

Planning & Development Department  
Scanning Cover Sheet

Case No PM-62-89

APN 16303402010

Location VIA OLIVERO AVE & BUFFALO DR

Applicant SAHARA BUFFALO PARTNERSHIP

Subject

APN'S 16303402020, 16303402010, 16303402011,  
16303402004, 16303402006, 16303402005,  
16303402002, THESE ARE THE CURRENT APN'S AT  
TIME OF FILE IT WAS A REQUEST FOR FOUR  
PARCELS TO BE CREATED. IT HAS BEEN DIVIDED  
FURTHER SINCE.



INTER-OFFICE MEMORANDUM

Date

OCTOBER 18, 1989

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

*GV*  
ROBERT S. GENZER  
PRINCIPAL PLANNER  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION  
PM-62-89 SAHARA BUFFALO PARTNERSHIP

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Director.  
The map(s) are submitted to you for signature before recordation.

INTER-OFFICE MEMORANDUM

Date

10/18/89

TO: ROBERT S. GENZER  
LES COMEAU  
COMMUNITY PLANNING & DEVELOPMENT

FROM: MATT PINJUV  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: PARCEL MAP APPROVAL  
PARCEL MAP NO: PM-62-89  
APPLICANT: SAHARA BUFFALO  
PARTNERSHIP

COPIES TO:

The above described Parcel Map has been reviewed by the following Departments and all their Conditions of Approval have been met.

- DEPARTMENT OF PUBLIC WORKS: ✓
- DEPARTMENT OF PUBLIC WORKS (SURVEY DIVISION): SEE NOTE
- FIRE SERVICES (ALARM OFFICE): ✓
- FIRE SERVICES (FIRE PREVENTION DIVISION): ✓
- CLARK COUNTY HEALTH DISTRICT: ✓
- ZONING DIVISION: ✓

Is this a further sub-division of another Parcel Map: YES \_\_\_\_\_ NO ✓

If "YES", has the previous Parcel Map been recorded? YES \_\_\_\_\_ NO ✓

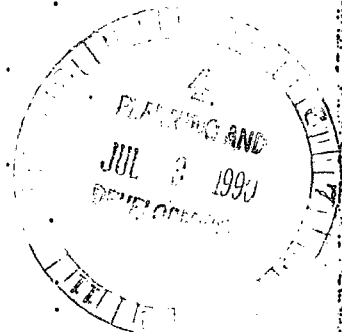
Additional Comments: OK'D BY GARY PRESSWOOD

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 9/29/89

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, RICK LAZENBY  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM-62-89

SUBMITTED BY: SAHARA BUFFALO PARTNERSHIP

May we have your comments, recommendations, and suggestions, no later than  
*ASAP* It is important that a reply be received at this  
office, even though you may not have any requirements affecting this map.

*No Comment*

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

*R.S.G.*  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

*Ann Vilbert*  
*Fire Alarm Office*

**MEMORANDUM**

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To: GARY PRESSWOOD

From: RITA LUMOS

Subject: ~~PM 62-89~~ / SAHARA BUFFALO PARTNERSHIP

Date: October 23, 1989

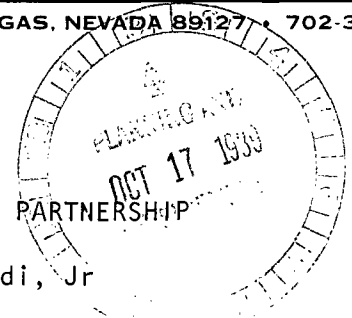
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Everything appears to be in order.



**CLARK COUNTY HEALTH DISTRICT**

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291



DATE: 10/06/89

OWNER: SAHARA- BUFFALO PARTNERSHIP

PM NO: 62-89

SURVEYOR: John R Rinaldi, Jr

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel map four (4) lots are involved, approx .3 ac and 2 ac each.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal sewer and water are available. No individual sewage disposal systems or individual wells are to be installed.

Lot #1	14,189 sq ft	0.326 ac
Lot #2	14,189 sq ft	0.326 ac
Lot #3	14,042 sq ft	0.322 ac
Lot #4	125,175 sq ft	2,874 ac

## INTER-OFFICE MEMORANDUM

Date

October 9, 1989

## TO:

Harold P. Foster, Director  
Department of Community Planning  
and Development

## FROM:

Richard D. Goecke, Director  
Department of Public Works

OK



*Richard D. Goecke*

## SUBJECT:

PM-62-89  
Sahara Buffalo Partnership

## COPIES TO:

Charles Kajkowski, Engineering Planning  
John McNellis, Engineering Planning  
Chuck Turk, Land Development  
Nancy Miller, Right-of-Way  
Doug Peterson, Survey (FM, PM, & A's only)

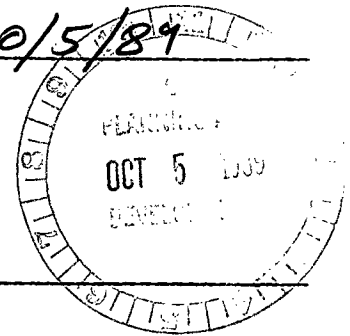
1. Site development to comply with the conditions of approval for Z-56-89 and VAC-34-89.
2. Neither bonds nor improvements required prior to the recordation of this map. We have no objection to the recordation of this map at this time.

DATE: 10/5/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-62-89



X NO OBJECTIONS

\_\_\_\_\_ SUBJECT TO CONDITIONS LISTED

\_\_\_\_\_ DENIAL

\_\_\_\_\_ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

\_\_\_\_\_ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 9/29/89

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN WILBERT  
ZONING DIVISION, JOHN HERBERT *10-2-89*  
FIRE SERVICES, RICK LAZENBY  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM-62-89

SUBMITTED BY: SAHARA BUFFALO PARTNERSHIP

May we have your comments, recommendations, and suggestions, no later than  
*ASAP* It is important that a reply be received at this  
office, even though you may not have any requirements affecting this map.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

*R.S.G.*  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

Date: 9-1-89

1. Owner(s) of Record: SAHARA-BUFFALO PARTNERSHIP  
Address: 40 SOUTHWEST ENGINEERING  
1725 S. RAINBOW, #23, 89102 Phone No.: 363-9700

2. Name of Surveyor: JOHN R. RINALDI JR.  
Address: 40 SOUTHWEST ENGINEERING  
1725 S. RAINBOW, #23, 89102 Phone No.: 363-9700

3. Location of Parcel Map: Section 3 Township 21 Range 60

4. Tax Parcel No.: 310-320-016

5. Acreage: 5 ± Number of Parcels to be Created: 4 Land Use Zone: N-U (R01) RD (C-1)

6. Does the land front on a public (dedicated) street? Yes  No

7. List names of public access streets between this property and nearest major streets:  
SAHARA AVE / BUFFALO AVE.

8. Describe the existing improvements and/or condition of streets in item #6 above:  
BOTH STREETS A/C STRIPS ONLY - NO CURB & GUTTER

9. 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 water line:  
L.V.V.W.D. - BUFFALO AVE

10. Will the property be serviced by the City Sanitary Sewer System? Yes  No   
If no, indicate how sewer service will be provided: \_\_\_\_\_

11. Is immediate development proposed on the parcels of land to be created? Yes  No   
On which parcel? #1  #2  #3  #4   
If yes, indicate type of development and anticipated date construction will commence:  
SINGLE FAMILY RESIDENCE

The undersigned Owner(s) of Record hereby requests this parcel map application to be submitted to the Planning Commission and City Commission for consideration and all statements and answers contained herein are in all respects true and correct.

Signatures: J.R.R. Rinaldi Jr (agent) J.R.R. Rinaldi Jr  
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

\*\*\*\*\* FOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT USE ONLY \*\*\*\*\*

Filing Fee: 50<sup>00</sup>

Received by: MP

Receipt No.: 067662

Case No.: PM-62-89

Date: 9/11/89

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land Surveyor <sup>05/10</sup> contains the signature of the Owner(s) of Record and all other required signatures before submittal.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50'), unless the area is greater than ten (10) acres. In such cases, staff will decide upon the proper scale for presentation.
3. Seven (7) copies of the original map must be provided.
4. The application shall include the following information listed below either on the map or as supplemental information:
  - a. The location and width of the existing and proposed public right-of-way that is to serve as access for the lots up to a minimum of three hundred thirty feet (330') from the boundary.
  - b. The distance to the nearest section or quarter section corner for identification of location.
  - c. Dimensions of the property and lots to be created and the square footage of each including utility easements, lot lines of neighboring properties and other physical features that have bearing on the proposed development. All existing structures must be shown to scale with existing setbacks clearly defined, on one submitted copy.
  - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.
  - e. One (1) copy of the Deed of Sale.

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 COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 9/29/89


TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, RICK LAZENBY  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM-62-89

SUBMITTED BY: SAHARA BUFFALO PARTNERSHIP

May we have your comments, recommendations, and suggestions, no later than  
*ASAP* It is important that a reply be received at this  
office, even though you may not have any requirements affecting this map.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

BOOK 1107  
AFFIX NRPT & FORM THREE

1096943

# Corporation Grant, Bargain, Sale Deed

*Golden*

HAWAII-LAS VEGAS INVESTMENTS, a Nevada corporation

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at \_\_\_\_\_

in consideration of \_\_\_\_\_ Dollars,

does hereby Grant, Bargain, Sell and Convey to SABARA-BUFFALO PARTNERSHIP, a Nevada General Partnership

all that real property in the \_\_\_\_\_ County of Clark State of Nevada, bounded and described as follows:

Government Lot One hundred seventeen (117) in Section 3, Township 21 South, Range 60 East, M.D.B. 64.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1979-80.
  - (2) Rights, rights of way, reservations, restrictions, conditions, and easements now of record.
  - (3) Special Assessment levied by Las Vegas Valley Water District.
  - (4) Trust Deed in favor of Paul J. Leach, et ux.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

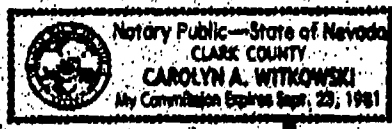
IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary thereunto duly authorized, this 2nd day of October, 1979.

STATE OF NEVADA  
COUNTY OF Clark } SS.

On October 22, 1979, personally appeared before me, a Notary Public, in and for said County and State, SAMUEL S. B. LEE

\_\_\_\_\_, known to me to be the President of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is possessed with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said deposition; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein expressed.

*Carolyn A. Witkowski*  
\_\_\_\_\_  
Name (Typed or Printed)



(This area for Official Notarial Seal)

HAWAII-LAS VEGAS INVESTMENTS, a Nevada corp.

By *[Signature]* \_\_\_\_\_ President  
SAMUEL S. B. LEE

\_\_\_\_\_  
Name (Typed or Printed)  
By \_\_\_\_\_ Secretary  
\_\_\_\_\_  
Name (Typed or Printed)

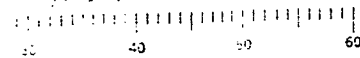
ORDER NO. \_\_\_\_\_ RECORD NO. 79-26390-CW  
WHEN RECORDED MAIL TO SABARA-BUFFALO PARTNERSHIP  
Suite 702, 1314 S. King Street, Honolulu, Hawaii 96814

CLARK COUNTY NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF  
**NEVADA TITLE CO.**  
Oct 24 8 58 AM '79

1674 DEPUTY  
OFFICIAL RECORDS  
BOOK INSTRUMENT

1137 1096943

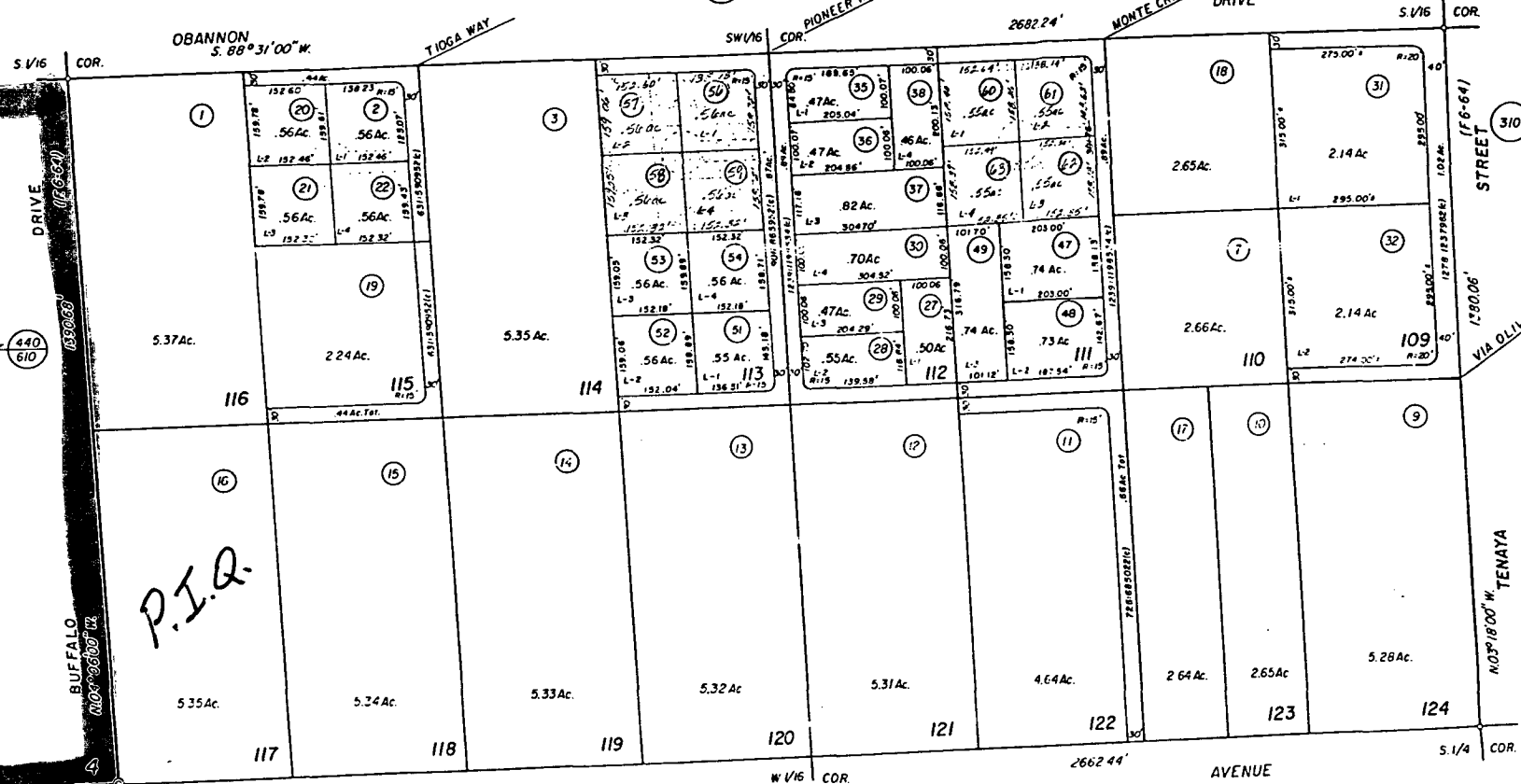
*Golden*



S<sup>2</sup> SW<sup>4</sup> SEC. 3 T. 21 S. R. 60 E.

310-320

NOTICE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data hereon.



P.I.Q.

UPDATED  
-29-06 58

SCALE  
1" = 200'

CCAO TRACED TC 4-13-81

CODE 200

S 89° 04' 00" W  
SAHARA

- ① ② ③ ④ P/M 21-31
- ⑤ ⑥ ⑦ ⑧ L/D 390836(L)
- ⑨ ⑩ ⑪ ⑫

- ⑬ ⑭ ⑮ ⑯ P/M 38-53
- ⑰ ⑱ ⑲ ⑳ P/M 39-43
- ㉑ ㉒ ㉓ ㉔ P/M 45-56
- ㉕ ㉖ ㉗ ㉘ AND P/M 47-58

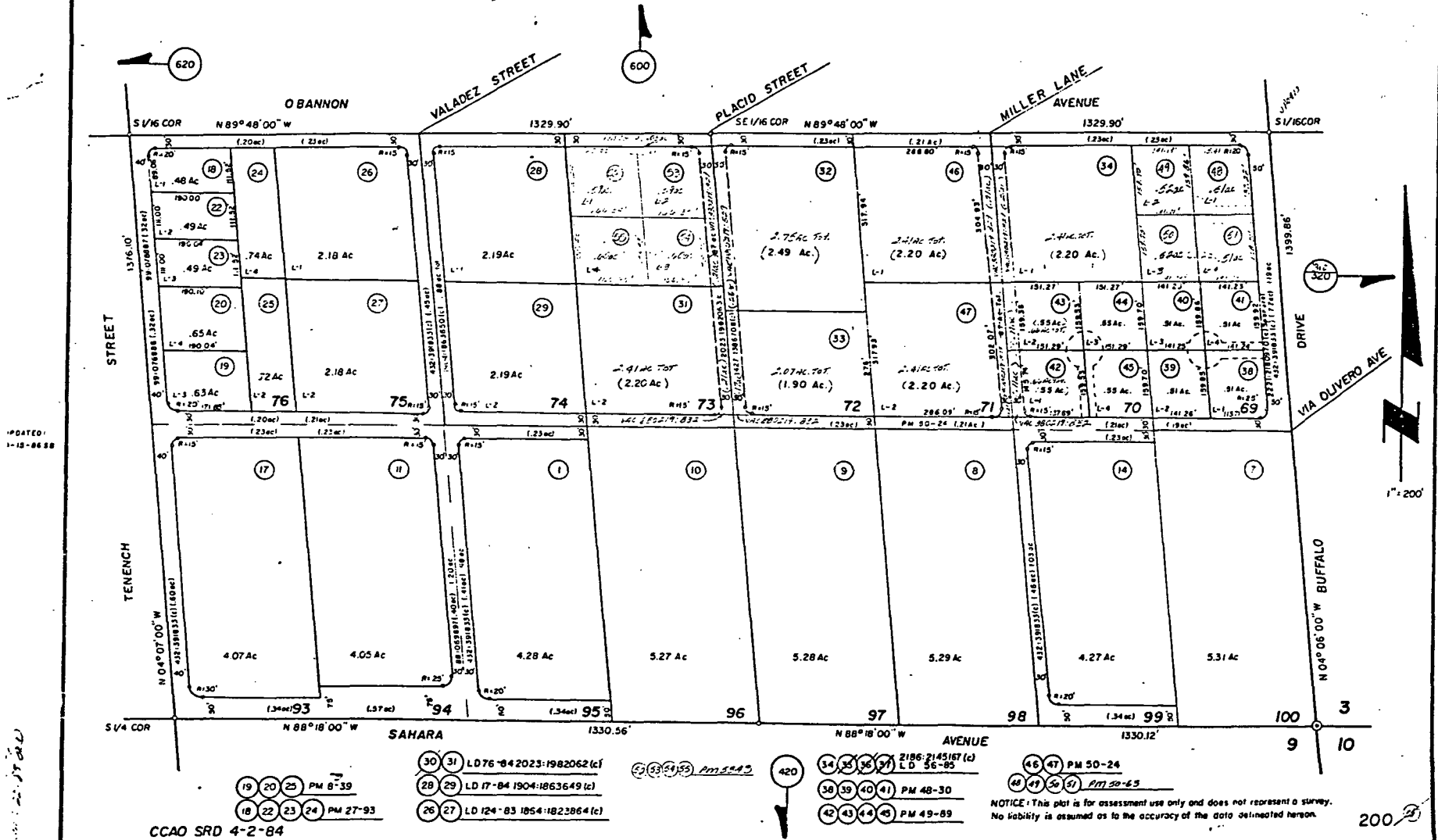
- ㉙ ㉚ ㉛ ㉜ P/M 31-60
- ㉝ ㉞ ㉟ ㊱ P/M 37-24
- ㊲ ㊳ L/D 100-80
- ㊴ ㊵ ㊶ ㊷ P/M 36-39

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 ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿



S<sup>2</sup> SE<sup>4</sup> SEC 4 T 21 S R 60 E

440-610



UPDATED:  
1-18-86 SR

CCAO SRD 4-2-84

- (19) (20) (21) PM 8-39
- (28) (29) LD 17-84 1904-1863649 (c)
- (18) (22) (23) (24) PM 27-93
- (30) (31) LD 76-84 2023-1982062 (c)
- (26) (27) LD 124-83 1854-1822864 (c)

(53) (54) (55) PM 33-82

- (34) (35) (36) (37) 2186-2145167 (c)  
LD 56-85
- (38) (39) (40) (41) PM 48-30
- (42) (43) (44) (45) PM 49-89

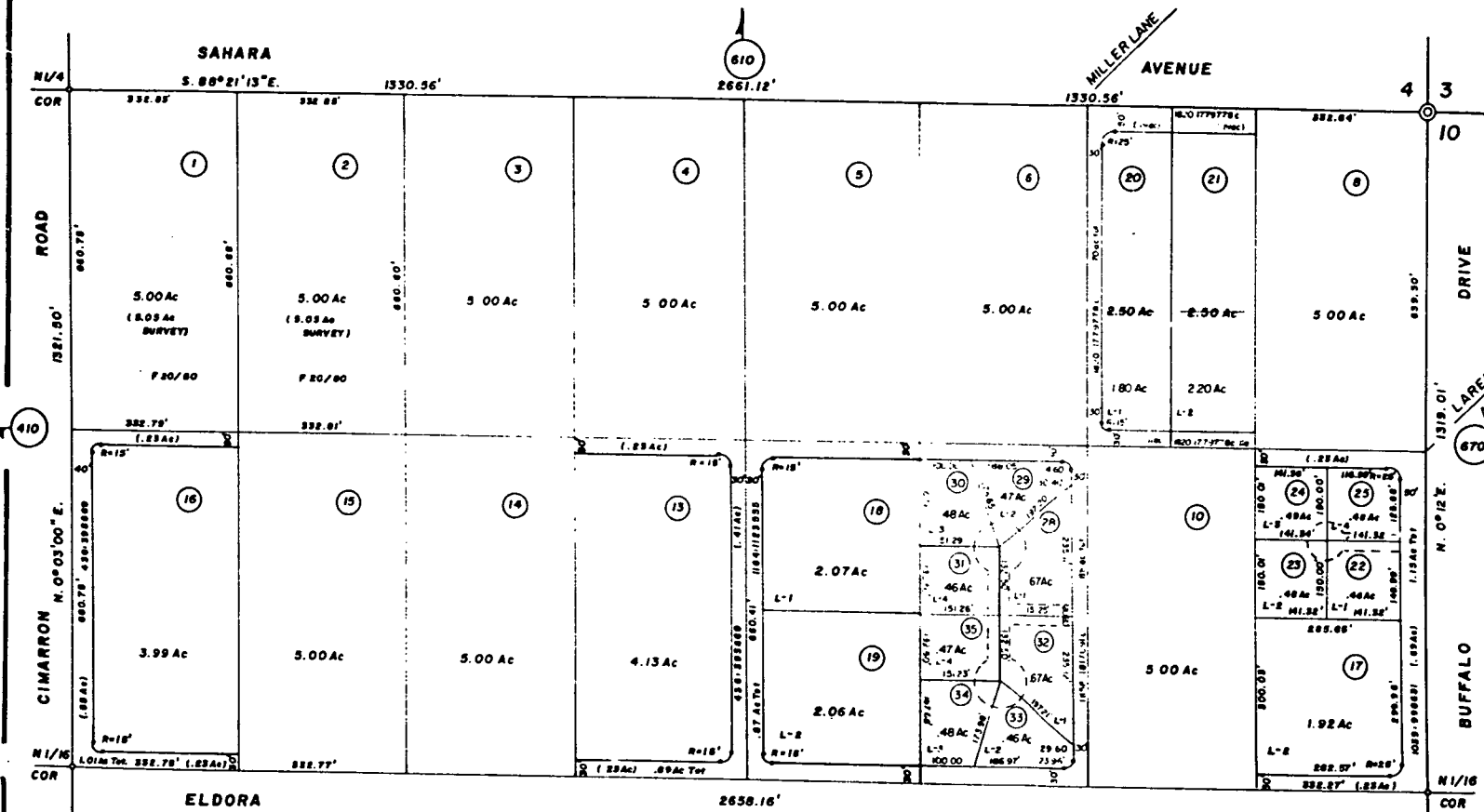
- (46) (47) PM 50-24
- (48) (49) (50) (51) PM 50-65

NOTICE: This plat is for assessment use only and does not represent a survey.  
No liability is assumed as to the accuracy of the data delineated hereon.

N<sup>2</sup> NE<sup>4</sup> SEC. 9 T. 21 S. R. 60 E.

440-420

NOTICE: This plot is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.



CCAO TRACED SD 4-29-82

18	19	1864-1123884
22	23	L/D 211-79
24	25	R/M 34-13
28	29	PM 47-28
30	31	
32	33	PM 47-26
34	35	
17		L/D 8-79 1043-1002093
20	21	LD 83-83 1820-177977c
26	27	LD 110-83 1856-1817090c

SW FIRE 416