

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-0064-88

APN                140-33-299-010

Location           NELLIS BLVD & STEWART AVE

Applicant           FTP GROUP A NV GENERAL PARTNERSHIP

Subject

PARCEL MAP(S) FOR PM-0064-88



INTER-OFFICE MEMORANDUM

Date

DECEMBER 13, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:



ROBERT S. GENZER  
PRINCIPAL PLANNER  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION  
PM-64-88  
F.T.P. GROUP,  
A NEVADA GENERAL 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

December 13, 1988

## TO:

Bob Genzer  
Les Comeau

## FROM:

Rob Pyzel



## SUBJECT:

PM-64-88  
F.T.P. Group,  
A Nevada General Partnership

## COPIES TO:

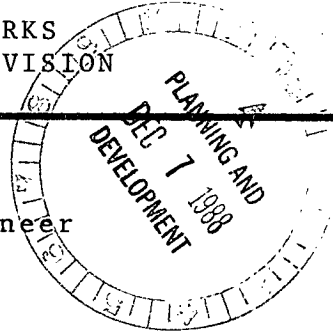
The property is located on the west side of Nellis Blvd., north of Stewart Ave.. The zoning is C-2. This is a further subdivision of a previously approved and recorded parcel map. Two parcels are being created: lot 1 is 27,992 sq. ft. and lot 2 is 26,407 sq. ft.. The Department of Public Works required an existing 15' wide Las Vegas Valley Water District easement along the east property line be shown on the map; no improvements nor bonding required prior to map recordation. The Survey Division had no corrections on the map. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

INTER-OFFICE MEMORANDUM

Date

December 7, 1988

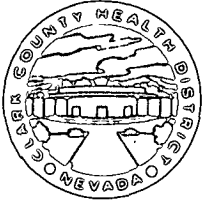
<b>TO:</b>  COMMUNITY PLANNING AND DEVELOPMENT	<b>FROM:</b>  PUBLIC WORKS SURVEY DIVISION
<b>SUBJECT:</b>  F.J.P. Group PM-64-88	<b>COPIES TO:</b>  City Engineer Survey



This Division will have no objections to approving the subject parcel map.

*C.D. Peterson*  
C.D. Peterson, R.L.S.

CDP:ld



CLARK COUNTY HEALTH DISTRICT

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

DATE: November 21, 1988

OWNER: FTP Group, a Nevada General Ptnshp

PM NO: PM 64-88 (CITY)

SURVEYOR: Krametbauer, Gene D

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 two (2) lots are involved, approximately .6 ac each.

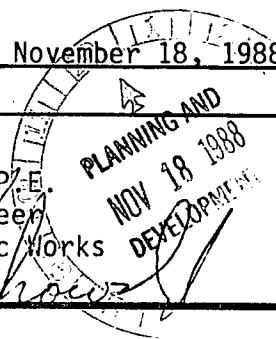
COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

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



INTER-OFFICE MEMORANDUM

November 18, 1988



<b>TO:</b> Harold P. Foster, Director Department of Community Planning and Development	<b>FROM:</b> Charles Kajkowski, P.E. City Planning Engineer Department of Public Works <i>Charles Kajkowski</i>
<b>SUBJECT:</b> COMMENTS RE:  PM-64-88 F.T.P. Group	<b>COPIES TO:</b> John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Doug Peterson, Survey (FM, PM & A's only)

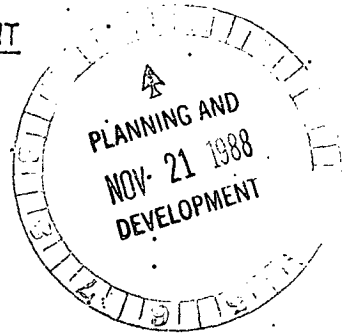
1. An existing 15'-wide L.V.V.W.D. easement along a portion of the east edge of this parcel map must be shown prior to the recordation of this map.
2. No bonds nor improvements necessary prior to recordation.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 11/3/88

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 - 64-88

SUBMITTED BY: F. T. P. Group, A Nevada General 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.

*Comment*  
*street must be*  
*named*

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR  
*[Signature]*  
ROBERT S. GENZER, PRINCIPAL PLANNER

*Not needed per B.G. 12/12/88*

HPF:RSB:jp

Attachments:

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

*Ann Vilbert*  
*Fire Alarm Office*  
*11-18-88*

TO: COMMUNITY PLANNING AND DEVELOPMENT

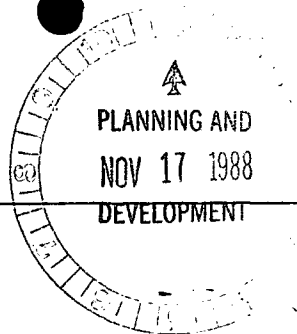
FROM: FIRE PREVENTION DIVISION

SUBJECT:

PM - 64 - 88

DATE:

11-14-88



- \_\_\_ Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- \_\_\_ Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- \_\_\_ Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- \_\_\_ Fire Department access shall be provided to within 150 feet of all building areas.
- \_\_\_ All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- \_\_\_ Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- \_\_\_ All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- \_\_\_ An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- \_\_\_ Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- \_\_\_ Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- \_\_\_ Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- \_\_\_ All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- \_\_\_ New private street names shall be approved by the Fire Department Communications office.

No Objections

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 11/3/88

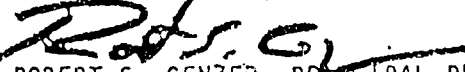
TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, RICK LAZENBY  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH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

RE: PM - 64-28

SUBMITTED BY: F. T. P. Group, A Nevada General 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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 11/3/88

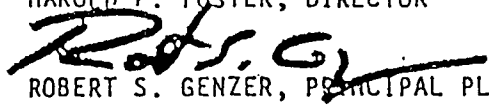
TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~  
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~  
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~  
~~ZONING DIVISION, JOHN HERBERT~~  
~~FIRE SERVICES, RICK LAZENBY~~  
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~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

RE: PM - 64-28

SUBMITTED BY: F. T. P. Group, A Nevada General 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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

Date: 10/27/88

1. Owner(s) of Record: F.T.P. Group, A Nevada General Partnership

Address: 3885 S. Decatur #3000 Phone No.: 737-7777

2. Name of Surveyor: VTN Nevada

Address: 2300 Paseo Del Prado Phone No.: 873-7550

3. Location of Parcel Map: Section 32 Township 20S Range 62E

Tax Parcel No.: 060-330-012

4. Acreage: 1.247 Number of Parcels to be Created: 2 Land Use Zone: C-2

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

6. List names of public access streets between this property and nearest major streets:  
Nellis Blvd.

7. Describe the existing improvements and/or condition of streets in item #6 above:  
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:  
LVVWD

9. Will the property be serviced by the City Sanitary Sewer System? Yes XXX 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 XXXXXX #2        #3        #4         
If yes, indicate type of development and anticipated date construction will commence:  
Commercial

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: [Signature]  
Barry R. Moore-Partner  
Mark A. Schnippel- Partner

[Signature]  
Gene Krametbauer  
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: R.P.

Receipt No.: 47579

Case No.: PM-64-88

Date: 11/3/88 N-32-4

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.

0107000737

# GRANT, BARGAIN, SALE DEED

THE ABSTRACT WITHIN THIS DEED IS THE PROPERTY OF \_\_\_\_\_

\_\_\_\_\_

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to \_\_\_\_\_  
FTF GROUP, a General Partnership

of the real property situated in the \_\_\_\_\_ County of CLARK

State of Nevada, bounded and described as follows:

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 62 East, M.D.B. & M., more particularly described as Parcels One (1), Two (2) and Three (3) as shown by Parcel Map in File 56, page 55, recorded May 18, 1988 as Document No. 00447, of Official Records, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1988-89  
2. Rights of way, easements, restrictions, covenants and conditions of record.

3. Deeds of Trust now of record on a portion of the subject property

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

Witness my hand and seal this 18th day of May 1988  
Nancy S. Wilder Mark A. Schnippel  
Nancy S. Wilder Mark A. Schnippel

STATE OF NEVADA }  
County of CLARK } ss.  
On this 18th day of May 1988  
personally appeared before me, a Notary Public in and for said  
County and State Nancy S. Wilder and Mark A. Schnippel

RECORD NO. 18214 XV  
WHEN RECORDED MAIL TO: FTF GROUP, s/p 3882 So. Prater Blvd., Las Vegas, Nv. 89103

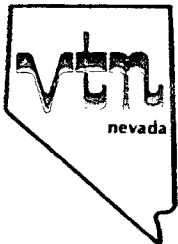
NATIONAL TITLE CO.

Given to me to be the person S. described in this deed and to execute the foregoing instrument who acknowledged to me that she is the owner of the above described property and for the uses and purposes therein mentioned.

Nancy S. Wilder  
Notary Public in and for the County and State of Nevada  
My Comm. Exp. 12/31/90  
Nancy S. Wilder  
My Commission Expires Nov. 3, 1990



CLARK COUNTY, NEVADA  
RECORDS DEPARTMENT  
P. BOX 1000  
RECEIVED BY REQUEST OF  
02-09-88 14:32 HRS  
BOOK: 08029 PAGE: 08737  
FEE: 5.00 WITH EXT 100



**CONSULTING ENGINEERS  
PLANNERS SURVEYORS**

**PRINCIPALS**

K.D. WEIR  
C.R. JOHNSON, P.E.  
J.L. MacFARLANE, P.E., R.L.S.

**LETTER OF TRANSMITTAL**

TO: City of Las Vegas

DATE: 11/1/88

PROJECT: F.T.P. Group Parcel Map

ATTN: Rob Pyzell

W.O. NO. 3681

BY MAIL:

BY MESSENGER: XXX

PICK-UP:

EXPRESS MAIL:

FAX:

FEDERAL EXPRESS:

**No Copies:**

**Description**

1

Copy of Actual Deed for Parcel Map

COMMENTS: Sorry for the all the confusion. Here is the real deed. Thank You.

**MATERIAL SENT FOR THE FOLLOWING REASONS:**

CHECKING:

FILING: XXX

APPROVAL:

YOUR FILES:

OTHER:

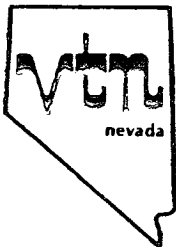
CC:

PLEASE SIGN COPIES/ORIGINAL(S) AND RETURN TO OUR OFFICE.

SENDER: Melissa Hedrick

ABOVE MATERIAL RECEIVED BY:

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL: (702) 873-7550 FAX: 362-2597



**CONSULTING ENGINEERS  
PLANNERS SURVEYORS**

**PRINCIPALS**

K.D. WEIR

C.R. JOHNSON, P.E.

J.L. MacFARLANE, P.E., R.L.S.

**LETTER OF TRANSMITTAL**

TO: City of Las Vegas

DATE: 11/1/88

PROJECT: F.T.P. Group Parcel Map

ATTN: Rob Pyzell

W.O. NO. 3681

BY MAIL:

BY MESSENGER:

PICK-UP:

EXPRESS MAIL:

FAX:

FEDERAL EXPRESS:

**No Copies:**

**Description**

7BL	Prints of Parcel Map
1	Parcel Map Application
1	Copy of Deed
1	Check in the amount of \$50.00

COMMENTS:

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING:

FILING:XXXXX

APPROVAL:

YOUR FILES:

OTHER:

CC:

PLEASE SIGN COPIES/ORIGINAL(S) AND RETURN TO OUR OFFICE.

SENDER: Melissa Hedrick

ABOVE MATERIAL RECEIVED BY:

2300 PASEO DEL PRADO, BUILDING A, SUITE 100 LAS VEGAS, NEVADA 89102  
TEL: (702) 873-7550 FAX: 362-2597