

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0065-94

APN 138-03-802-001

Location ALEXANDER ROAD

Applicant ALEXANDER-TENAYA PARTNERSHIP

Subject

PARCEL MAP APPLICATION.



PARCEL XL

Parcel Map Distribution List and Status				
PM- 65-94				
	Date Out	Date In	Comments Sent Out	Miscellaneous Notes
Public Works (Land Development)	1-6-95	✓		
Surveyor (Right-of-Way)	"	✓		
Fire - Alarm	"	✓		
Fire - Prevention	"	✓		
Health District	"	✓		
Zoning	"	✓		

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

5/18/95

TO:

PARCEL MAP FILE

FROM:

MATT PINJUV
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: PARCEL MAP APPROVAL

PARCEL MAP NO: PM-65-94

APPLICANT: ALEXANDER/ENAYA 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: X

DEPARTMENT OF PUBLIC WORKS (SURVEY DIVISION): X

FIRE SERVICES (ALARM OFFICE): X

FIRE SERVICES (FIRE PREVENTION DIVISION): X

CLARK COUNTY HEALTH DISTRICT: X

ZONING DIVISION: X

Is this a further subdivision of another Parcel Map?: YES X NO X


If "YES", has the previous Parcel Map been recorded?: YES NO

Additional Comments:

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

DATE

May 11, 1995

TO: COMMUNITY PLANNING AND DEVELOPMENT	FROM:  CHARLES TURK, CHIEF LAND DEVELOPMENT SERVICES
SUBJECT: <u>PARCEL MAP #</u> PM-65-94 NORTHEAST CORNER OF ALEXANDER ROAD AND U.S. 95	COPIES TO: JOHN McNELLIS, P.E. VIRGINIA HERNANDEZ PARCEL MAP FILE

Please be advised that all Public Works requirements for the subject map have been satisfied.

If you have any questions, please call me or Roger Bailey at ext. 6371.

CT:RB:le

Attachment

**CITY OF LAS VEGAS
PUBLIC WORKS / SURVEY**

Date:

May 1, 1995

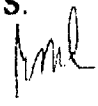
MEMORANDUM

TO:

Brett Jefferson, PLS
VTN NEVADA

FROM:

Rita M. Lumos, P.L.S.
City Surveyor



SUBJECT:

**PM 65-94: QUAIL TREE APARTMENTS
REVISED MAP**

COPIES TO:

Matt Pinjuv
Department of Community Planning

We have reviewed the revised map which was previously approved by this office on February 7, 1995. The additions are technically correct.

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

February 23, 1995

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

Richard D. Goecke

SUBJECT:

Parcel Map
PM-65-94
Alexander-Tenaya Partnership

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. This site needs to be financially responsible for the future installation of all incomplete half-street improvements on Alexander Road adjacent to this site (i.e., between the existing improvements at the entrance to the Quail Tree Apartments and the future north-half of the Alexander overpass bridge).
2. If Parcel 2 is not to become a future phase of the Quail Tree Apartment complex, we question what legal access this parcel will have. If this parcel is to be a future apartment phase, we request that such a note be added to this parcel map prior to recordation.
3. Add the instrument number for the existing easement granted to the State of Nevada, Department of Transportation, prior to recordation of this parcel map. Also, add the purpose of the easement, e.g. drainage, access control, backslope, etc.
4. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. The drainage plan/study requirements may be delayed to a time after the recordation of this parcel map if allowed by Land Development and Flood Control.
5. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
6. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

January 24, 1995

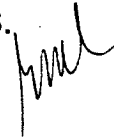
MEMORANDUM

TO:

Brett Jefferson, PLS
VTN NEVADA

FROM:

Rita M. Lumos, P.L.S.
City Surveyor



SUBJECT:

PM-65-94: QUAIL TREE APARTMENTS

COPIES TO:

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:

Please check the recording data for the plat referenced in the note.

The distance on the west side of parcel 1, north of Alexander Road, is incorrect.

The section numbers on the quarter corner on Alexander Road west of this project are incorrect.

RECEIVED
JAN 25 2 48 PM '95
PLANNING AND
DEVELOPMENT



CLARK COUNTY HEALTH DISTRICT

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

DATE: January 12, 1995
OWNER: ALEXANDER-TENAYA PARTNERSHIP
PM NO: 65-94 (CITY)
SURVEYOR: JEFFERSON, BRETT K

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. No individual sewage disposal systems are to be installed.

RECEIVED
JAN 23 3 34 PM '95
PLANNING AND
DEVELOPMENT

MEMO

DATE 1/11/95

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

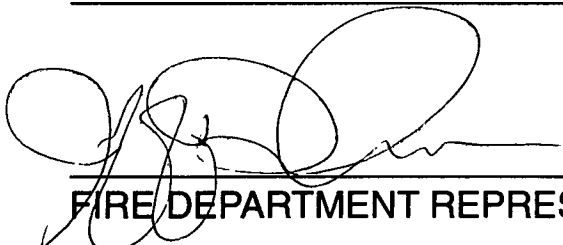
SUBJECT: Pm-65-94 ALEXANDER - TENAYA PARTNERSHIP

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. STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____

PLANNING AND DEVELOPMENT

JAN 12 2 11 PM '95

RECEIVED



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

JAN 10 1995

Ref 1710 P.6

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE JANUARY 6, 1995
TO: CLARK COUNTY HEALTH DISTRICT FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, ALARM OFFICE - ANN VILBERT COMMUNITY PLANNING - KYLE WALTON	
SUBJECT: PARCEL MAP PK-65-94 ALEXANDER-TENAYA PARTNERSHIP	

PLEASE RETURN BY: JANUARY 27, 1995

No Comment

*Ann Vilbert
Alarm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE January 6, 1995
TO:	
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
SUBJECT: PARCEL MAP PM-65-94	
ALEXANDER-TENAYA PARTNERSHIP	

PLEASE RETURN TO JOHN McNELLIS BY: JANUARY 27, 1995

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
OFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF COMMUNITY PLANNING AND
DEVELOPMENT

DATE
JANUARY 6, 1995

TO:

CLARK COUNTY HEALTH DISTRICT

FIRE PREVENTION

- JEFF DONAHUE

FIRE SERVICES, ALARM OFFICE

- ANN VILBERT

COMMUNITY PLANNING

- KYLE WALTON

SUBJECT: PARCEL MAP
PM-65-94

ALEXANDER-TENAYA PARTNERSHIP

PLEASE RETURN BY: JANUARY 27, 1995

ATTACHMENT: MAP



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP APPLICATION

Date: 12/30/94

1. Owner(s) of Record: ALEXANDER-TENAYA PARTNERSHIP
Address: 50 S. Jones Blvd., #100, Las Vegas, NV 89107 Phone No: (702) 878-1903

2. Name of Surveyor: VTN NEVADA
Address: 2727 S. Rainbow Blvd., Las Vegas, NV 89102 Phone No: (702) 873-7550

3. Location of Parcel Map: Section 3 Township 20S. Range 60E.
Tax Parcel No.: 138-03-802-001

4. Acreage: 13.058 Number of Parcels to be created: 2 Land Use Zone N-U(R01 R-3)

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

6. List names of public access streets between this property and nearest major streets:
Alexander Road

7. Describe the existing improvements and/or condition of streets in item #6 above:
Alexander Road is a two-lane paved road.

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 waterline:
Las Vegas Valley Water District

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

10. Is immediate development proposed on the parcels of land to be created: X Yes No
On which Parcel? #1 X #2 X #3 #4
If yes, indicate type of development and anticipated date construction will commence:
This property is being developed as apartments; in progress.

The undersigned Owner(s) of Record hereby request(s) 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] Owner(s) of Record [Signature] Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

FOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT USE ONLY

Filing Fee: 210.00
Receipt No.: 322289
Case No.: PM-65-94
District Map No.: L-3-8

Received by: CF
Date: 12/30/94

THE FOLLOWING SHALL ACCOMPANY THIS APPLICATION:

A. TWELVE (12) COPIES OF THE ORIGINAL MAP MUST BE PROVIDED.

B. ONE (1) COPY OF COUNTY ASSESSOR'S MAP SHOWING ALL AREA WITHIN SIX HUNDRED SIXTY (660) FEET OF SUBJECT PROPERTY AND DEPICTING ALL AREAS THEREIN OWNED BY THE APPLICANT.

C. ONE (1) COPY OF THE RECORDED DEED REFLECTING CURRENT OWNERSHIP AND DESCRIPTION OF PROPERTY.

D. PARCEL MAP CONTENTS

- 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E)
- 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E)
- 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- 7. Street names, location and width of existing and proposed right-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- 9. Survey analysis sufficient to delineate boundary controlling monuments.
- 10. Assessor's Parcel Number of all adjoining properties.
- 11. A legend, as necessary, to denote the meaning of all symbols utilized.

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, NEVADA

PM-65-94

Proof of valid water commitment or application for a Conditional Water Distribution Authorization Letter

Project Title QUAIL TREE APARTMENTS

Name as shown on Plat PARCEL MAP OF QUAIL TREE APARTMENTS

1. Assessor's Parcel No(s) 138-03-802-001

2. Does the project as proposed have a water commitment from the Las Vegas Valley Water District?
- a. Yes, this project is part of a recorded single-family residential subdivision and already has an existing commitment of water from the LVVWD. No new water commitment is necessary.
 - b. Yes (for all other projects not within item 1a., line 6a below must be completed by the LVVWD).
 - c. No, I do not require service from the LVVWD. I will utilize a well for an individual single-family parcel for domestic use only, not in an area served by a municipal water purveyor.
 - d. No, I do not require service from the LVVWD (and I have attached proof of service from the water provider, such as a letter from the City of North Las Vegas or a State Engineer permit).
 - e. No, I require a conditional water authorization from the City of Las Vegas in order to apply for water service from the LVVWD (have 6b completed by the LVVWD).

3. Building Permit (Project address: _____)
- a. New Building
 - Submit floor plan to LVVWD Gross acres: _____
 - b. Additions
 - Submit floor plan to LVVWD
 - Equivalent fixture units (to be completed by applicant): _____

4. Land division
 Submit tentative map and final map or Parcel Map to LVVWD
 Proposed Construction: Single-Family Multi-Family Commercial Other
5. Proposed Land Use Apartments

Calculation to be completed by LVVWD only

6a. This project already has an existing commitment of water from the LVVWD. No new water commitment is necessary.

LVVWD Representative	Print Name	Date
----------------------	------------	------

6b. Based on information submitted by the applicant, the preliminary estimate for the required quantity of water for this project is calculated to be 1.0 acre feet per year for Parcel 2

- Additional water facilities required
- Hold issuance of building permit until an executed conditional commitment agreement is submitted to the District

<u>Rosaura Tejeda</u> LVVWD Representative	<u>ROSAURA TEJEDA</u> Print Name	<u>12-28-94</u> Date
---	-------------------------------------	-------------------------

Name and Address of Owner or Authorized Agent to whom the conditional water distribution authorization letter should be sent:

<u>ALEXANDER-TENAYA PARTNERSHIP</u>		<u>(702) 878-1903</u>	
Name	Telephone		
<u>50 S. Jones Blvd., #100</u>	<u>Las Vegas</u>	<u>NV</u>	<u>89107</u>
Address	City	State	Zip

Copy of Letter to be sent to: VTN NEVADA Telephone 873-7550

Address	<u>2727 S. Rainbow Boulevard</u>	<u>Las Vegas</u>	<u>NV</u>	<u>89102</u>
	City	State	Zip	

Authorized Agent/Owner Information

I hereby certify that all information contained on this form is true and accurate. I am aware that the priority for issuance of a conditional Water Distribution Authorization Letter by the City will be based, in part, on the date and time that an application is accepted as complete and that failure on my part to submit all required application materials may cause the priority of my application to be reestablished.

Owner or Authorized Agent Signature is authorized to bind the organization	<u>12/30/94</u> Date of Submittal
---	--------------------------------------

RECEIVED
DEC 30 2 30 P.M. 1994

For City Use Only

Project Water Reservation Category: Public Facilities Quasi Public and Non-Profit facilities All other developments

12/30/94 2:30 P.M.

C. P. FITZHUGH CLV PLANNING

Staff Member Department

Quitclaim Deed

RPTT - Exempt #10

In consideration of \$ 10.00 receipt of which is acknowledged _____

RICHARD H. PLASTER, a married man and ERNEST A. BECKER, IV and KATHLEEN C. BECKER,
as Trustees of the ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST DATED
NOVEMBER 20, 1985

do _____ hereby quitclaim to ALEXANDER-TENAYA PARTNERSHIP, a Nevada General
Partnership

_____ the real property in the
County of Clark State of Nevada, described as:

For legal description, see Exhibits "A" and "B" attached hereto and by reference
made a part hereof.

APN 270-700-011

Witness ONE hand of _____ this 23rd day of December, 1992

STATE OF NEVADA }
COUNTY OF CLARK } SS.
On December 23, 1992 personally
appeared before me, a Notary Public
Richard H. Plaster, Ernest A.
Becker, IV, and Kathleen C.
Becker

[Signatures]

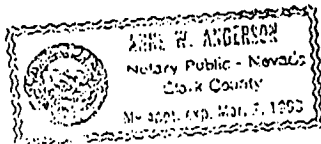
Richard H. Plaster

Ernest A. Becker, IV

Kathleen C. Becker

who acknowledged that _____ executed the above
instrument.

Signature [Signature]
(Notary Public)



Title Order No. Recorded without liability

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

This instrument is delivered to the recorder's
office as an accommodation for physical convenience
only. It has not been examined as to its validity,
execution or its effect upon title, if any.

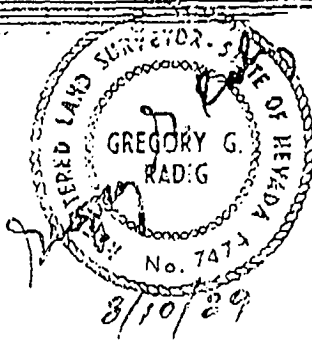
THIS FORM FURNISHED BY TICOR TITLE
INSURANCE

WHEN RECORDED MAIL TO

Name Alexander-Tenaya Partnership
Street 801 S. Rancho EE-4
Address Las Vegas, Nevada 89106
City & State Attn: John Shea



CONSULTING ENGINEERS
PLANNERS SURVEYORS



PRINCIPALS

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

W.O. 3179
August 9, 1989
By: P.M.
P.R. By: R.M.

EXPLANATION:

This legal describes a parcel of land generally located on the Northwest Corner (NW Cor.) of Alexander Road and Ora K. Gragson Expressway.

Legal Description
R-3 Parcel (Less NDOT take area)

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4); thence S.89°39'52"E., along the South line thereof, 560.02 feet; thence N.00°49'51"E., 50.00 feet to the TRUE POINT OF BEGINNING; thence continuing N.00°49'51"E., 210.00 feet; thence S.89°10'09"E., 230.00 feet; thence N.00°49'51"E., 1092.85 feet; thence S.89°36'30"E., 362.95 feet to a point on the Westerly right-of-way line of Ora K. Gragson Expressway; thence S.07°32'44"E., along said right-of-way line, 241.62 feet; thence S.00°43'54"E., continuing along said right-of-way line, 989.77 feet; thence S.84°03'57"W., 547.27 feet; thence S.89°39'52"E., 48.65 feet; thence S.80°41'09"W., 48.60 feet; thence N.89°39'52"W., 120.80 feet to the TRUE POINT OF BEGINNING.

Containing 12.8739 acres, more or less.

BASES OF BEARINGS

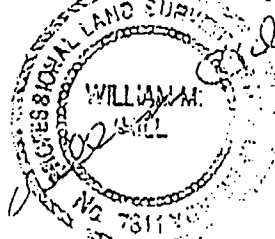
N.89°39'52"W., being the South line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map of Charleston Heights Tract 63 - Unit 1 on file in the Office of the County Recorder in Book 40 of Plats, Page 44.

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

Exhibit "A"



CONSULTING ENGINEERS • PLANNERS • SURVEYORS



PRINCIPALS
D. W. ...
Charles R. Johnson, PE
James M. ... PLS, PE
Gene D. Kramerbauer, PLS

ASSOCIATES:
Dennis E. ... PE
Mark "Casper" Hayes
Gregory G. ... PLS, PE
Nylon R. ... PE

W.O. 3179
September 10, 1990
By: J.E.B.
P.R. By: P.C.

EXPLANATION:

9-10-90

This legal describes a tract of land generally located at the Northeast Corner (NE Cor.) of Tenaya Way and Alexander Road.

Legal Description
Commercial Parcel (Net Acreage)

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner (SW Cor.) of the Southeast Quarter (SE1/4) of said Section 3; thence S.89°39'52"E., along the South line thereof, 300.01 feet; thence N.00°49'51"E., 50.00 feet to the TRUE POINT OF BEGINNING; thence N.89°39'52"W., 234.79 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly along said curve, through a central angle of 90°29'43", an arc length of 39.69 feet to a point of tangency with the East line of the West 40.00 feet of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4); thence N.00°49'51"E., along the East line of the said West 40.00 feet, 324.80 feet; thence S.89°39'52"E., 260.01 feet; thence S.00°49'51"W., 350.01 feet to the TRUE POINT OF BEGINNING.

Containing 2.036 acres (net) of land, more or less.

BASIS OF BEARINGS

N.35°39'52"W., being the South line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 3, T. 20 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map of Charleston Heights, Tract 63 - Unit 1 on file in the Office of the County Recorder in Book 40 of Plats, Page 44.

reference 1179-3
legals 3100

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
ALEXANDER-TENAYA PARTNERSHIP

01-20-93 10:20 LSW

BOOK: 930120 INST: 88836

FEE: 7.00 RPPT: SX#01C

Exhibit "B"