

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0062-90

APN 163-03-501-022

Location RAINBOW BLVD & DEL REY AVE

Applicant SNDW INVESTMENTS

Subject

PARCEL MAP (S) FOR PM-0062-90



MEMO

DATE 11-2-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-62-90

☒ 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'S REGULATIONS.

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

☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard G. Banner
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

4
PLANNING AND
DEV 2 1990
DEVELOPMENT

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

November 15, 1990

TO:

Bob Genzer
Department of Community
Planning

FROM:



Rita Lumos, P.L.S.
City Surveyor

SUBJECT:

PM 62-90 / RAINBOW-DEL RAY
PLAZA
(ALCA)

COPIES TO:

Gary Presswood, P.E.
City Engineer

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

Comments:

The map is technically correct as submitted.

PM62-90

SUBDIVISION NAME

DATE

11/15/90

FINAL MAP CHECK LIST

A) TITLE SHEET:

- | | | |
|-------|------|---|
| _____ | (01) | Proper Certificate |
| _____ | (02) | Date Survey Completed |
| _____ | (03) | Sheet Numbers |
| _____ | (04) | Proper Description in Title |
| _____ | (05) | Legal Description & Area |
| _____ | (06) | Basis of Bearings described
(with map reference) |

B) MAP SHEET(S):

- | | | |
|---|-------|---|
| ✓ | (07) | Proper Description in Title |
| ✓ | (08) | Sheet Numbers |
| ✓ | (09) | Graphic Border of Perimeter |
| ✓ | (10) | Monuments on Perimeter & at lot corners |
| ✓ | (11) | Basis of Bearings shown |
| ✓ | (12) | Survey analysis sufficient to delineate
boundary controlling monuments |
| ✓ | (13) | Street Names, Widths, Public/Private,
and C/L Symbols |
| ✓ | (14) | Mon's set at all Centerline P.C., P.T.,
(or P.I.), intersections and
angle points |
| ✓ | (15) | Legend |
| ✓ | (16) | Area of Lots (Sq. Ft. or Ac. per NRS) |
| ✓ | (17) | North Arrow & appropriate scale |
| ✓ | (18) | Radial Bearings |
| ✓ | (19a) | Proposed Easements - Public or Private |
| ✓ | (19b) | Existing Easements - Indicate recording
data |
| ✓ | (20) | Block and Lot Numbers |
| ✓ | (21) | Building Setbacks & Utility Easements
shown or described |
| ✓ | (22) | Identification of Adjoining Properties |
| ✓ | (23) | Legibility (Min. letter size 0.10") |
| ✓ | (24) | Closure Checks (1:10,000 max. error) |

C) COMMENTS:

Good Job

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP TRANSMITTAL

DATE: 10/23/90

TO: DEPARTMENT OF PUBLIC WORKS, RIGHT-OF-WAY, ED BYRGE
DEPARTMENT OF PUBLIC WORKS, ELECTRICAL SERVICES, GEORGE FERRIS
DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT, CHUCK TURK
FIRE SERVICES, ALARM OFFICE, ANN VILBERT
FIRE SERVICES, ED RUCKRIEGEL, AFPE
CLARK COUNTY HEALTH DISTRICT, CLARE SCHMUTZ
COMMUNITY PLANNING AND DEVELOPMENT, JOHN HERBERT

RE: PM-62-90

SUBMITTED BY: S.N.D.W. INVESTMENTS

May we have your comments, recommendations and suggestions *ASAP*

It is important that a reply be received at this office, even though
you may not have any requirements which affect this map.

No Comment

Ann Vilbert
Fire Alarm Office

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

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

NRS:RSG: erh

Attachments:

1. ROW - Map, Application and Deed
2. Land Development - Map and Application
3. All Others - Map

PLANNING AND
OCT 25 1990
DEVELOPMENT

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

DATE

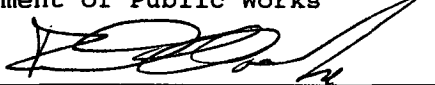
November 7, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

SUBJECT:

PM-62-90
S.N.D.W. Investments

COPIES TO:

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

1. We have no objection to the recordation of this map at this time. Neither improvements or bonds nor drainage plans/studies are required at this time.
2. Site development to comply with all previous conditions of approval for this site including Z-55-88.


PLANNING AND
NOV 8 1990
DEVELOPMENT



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: October 26, 1990 OWNER: S.N.D.W. Investments
PM NO: PM 62-90 (CITY) SURVEYOR: Sligar, Jerry

City of Las Vegas

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

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

According to the parcel map two (2) lots are involved, approximately 2 ac and 1.84 ac each.

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

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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP TRANSMITTAL

DATE: 10/23/90

TO: DEPARTMENT OF PUBLIC WORKS, RIGHT-OF-WAY, ED BYRGE
DEPARTMENT OF PUBLIC WORKS, ELECTRICAL SERVICES, GEORGE FERRIS
DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT, CHUCK TURK
FIRE SERVICES, ALARM OFFICE, ANN VILBERT
FIRE SERVICES, ED RUCKRIEGEL, AFPE
CLARK COUNTY HEALTH DISTRICT, CLARE SCHMITZ
COMMUNITY PLANNING AND DEVELOPMENT, JOHN HERBERT

RE: PM-62-90

SUBMITTED BY: S.N.D.W. INVESTMENTS

May we have your comments, recommendations and suggestions *ASAP*
It is important that a reply be received at this office, even though
you may not have any requirements which affect this map.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR



ROBERT S. GENZER, PRINCIPAL PLANNER

NRS:RSG: erh

Attachments:

1. ROW - Map, Application and Deed
2. Land Development - Map and Application
3. All Others - Map

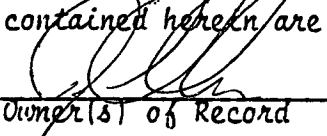
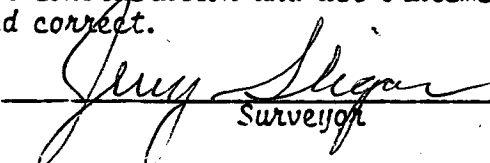
PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: 10/15/90

1. Owner(s) of Record: S.N.D.W. INVESTMENTS
Address: 433 M. L. King Blvd., Las Vegas, NV 89106 Phone No.: 702/366-0222
2. Name of Surveyor: Jerry Sligar, Alca Engineering & Surveying, Inc.
Address: 820 South Valley View Blvd., Las Vegas, NV 89107 Phone No.: 702/878-3358
3. Location of Parcel Map: Section 2 Township 21S Range 60E
Tax Parcel No.: 310-360-017
4. Acreage: 3.65 Number of Parcels to be Created: 2 Land Use Zone: N-D (R01) C-1
5. Does the land front on a public (dedicated) street? Yes X No
6. List names of public access streets between this property and nearest major streets:
RAINBOW BLVD. and DEL REY AVENUE
7. Describe the existing improvements and/or condition of streets in item #6 above:
RAINBOW BLVD. & DEL REY AVENUE ARE FULLY IMPROVED
8. 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:
LAS VEGAS VALLEY WATER DISTRICT
9. Will the property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 X #3 #4
If yes, indicate type of development and anticipated date construction will commence:
STRIP SHOPPING CENTER PHASE I & II COMPLETED - PHASE III BEING CONSTRUCTED

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:  Owner(s) of Record  Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: BEN
Receipt No.: 098974
Case No.: PM-62-90 Date: 10/15/90

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land Surveyor which 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

PARCEL MAP TRANSMITTAL

DATE: 10/23/90

TO: DEPARTMENT OF PUBLIC WORKS, RIGHT-OF-WAY, ED BYRGE
DEPARTMENT OF PUBLIC WORKS, ELECTRICAL SERVICES, GEORGE FERRIS
DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT, CHUCK TURK
FIRE SERVICES, ALARM OFFICE, ANN VILBERT
FIRE SERVICES, ED RUCKRIEGEL, AFPE
CLARK COUNTY HEALTH DISTRICT, CLARE SCHMUTZ
COMMUNITY PLANNING AND DEVELOPMENT, JOHN HERBERT

RE: PM-62-90

SUBMITTED BY: S.M.D.W. INVESTMENTS

May we have your comments, recommendations and suggestions *ASAP*

It is important that a reply be received at this office, even though
you may not have any requirements which affect this map.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR



ROBERT S. GENZER, PRINCIPAL PLANNER

NRS:RSG: erh

Attachments:

1. ROW - Map, Application and Deed
2. Land Development - Map and Application
3. All Others - Map

110300724
GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITHIN MEANS That JOAN K. GORDON, a widow

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to S.N.D.W. INVESTMENTS,

a Nevada General Partnership

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR THE LOCAL.

- SUBJECT TO: (1) Taxes for the fiscal year 1988-89.
(2) Restrictions, conditions, reservations, rights
rights of way and easements now of record.

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

Witness my hand this 20th day of February, 1988.

STATE OF NEVADA

COUNTY OF CLARK } ss.

On July 16, 1988

personally appeared before me, a Notary Public, _____

Joan K. Gordon

who acknowledged that s/he _____ executed the above
instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)

 **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark
BONNIE THOMPSON
My Appointment Expires Jan. 31, 1989

RECORD NO. 10-64136-BT
ORDER NO.)
WHEN RECORDED MAIL TO S.N.D.W. INVESTMENTS
c/o 101 Convention Center Drive, #1000,
Las Vegas, Nevada 89109

REC'D MAR 20 1989

3 1 1 0 3 0 0 0 4

EXHIBIT "A"

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, M.D.M.

ALSO KNOWN AS Government Lot Thirteen (13) in said Section.
Except that part of said property taken for highway purposes by the State of Nevada.

EXCEPTING THEREFROM those portions deeded to the City of Las Vegas described as

PARCEL 1:

The South 30.00 feet of said Government Lot 13.

EXCEPT THEREFROM the West 75.00 feet of said South 30.00 feet.

PARCEL 2:

A triangular parcel of land bounded as follows: On the South by the North line of the South 30.00 feet of said Government Lot 13; on the West by the East line of the West 75.00 feet of said Government Lot 13; and on the Northeast by the arc of a circle concave Northeasterly, having a radius of 25.00 feet and being tangent to the North line of said South 30.00 feet and to the East line of said West 75.00 feet.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
MINNESOTA TITLE

11-03-BB 08100 BVS 2
BOOK 88103 PAGE 00024
FEE 5.00 IMPR 1,100.00

REC'D MAR 23 1989

881030024