

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-69-90

APN                n/a

Location           Frontage on Sahara & Rainbow

Applicant           Escott Development Corporation

Subject

Fully improved



INTER-OFFICE MEMORANDUM

Date

JAN 03 1991

TO:

ROBERT S. GENZER  
LES COMEAU  
COMMUNITY PLANNING AND DEVELOPMENT

FROM:

MATT PINJUV  
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

PARCEL MAP APPROVAL  
PARCEL MAP NO: PM-69-90  
APPLICANT: EMSCOTT DEV.

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:	<u>  X  </u>
DEPARTMENT OF PUBLIC WORKS (SURVEY DIVISION):	<u>  X  </u>
FIRE SERVICES (ALARM OFFICE):	<u>  X  </u>
FIRE SERVICES (FIRE PREVENTION DIVISION):	<u>  X  </u>
CLARK COUNTY HEALTH DISTRICT:	<u>  X  </u>
ZONING DIVISION:	<u>  X  </u>

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


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

PM-58-88

Additional Comments:

INTER-OFFICE MEMORANDUM

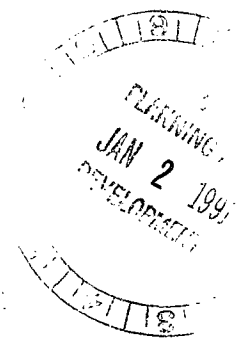
December 31, 1990

<b>TO:</b>  Bob Genzer Department of Community Planning	<b>FROM:</b>   Rita Lunos, P.L.S. City Surveyor
<b>SUBJECT:</b>  FM 69-90 / SCOTT (BAUGHMAN & TURNER)	<b>COPIES TO:</b>  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.







**CLARK COUNTY HEALTH DISTRICT**

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

DATE: December 11, 1990

OWNER: Emscott Dev Corp

PM NO: PM 69-90 (CITY)

SURVEYOR: Cave, Charles E.

City of Las Vegas

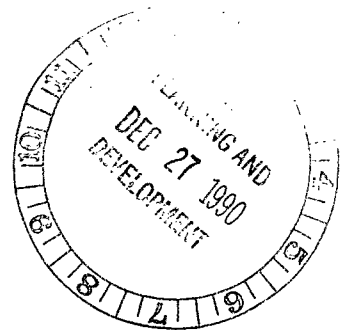
According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

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

According to the parcel map two (2) lots are involved, approximately .56 ac and 12 ac each.

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

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



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

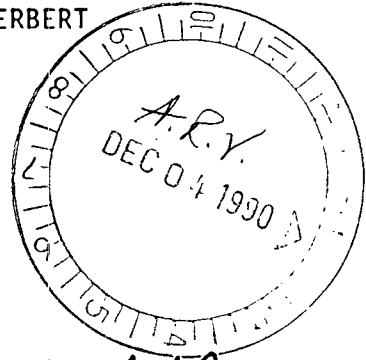
PARCEL MAP TRANSMITTAL

DATE: 12/3/90

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-69-90

SUBMITTED BY: EMSCOTT DEVELOPMENT



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

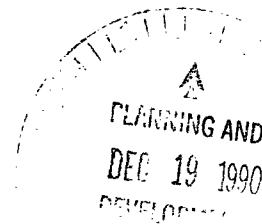
*R.S.G.*

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



CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM

DATE


December 19, 1990

**TO:**

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

**FROM:**

Richard D. Goecke, Director  
Department of Public Works

*RG* 

**SUBJECT:**

PM-69-90  
Emscott Development

**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 the conditions of approval for Z-45-88 and subsequently plot plan reviews of Z-45-88.



# MEMO

DATE 12-10-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-69-90 EMSCOTT DEVELOPMENT

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

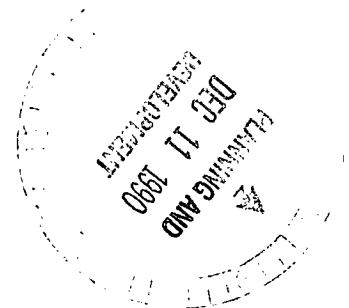
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Richard A. Brenner  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP TRANSMITTAL

DATE: 12/3/90

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

*12-4-90*

RE: PM-69-90

SUBMITTED BY: *EMSCOTT DEVELOPMENT*

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

*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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP TRANSMITTAL

DATE: 12/3/90

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-69-90

SUBMITTED BY: EMSCOTT DEVELOPMENT

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: 11/26/90

1. Owner(s) of Record: Emscott Development Corporation  
Address: 2300 W. Sahara Suite 870 Phone No.: 871-2700
2. Name of Surveyor: Baughman & Turner, Inc.  
Address: 1210 Hinson St. Las Vegas, NV 89102 Phone No.: 870-8771
3. Location of Parcel Map: Section 2 Township 21S Range 60E  
Tax Parcel No.: 310-400-026
4. Acreage: 15.5 ± Number of Parcels to be Created: 2 Land Use Zone: N-U (ROI C-1)
5. Does the land front on a public (dedicated) street? Yes  No
6. List names of public access streets between this property and nearest major streets:  
Frontage on Sahara and Rainbow
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:  
L.V.V.W.D.
9. Will the property be serviced by the City Sanitary Sewer System? Yes  No   
If no, indicate how sewer service will be provided: \_\_\_\_\_
10. 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:  
McDonalds Drive Thru Restaurant (ASAP after Recordation)

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] Owner(s) of Record Charles E. Car Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

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

Received by: [Signature]

Receipt No.: 103354

Case No.: PM-69-90

Date: 11/27/90

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.

AMOUNT \$6,539.50

5310200208

# GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That American Medicorp Development Co.,  
a Delaware corporation

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,  
Sell and Convey to Emcott Development Corporation, a Minnesota  
corporation

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

Lots 1, 2 and 3 as shown by map thereof in File 58  
of Parcel Maps, Page 67, in the Office of the County  
Recorder, Clark County, Nevada.

- SUBJECT TO:
1. Taxes for the fiscal year 1988 to 1989.
  2. Reservations, restrictions and conditions, if any, rights of way and easements either of record or actually existing on said premises.

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

Witness my hand and seal on this 28th day of October 1988.

STATE OF NEVADA }  
COUNTY OF Clark } SS.

Walter E. Neely  
Walter E. Neely, Vice President  
American Medicorp Development Co.,  
a Delaware corporation

On October 28, 1988  
Before me, a Notary Public, personally appeared  
Walter E. Neely, Vice  
President of American  
Medicorp Development Co., a  
Delaware corporation

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Allen V. Johnson  
Notary Public

Allen V. Johnson  
Notary Public  
CLARK COUNTY  
My Appointment Expires Jan. 5, 1992

RECORD NO:  
88-02-0998 JA RETURN TO  
NEVADA TITLE CO.  
MAIL TAX STATEMENTS TO:  
EMCOTT DEVELOPMENT CORPORATION  
8900 Capital Place, 9707-110th Street  
Edmonton, Alberta, Canada T5K2L9

CLARK COUNTY, NEVADA  
JOAN L SWIFT RECORDER  
RECORDED AT REQUEST OF  
NEVADA TITLE CO  
11-02-88 08:00 PVI  
OFFICE RECORDS  
BOOK 881102 PAGE 00280  
FEE 3.00 RFTT 6,539.50