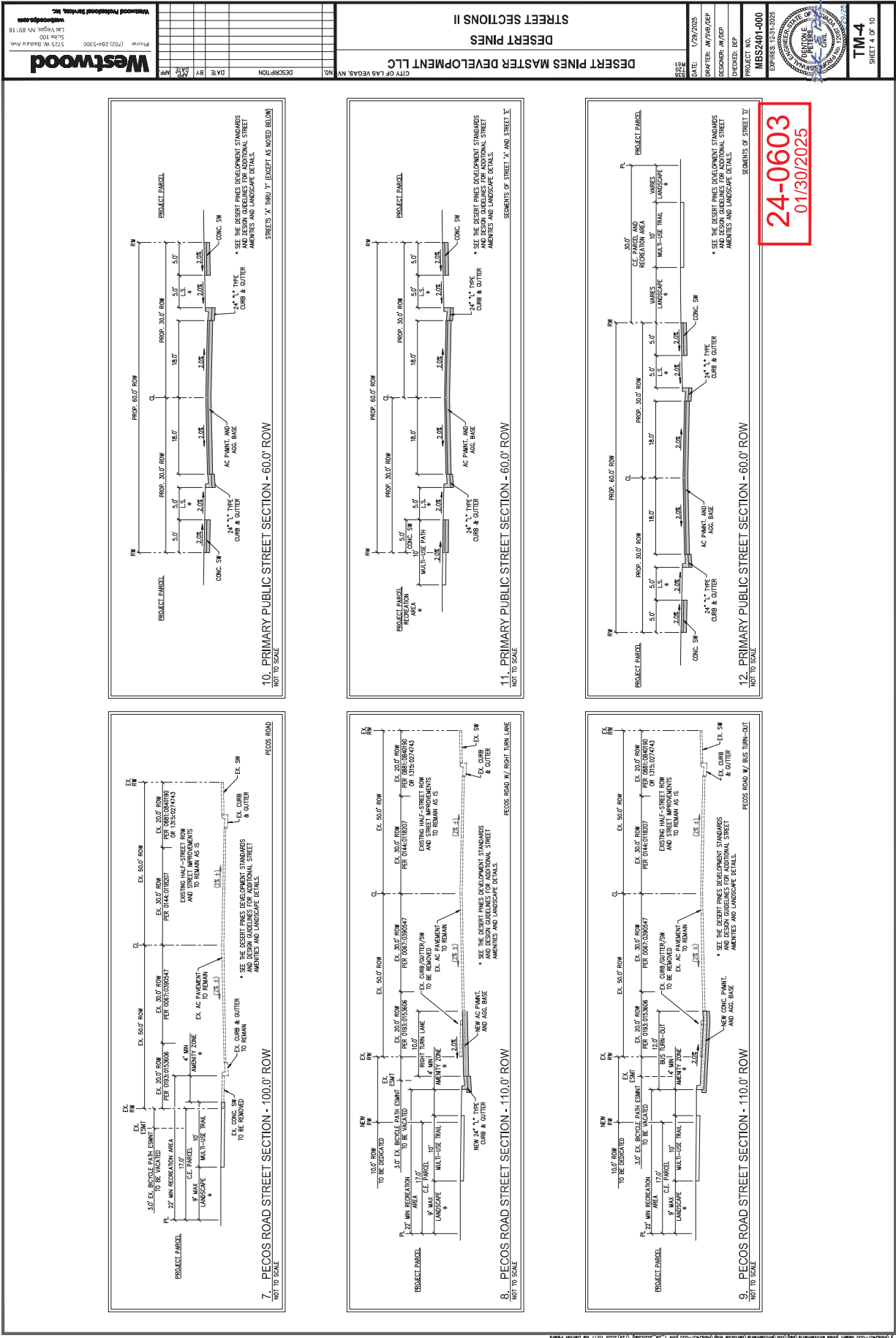
Subscribed and sworn before me

This 21 day of November, 2024

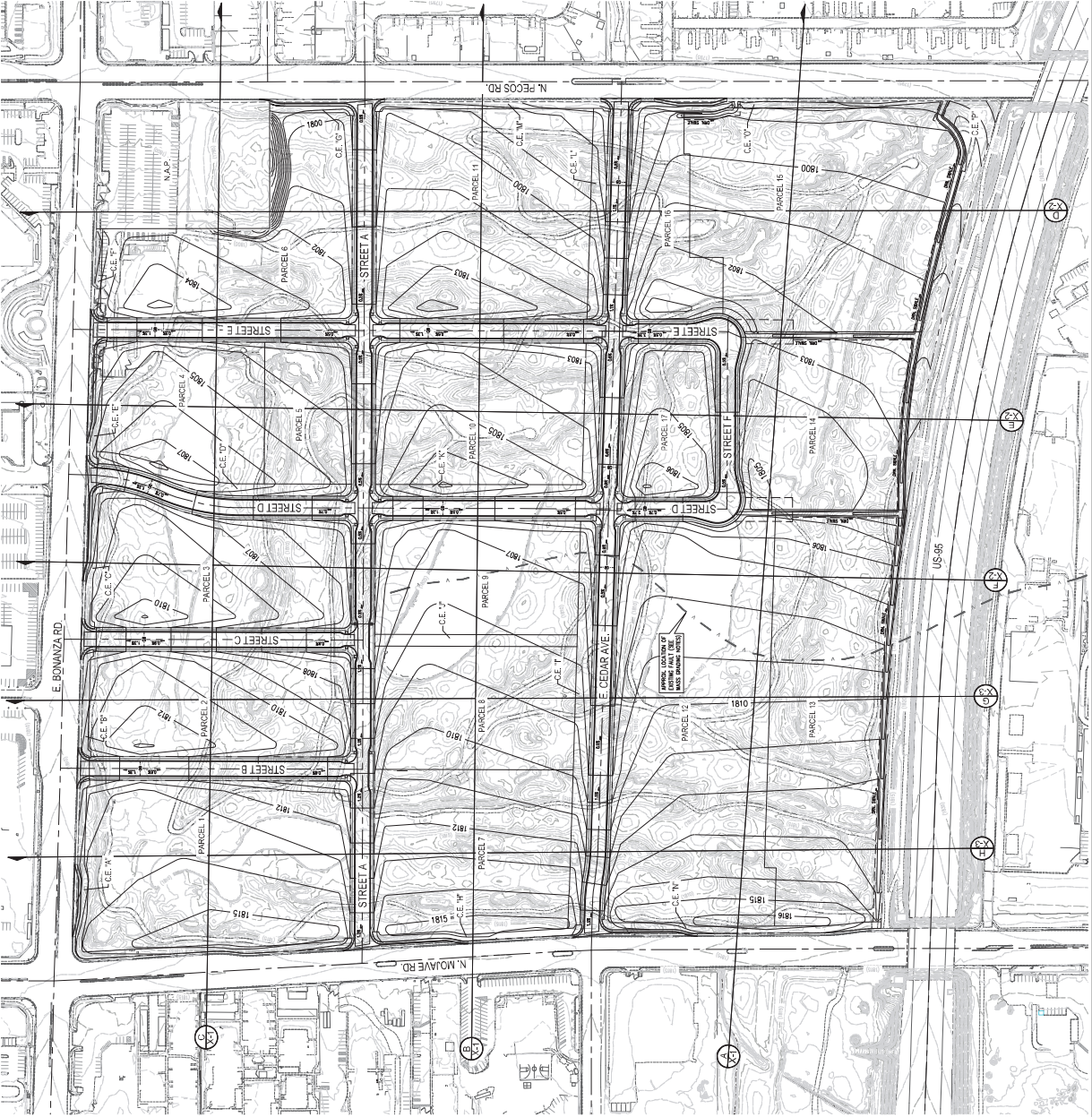
Notary Public in and for said County and State











24-0603
01/30/2025

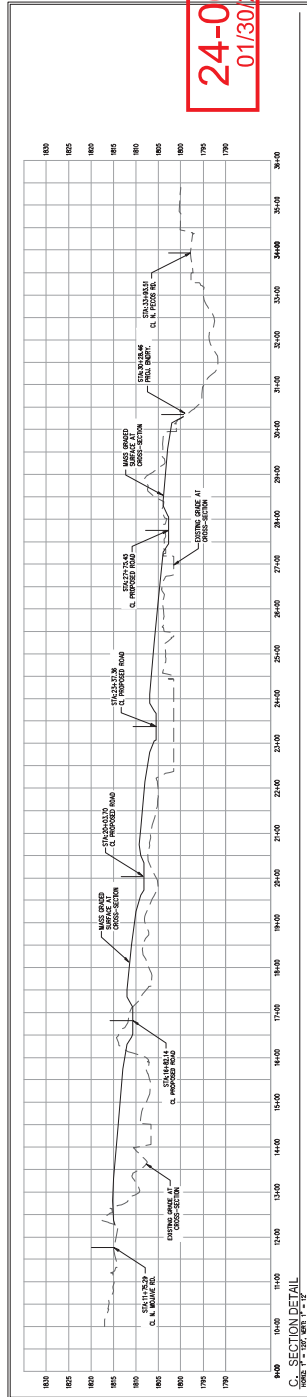
MASS GRADING NOTES

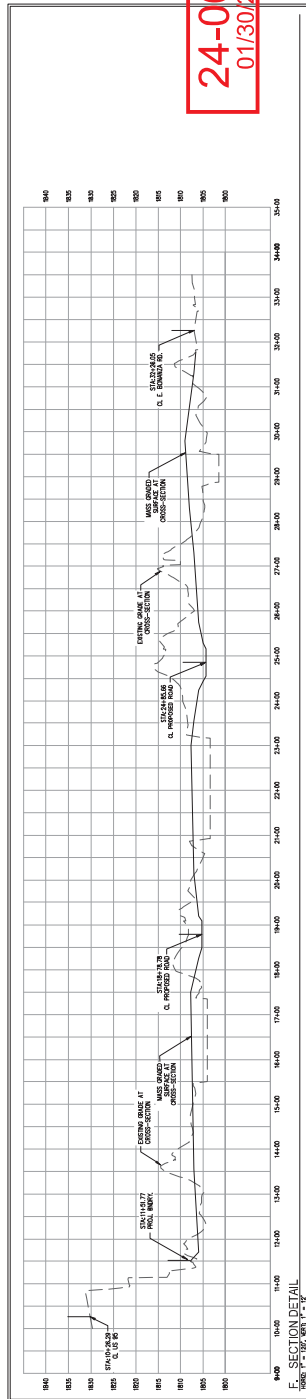
1. PROPOSED CONTOUR DESIGN IS A PRELIMINARY MASS GRADING DESIGN BASED ON THE PROPOSED GRADING PLANS. EACH PANEL WILL BE REFINED BASED ON THE PROPOSED GRADING PLANS FOR THE INDIVIDUAL LOT AND THE ADJACENT LOT.
2. STREET BLADES SHALL BE DETAIL GRADINGS IN INTERSECTIONS AND NOT INTERIORS. FINAL STREET DESIGN AND DETAIL SHALL COME IN THE INTERSECTIONS AND AT SPACE DRIVALS.
3. PROPOSED DRAINAGE SMOOLES AND CONVEYANCE AND FINAL MASS GRADING SHALL BE BASED ON THE PROPOSED DRAINAGE AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH APPROVED DRAINAGE STUDIES.
4. THERE IS A KNOWN FAULT LOCATED ON THE SITE (APPROXIMATE LOCATION SHOWN). EXACT FAULT LOCATION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

LEGEND

----- EXTENDING CONTOUR & LABEL (5-17)
----- EXTENDING CONTOUR (1-17)
----- IMPOSED CONTOUR (5-17)
----- IMPOSED CONTOUR (1-17)
A.M. -- -- -- --
SUN. LINE
GRAPHIC SECTION AND SHEET REFERENCE







DESERT PINES MASTER DEVELOPMENT LLC

CITY OF LAS VEGAS, NV

PRELIMINARY MASS GRADING SECTIONS III

DESERT PINES

NO.

DESCRIPTION

DATE

BY

APP

DESIGNER: SWP/DEP

CHECKED: DEP

DATE: 1/14/2025

PROJECT NO. MBS2401-000

EMPILER: 1831-0025

STATE OF NEVADA

DESERT PINES

REGISTERED PROFESSIONAL CIVIL ENGINEER

1831-0025

24-0603

01/30/2025

SHEET 10 OF 10

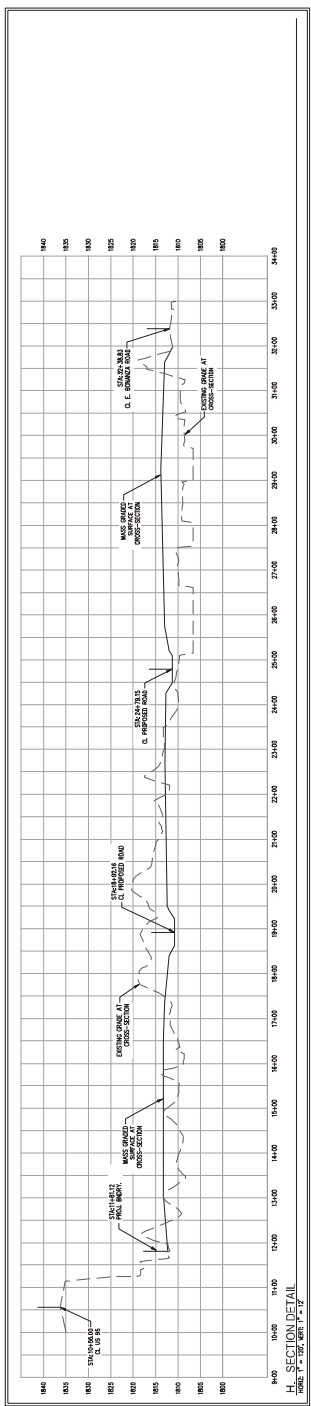
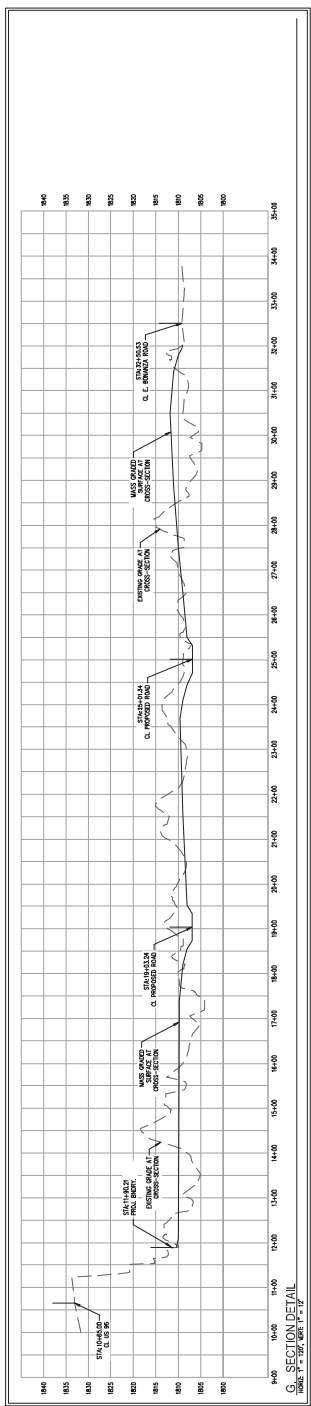
X-3

Westwood

Westwood Professional Services, Inc.

5725 W. Sahara Ave.
Suite 100
Las Vegas, NV 89118

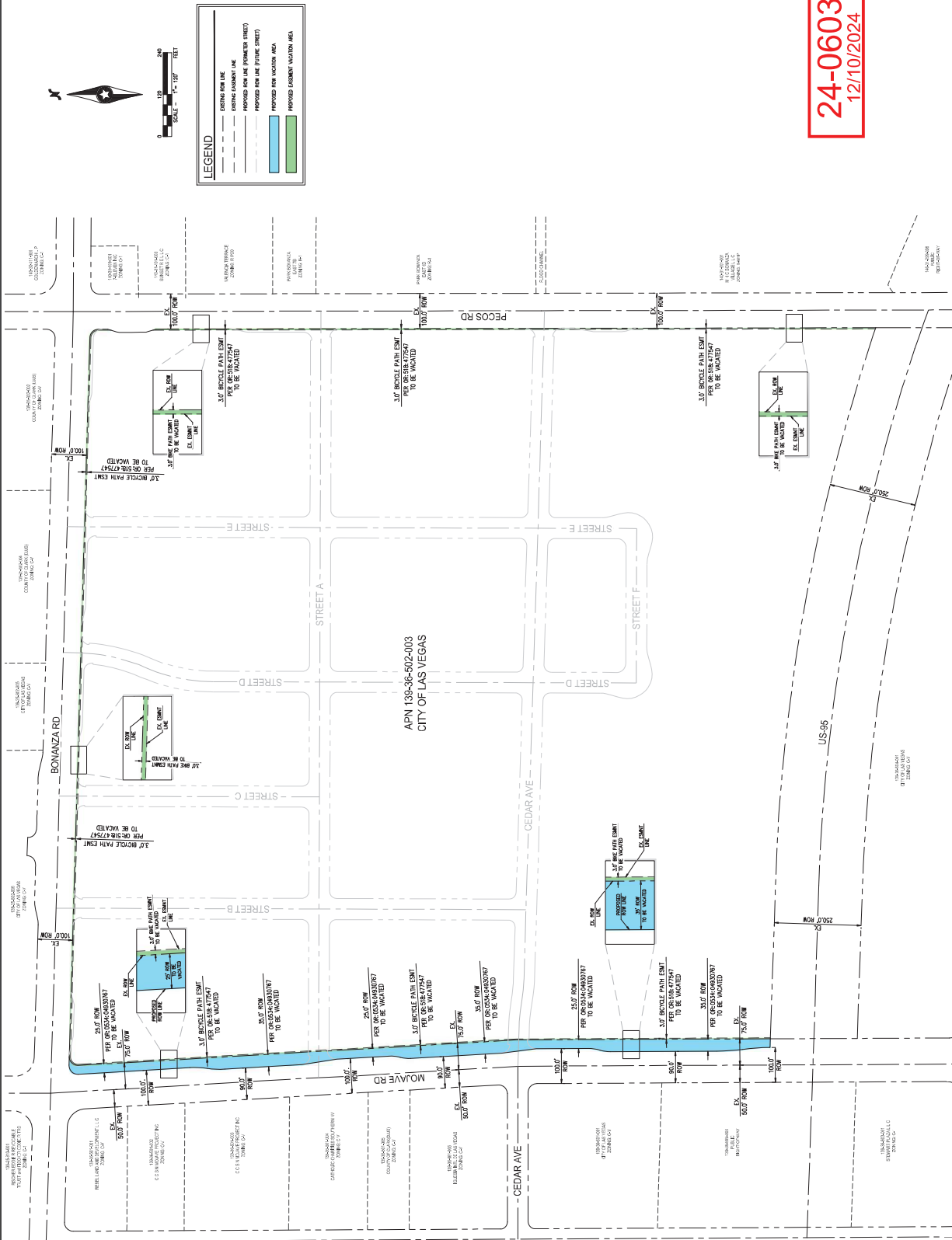
Phone: (702) 284-5300



DESERT PINES MASTER DEVELOP

[illegible]

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwood@comcast.net
Westwood Professional Services, Inc.



WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 139-36-599-003 AND 139-36-699-004

24-0603
12/10/2024

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF A PORTION OF A PUBLIC STREET IN SUPPORT OF THE "DESERT PINES" PROJECT.

DESCRIPTION

THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY A DOCUMENT RECORDED JULY 11, 1975, IN BOOK 534 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 493076, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 36, SOUTH 88°20'44" EAST, 532.40 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 36, SOUTH 01°39'16" WEST, 50.00 FEET TO THE **POINT OF BEGINNING** ON THE EASTERLY RIGHT-OF-WAY LINE OF MOJAVE ROAD, AS DEDICATED PER OR:534:493076;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MOJAVE ROAD, THE FOLLOWING THREE (3) COURSES:

- 1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°39'16" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 94°56'59", AN ARC LENGTH OF 41.43 FEET;
- 2) THENCE SOUTH 03°17'43" EAST, 1258.28 FEET;
- 3) THENCE SOUTH 00°16'43" EAST, 725.05 FEET;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID MOJAVE ROAD, NORTH 88°03'48" WEST, 25.02 FEET;

THENCE NORTH 00°16'43" WEST, 1.29 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 575.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°35'40", AN ARC LENGTH OF 76.22 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 82°07'36" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 565.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°35'40", AN ARC LENGTH OF 74.89 FEET;

THENCE NORTH 00°16'43" WEST, 304.98 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 95.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 30.17 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 72°05'02" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 105.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 33.34 FEET;

THENCE NORTH 00°16'43" WEST, 150.00 FEET;

THENCE NORTH 07°26'17" WEST, 98.16 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 04°08'33", AN ARC LENGTH OF 1.81 FEET;

THENCE NORTH 03°17'43" WEST, 260.05 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 95.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 30.17 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 75°06'02" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 105.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 33.34 FEET;

THENCE NORTH 03°17'43" WEST, 150.00 FEET;

THENCE NORTH 09°01'56" WEST, 98.79 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 05°44'13", AN ARC LENGTH OF 2.50 FEET;

THENCE NORTH 03°17'43" WEST, 220.72 FEET;

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THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 252.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 11°25'16", AN ARC LENGTH OF 50.33 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 81°52'27" WEST;

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12/10/2024

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 252.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 11°25'16", AN ARC LENGTH OF 50.33 FEET;

THENCE NORTH 03°17'43" WEST, 320.03 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 94°56'59", AN ARC LENGTH OF 41.43 FEET;

THENCE SOUTH 88°20'44" EAST, 25.09 FEET TO THE **POINT OF BEGINNING**.

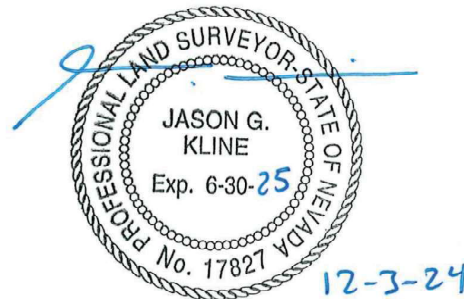
CONTAINING 61,063 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

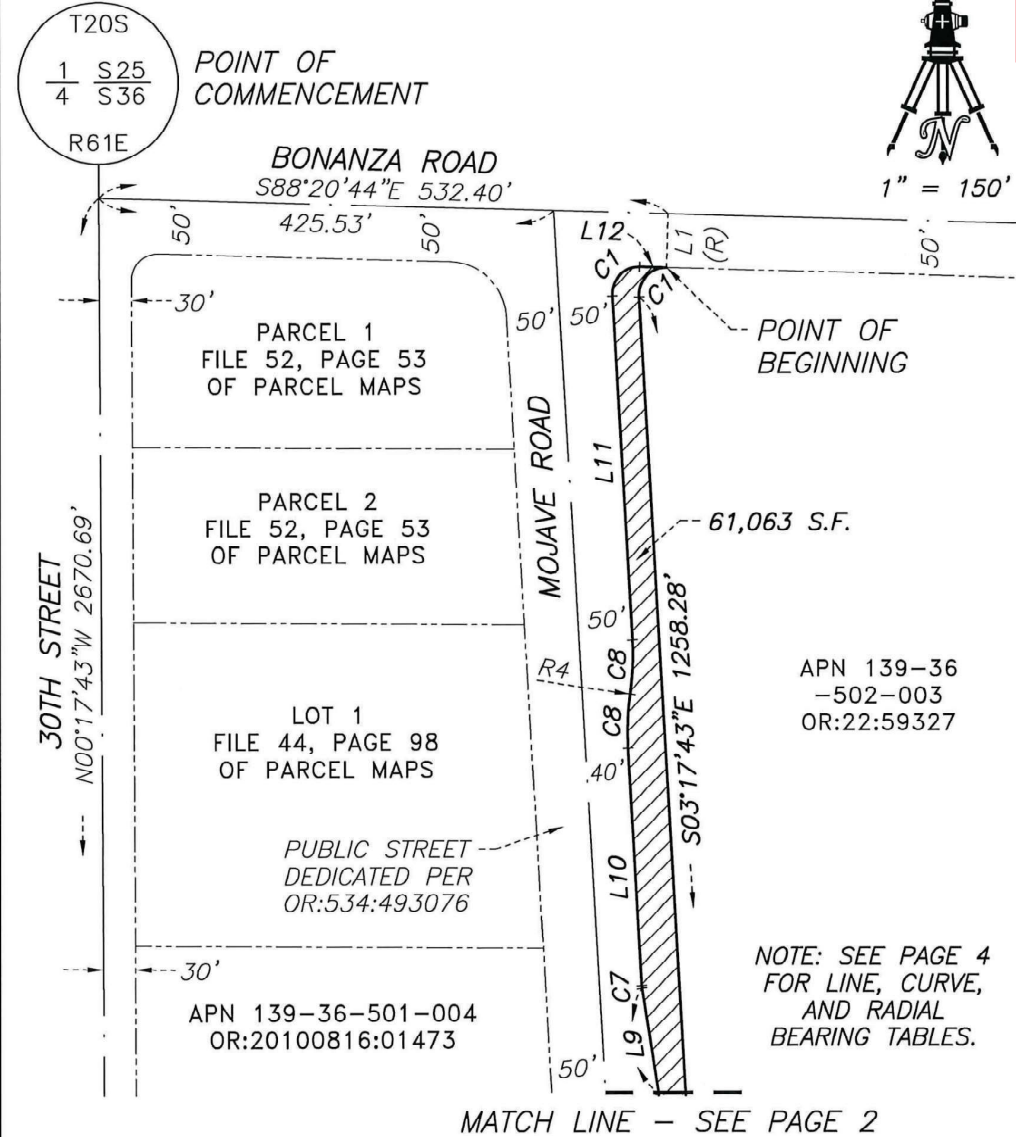
BASIS OF BEARINGS

NEVADA COORDINATE REFERENCE SYSTEM LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 139-36-599-003 AND 139-36-699-004
PUBLIC STREET VACATION - OR:534:493076



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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1" = 150'

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12/10/2024

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12/10/2024



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LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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APN: 139-36-599-003 AND 139-36-699-004
PUBLIC STREET VACATION - OR:534:493076

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12/10/2024

LINE	BEARING	DISTANCE
L1	S01°39'16"W	50.00'
L2	N88°03'48"W	25.02'
L3	N00°16'43"W	1.29'
L4	N00°16'43"W	304.98'
L5	N00°16'43"W	150.00'
L6	N07°26'17"W	98.16'
L7	N03°17'43"W	260.05'
L8	N03°17'43"W	150.00'
L9	N09°01'56"W	98.79'
L10	N03°17'43"W	220.72'
L11	N03°17'43"W	320.03'
L12	S88°20'44"E	25.09'
L13	S88°03'48"E	50.04'

LINE	BEARING
R1	N82°07'36"E
R2	N72°05'02"W
R3	N75°06'02"W
R4	N81°52'27"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	94°56'59"	25.00'	41.43'	27.26'
C2	07°35'40"	575.00'	76.22'	38.16'
C3	07°35'40"	565.00'	74.89'	37.50'
C4	18°11'42"	95.00'	30.17'	15.21'
C5	18°11'42"	105.00'	33.34'	16.81'
C6	04°08'33"	25.00'	1.81'	0.90'
C7	05°44'13"	25.00'	2.50'	1.25'
C8	11°25'16"	252.50'	50.33'	25.25'

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	EXHIBIT "B"
	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 20 S., R. 61 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 4 OF 4

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 139-36-502-003

24-0603
12/10/2024

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF A PORTION OF A BICYCLE PATH EASEMENT IN SUPPORT OF THE "DESERT PINES" PROJECT.

DESCRIPTION

THAT PORTION OF A BICYCLE PATH EASEMENT GRANTED PER A DOCUMENT RECORDED MAY 15, 1975, IN BOOK 518 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 477547, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 88°07'29" EAST, 495.40 FEET TO A POINT ON THE CENTERLINE OF MOJAVE ROAD AS DEPICTED ON A RECORD OF SURVEY IN FILE 64, PAGE 66 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE CENTERLINE OF SAID MOJAVE ROAD, NORTH 00°16'43" WEST, 616.40 FEET;

THENCE DEPARTING THE CENTERLINE OF SAID MOJAVE ROAD, SOUTH 88°03'48" EAST, 75.06 FEET TO THE **POINT OF BEGINNING**, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MOJAVE ROAD;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MOJAVE ROAD, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°16'43" WEST, 725.05 FEET;
- 2) THENCE NORTH 03°17'43" WEST, 1258.28 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 94°56'59", AN ARC LENGTH OF 41.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BONANZA ROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BONANZA ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 88°20'44" EAST, 2060.66 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 88°14'42", AN ARC LENGTH OF 38.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PECOS ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°06'02" EAST, 25.88 FEET;
- 2) THENCE SOUTH 17°57'41" WEST, 9.68 FEET;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID PECOS ROAD, NORTH 00°06'02" WEST, 35.08 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 22.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 88°14'42", AN ARC LENGTH OF 33.88 FEET;

THENCE NORTH 88°20'44" WEST, 2060.66 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 22.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 94°56'59", AN ARC LENGTH OF 36.46 FEET;

THENCE SOUTH 03°17'43" EAST, 1258.36 FEET;

THENCE SOUTH 00°16'43" EAST, 725.25 FEET TO A POINT ON THE SOUTHERLY LINE OF THE "NATURE PARK" PARCEL DEPICTED ON A RECORD OF SURVEY IN FILE 64, PAGE 66 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE SOUTHERLY LINE OF SAID "NATURE PARK" PARCEL, NORTH 88°03'48" WEST, 3.00 FEET TO THE **POINT OF BEGINNING**.

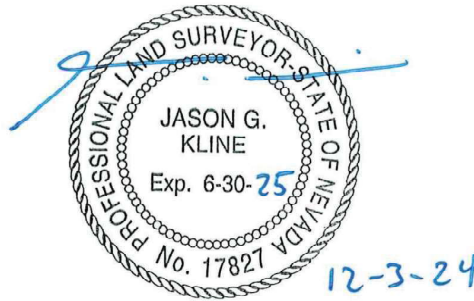
CONTAINING 12,449 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

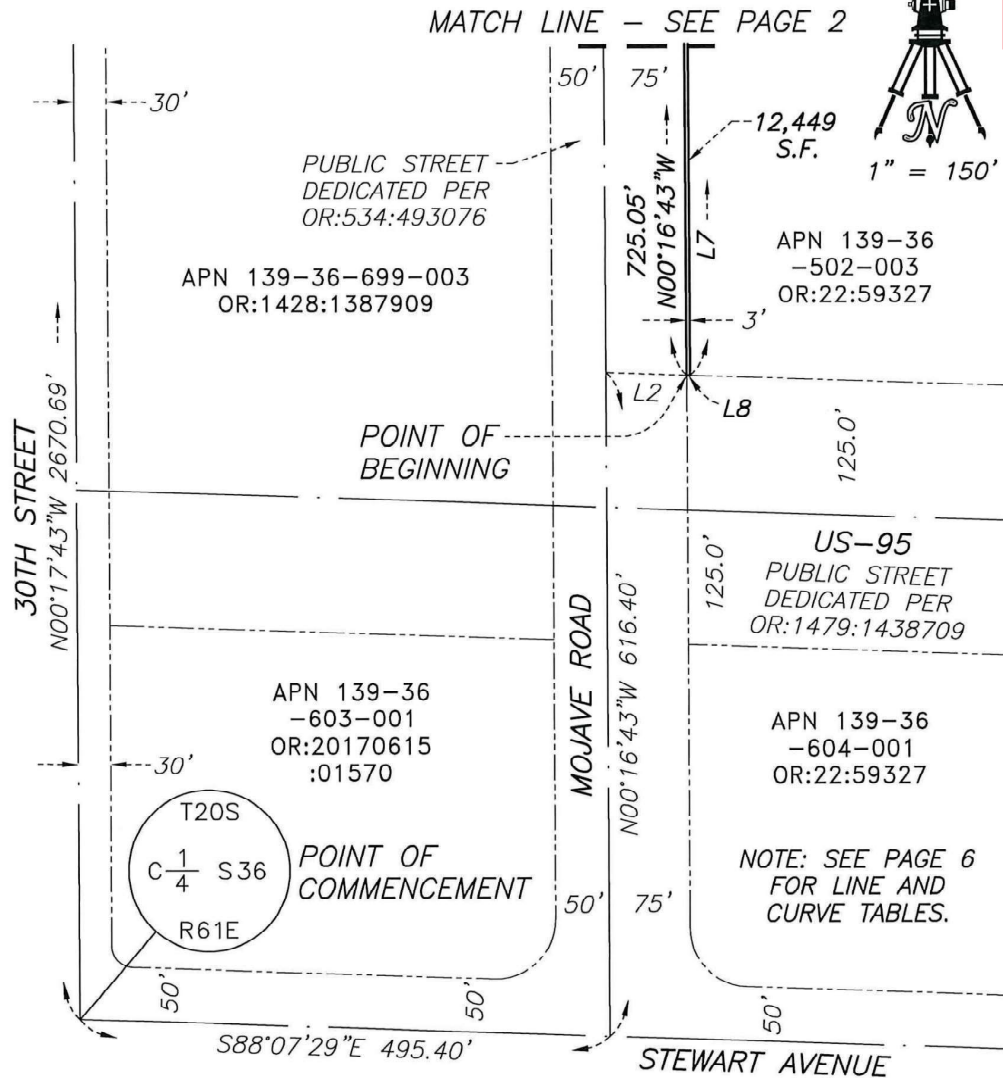
BASIS OF BEARINGS

NEVADA COORDINATE REFERENCE SYSTEM LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 139-36-502-003
BICYCLE PATH EASEMENT VACATION - OR:518:477547



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

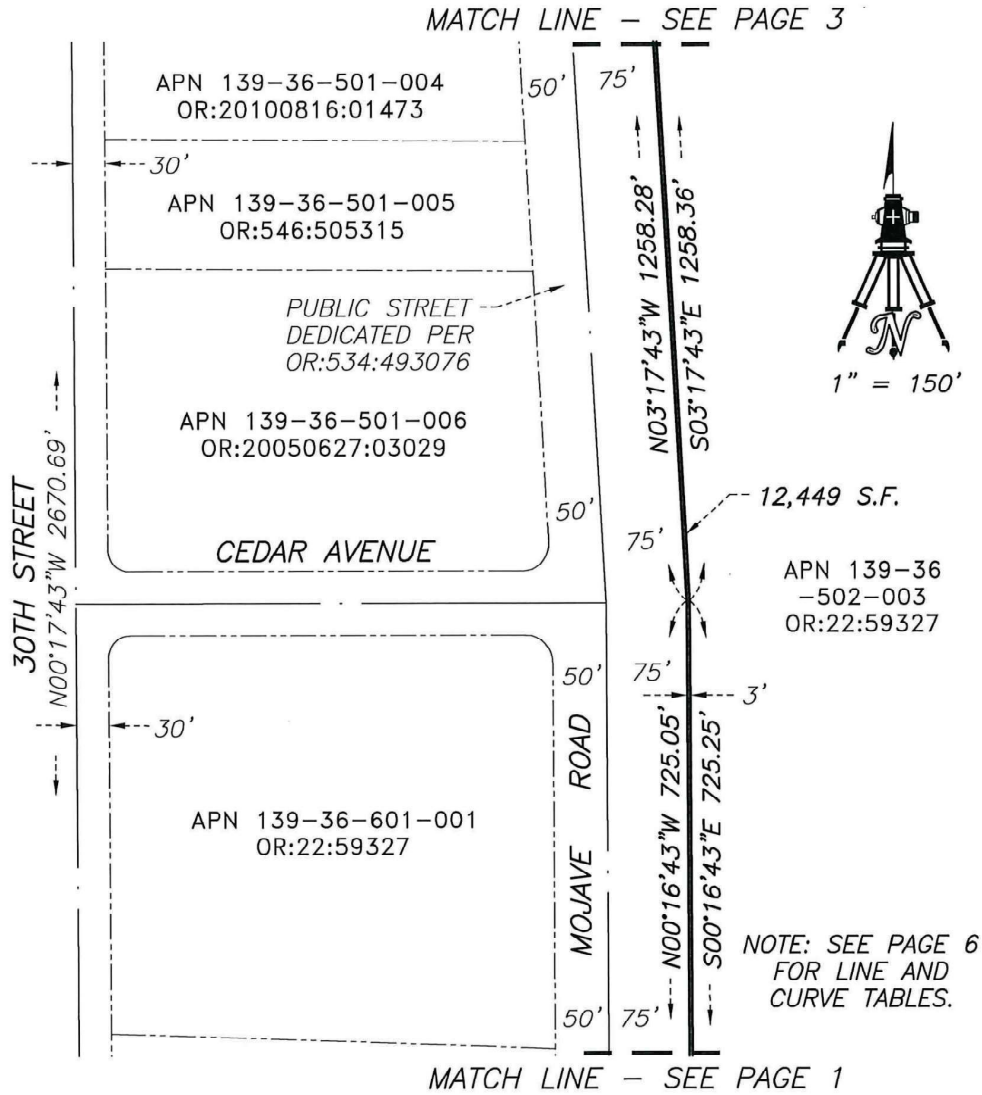
LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 6

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APN: 139-36-502-003
BICYCLE PATH EASEMENT VACATION - OR:518:477547

24-0603
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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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12/10/2024



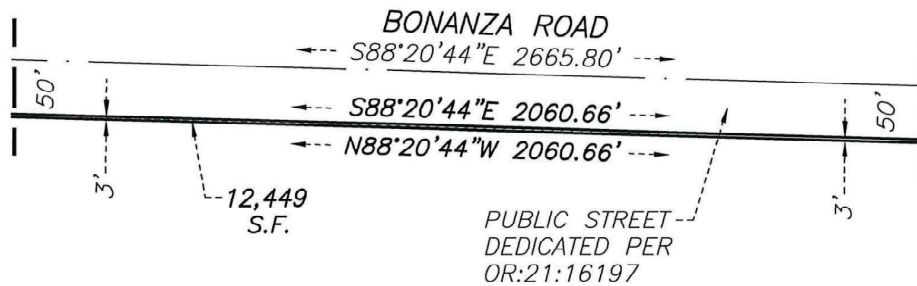
LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
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CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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APN: 139-36-502-003
BICYCLE PATH EASEMENT VACATION - OR:518:477547

24-0603
12/10/2024

MATCH LINE - SEE PAGE 3



MATCH LINE - SEE PAGE 5

APN 139-36-502-003
OR:22:59327



1" = 150'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

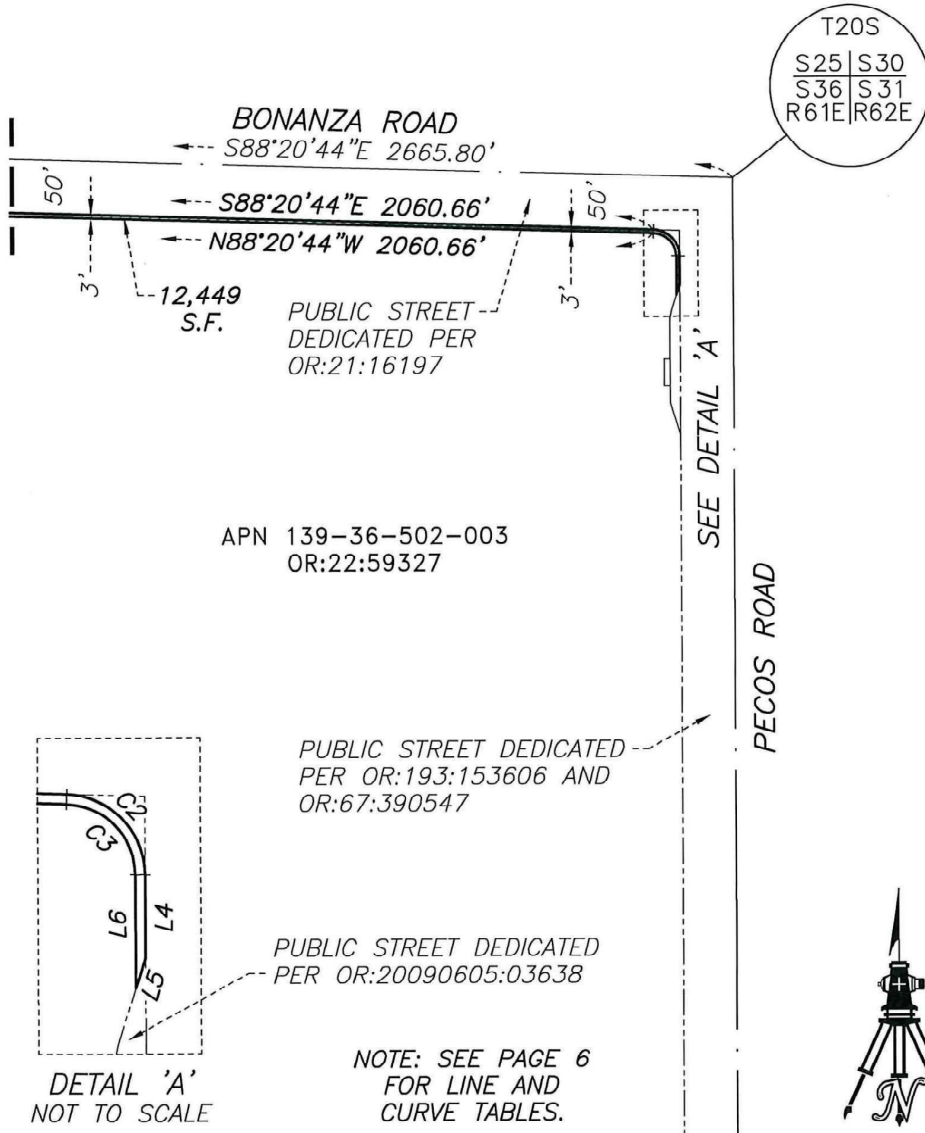
LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 4 OF 6

APN: 139-36-502-003
BICYCLE PATH EASEMENT VACATION - OR:518:477547

24-0603
12/10/2024

MATCH LINE - SEE PAGE 4



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SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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APN: 139-36-502-003

BICYCLE PATH EASEMENT VACATION - OR:518:477547

24-0603
12/10/2024

LINE	BEARING	DISTANCE
L1	S01°39'16"W	50.00'
L2	S88°03'48"E	75.06'
L3	S88°20'44"E	2060.66'
L4	S00°06'02"E	25.88'
L5	S17°57'41"W	9.68'
L6	N00°06'02"W	35.08'
L7	S00°16'43"E	725.25'
L8	N88°03'48"W	3.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	94°56'59"	25.00'	41.43'	27.26'
C2	88°14'42"	25.00'	38.50'	24.25'
C3	88°14'42"	22.00'	33.88'	21.34'
C4	94°56'59"	22.00'	36.46'	23.99'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE NORTHEAST QUARTER (NE1/4)
OF SECTION 36, T. 20 S., R. 61 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 139-36-502-003



EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF A PORTION OF A BICYCLE PATH EASEMENT IN SUPPORT OF THE "DESERT PINES" PROJECT.

DESCRIPTION

THAT PORTION OF A BICYCLE PATH EASEMENT GRANTED PER A DOCUMENT RECORDED MAY 15, 1975, IN BOOK 518 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 477547, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 36, SOUTH 00°06'02" EAST, 237.42 FEET;

THENCE DEPARTING THE EASTERLY LINE OF SAID SECTION 36, SOUTH 89°53'58" WEST, 50.00 FEET TO THE **POINT OF BEGINNING** ON THE WESTERLY RIGHT-OF-WAY LINE OF PECOS ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PECOS ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°06'02" EAST, 1102.98 FEET;
- 2) THENCE SOUTH 00°06'25" EAST, 958.10 FEET TO A POINT ON THE SOUTHERLY LINE OF THE "NATURE PARK" PARCEL DEPICTED ON A RECORD OF SURVEY IN FILE 64, PAGE 66 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE SOUTHERLY LINE OF SAID "NATURE PARK" PARCEL, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 18°41'29" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3125.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°03'29", AN ARC LENGTH OF 3.17 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 18°38'00" EAST;

THENCE DEPARTING THE SOUTHERN LINE OF SAID "NATURE PARK" PARCEL, NORTH 00°06'25" WEST, 957.09 FEET;

THENCE NORTH 00°06'02" WEST, 1111.98 FEET TO A POINT ON THE WESTERLY
RIGHT-OF-WAY LINE OF SAID PECOS ROAD;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PECOS ROAD, SOUTH
18°31'56" EAST, 9.49 FEET TO THE **POINT OF BEGINNING**.

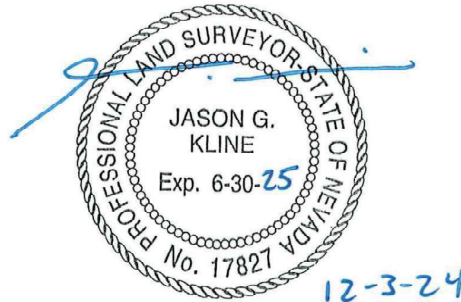
CONTAINING 6195 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF.

BASIS OF BEARINGS

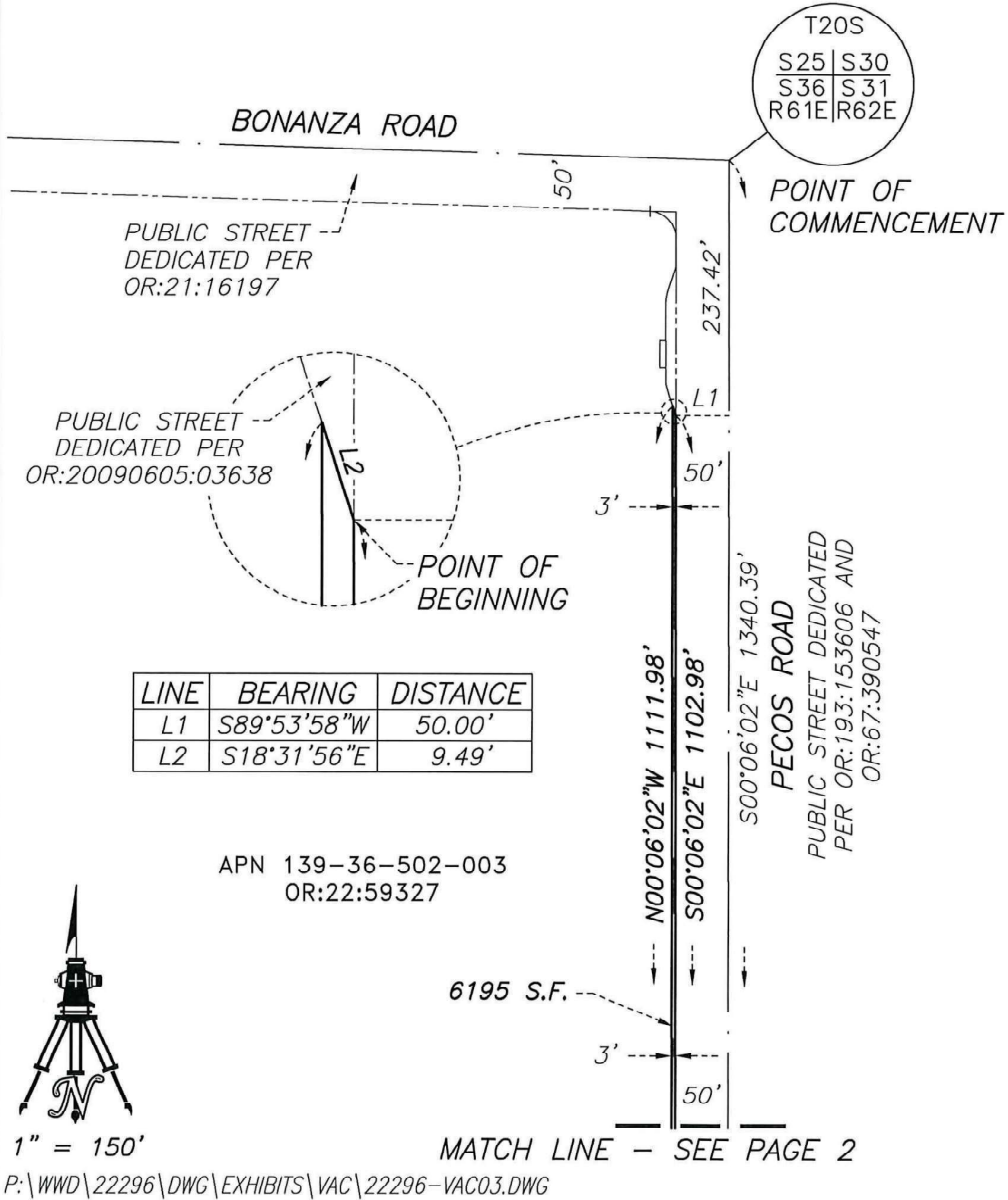
NEVADA COORDINATE REFERENCE SYSTEM LAS VEGAS AND LAS VEGAS HIGH
ELEVATION ZONES GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE
NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS
HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983 (NAD83); SAID
MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 139-36-502-003
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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	EXHIBIT "B"
	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 20 S., R. 61 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
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BICYCLE PATH EASEMENT VACATION - OR:518:477547

MATCH LINE - SEE PAGE 1

APN 139-36-502-003
OR:22:59327

6195 S.F.



1" = 150'

MATCH LINE - SEE PAGE 3

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

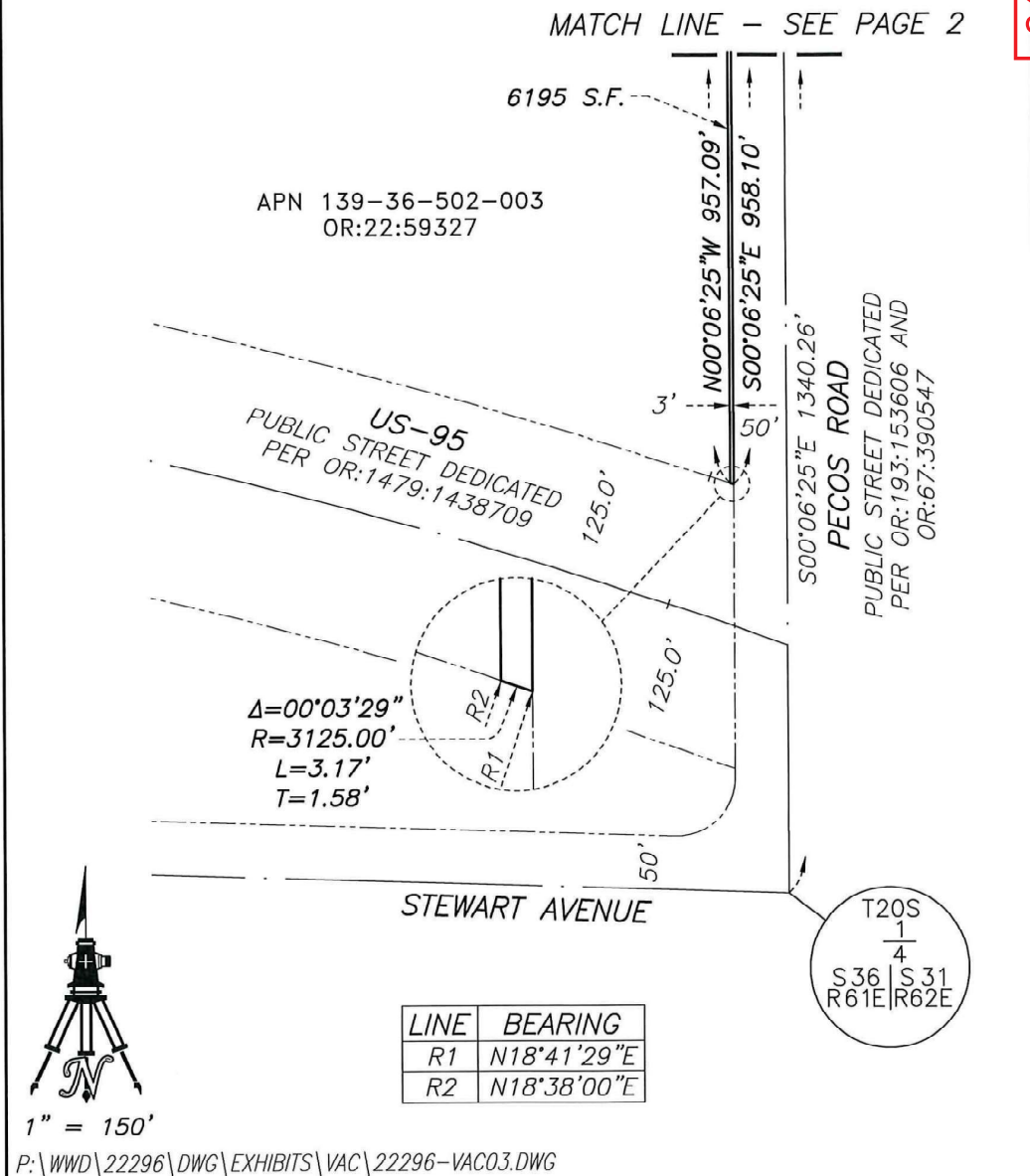
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CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



DEPARTMENT OF PLANNING

DATE: 12/04/2024

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: PROJECT NAME Desert Pines
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Desert Pines Master Development, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.


If any question or concerns arise from this request please contact Antonio Bermudez at (213) - 840 - 9821. Thank you.

Sincerely,


(Signature)

Jesus Antonio Bermudez
(Print)

Subscribed and sworn before me

This 4th day of December, 20 24.
 Los Angeles, California
Notary Public in and for said County and State

