

Planning & Development Department
Scanning Cover Sheet

Case No PM-71-89

APN 1403044006

Location PECOS RD & BONANZA RD

Applicant SMITH'S FOOD AND DRUG CENTERS

Subject

CREATING 6 PARCELS



PARCEL.XL

Parcel Map Distribution List and Status				
PM-71-B9 (REVERSIONARY)				
	Date Out	Date In	Comments Sent Out	Miscellaneous Notes
Public Works (Land Development)	9-20	✓		
Surveyor (Right-of-Way)	"	✓		
Fire - Alarm	"	✓		
Fire - Prevention	"	✓		
Health District	"	✓		
Zoning	-	-		

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

12/6/95

TO:

PARCEL MAP FILE

FROM:

MATT PINJUV
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: PARCEL MAP APPROVAL

PARCEL MAP NO: PM-71-89 (REVERSIONARY)

APPLICANT: SMITHS FOOD AND DRUG CENTERS

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

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

Additional Comments:

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

November 27, 1995

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-71-89.RVT
Smith's Food and Drug Centers, Inc.

(NEC of Bonanza/Pecos)

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. We have no conditions of approval to impose at this time. We have no objection to the recordation of this reversionary map at this time. No improvements, bonds or drainage plans/studies are required prior to the recordation of this reversionary map.


We note that ultimate site development must be in conformance with the conditions of approval for the **Smith's No. 367 (commercial subdivision)** requirements.

2. 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 reversionary 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.

RECEIVED
NOV 28 11 13 AM '95
PLANNING AND
DEVELOPMENT

October 16, 1995

MEMORANDUM

TO: Ralph Watson, PLS WATSON ENGINEERING CO.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM-71-89 Reversion to acreage Smith's Food & Drug Centers, Inc.	COPIES TO: Matt Pinjuv Planning and Development Dept.

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:

There is an error in the description of the line cited as the basis of bearings. Please correct.

Please change the name of the Planning and Development Department, as well as the name of the Director.

Please change the title of the City Surveyor in the approval certificate.

Per NRS 278, please identify adjoining property.

RECEIVED
OCT 17 11 26 AM '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: September 25, 1995
OWNER: Smith's Food and Drug Centers, Inc
PM NO: 71-89 Reversionary (CLV)
SURVEYOR: Ralph E Watson

PLANNING AND
DEVELOPMENT

SEP 28 11 01 AM '95

RECEIVED

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

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

Lot Area 421,012 sq ft 9.67 ac

12 26 5h 8

Ref 2033

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE SEPTEMBER 20, 1995
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-71-89 (REVERSIONARY) SMITHS FOOD AND DRUG CENTERS, INC.	

PLEASE RETURN BY: OCTOBER 11, 1995

No Comment

*Don Gilbert
Alarm Office*

ATTACHMENT: MAP

MEMO RECEIVED

DATE 9/25/95

SEP 25 3 58 PM '95

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

PLANNING AND
DEVELOPMENT

SUBJECT: Pm-77-89 (REVISIONARY) SMITH FOOD

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. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

Original - Community Planning

Copy - Fire Prevention Division

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE SEPTEMBER 20, 1995
TO: DEVELOPMENT COORDINATION - JOHN McNELIS ELECTRICAL SERVICES - GEORGE LEAVENS FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	
SUBJECT: PARCEL MAP PM-71-89 (REVERSIONARY) SMITHS FOOD AND DRUG CENTERS, INC.	

PLEASE RETURN TO JOHN McNELIS BY OCTOBER 11, 1995

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE SEPTEMBER 20, 1995
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-71-89 (REVERSIONARY) SMITHS FOOD AND DRUG CENTERS, INC.	

PLEASE RETURN BY: OCTOBER 11, 1995

ATTACHMENT: MAP



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP APPLICATION

Date: 9-11-95

1. Owner(s) of Record: Smith's Food and Drug Centers, Inc.
Address: P.O. Box 30550, Salt Lake City, Ut. 84130 Phone No (801) 974-1400

2. Name of Surveyor: Ralph E. Watson
Address: 580 No. Main St., Cedar City, Ut. 84720 Phone No: (801) 586-3004

3. Location of Parcel Map: Section 30 Township 20 S. Range 62 E.
Tax Parcel No.: 140-30-401-008 and 009

4. Acreage: 9.67 Number of Parcels to be created: 6 Land Use Zone R-E (R01 C-1)

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

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

7. Describe the existing improvements and/or condition of streets in item #6 above: Asphalt, curb and gutter

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; main in Bonanza Road

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

10. Is immediate development proposed on the parcels of land to be created: [checked] Yes [] No
On which Parcel? #1 Parcel #6 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence: Smith's Food and Drug Center Bldg.

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: 205.00 Received by: [Signature]
Receipt No.: 349168
Case No.: AM-71-89 (REVERSIONARY) Date: 9/14/95
District Map No.: N-30-7

THE FOLLOWING SHALL ACCOMPANY THIS APPLICATION:

- A. THIRTEEN (13) COPIES OF THE ORIGINAL MAP MUST BE PROVIDED (Folded to aprox. 8"X12").
- 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.*



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP APPLICATION

Date: 9-11-95

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2. Address: P.O. Box 30550, Salt Lake City, Ut. 84130 Phone No: (801) 974-1400

Name of Surveyor: Ralph E. Wadman

Address: 580 No. Main St., Cedar City, Ut. 84720 Phone No: (801) 526-3004

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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 Parcel #6 #2 #3 #4

If yes, indicate type of development and anticipated date construction will commence: Smith's Food and Drug Center Bldg.

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: _____

Received by: _____

Receipt No.: _____

Case No.: _____

Date: _____

District Map No.: _____

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That DEVELOPER'S DIVERSIFIED, LTD., AN OHIO LIMITED PARTNERSHIP D/E/A BONANZA ROAD ASSOCIATES

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to SMITH'S FOOD AND DRUG CENTERS, INC., A DELAWARE CORPORATION

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

060-200-019
+
020

- SUBJECT TO: 1. Taxes for the fiscal year 1994-95. 2. Covenants, conditions, restrictions, rights, rights of way and easements now of record. 3. See Exhibit "A" for further items

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

Witness our hand this _____ day of December, 1994 DEVELOPER'S DIVERSIFIED, LTD., AN OHIO LIMITED PARTNERSHIP d/b/a BONANZA ROAD ASSOCIATES

STATE OF OHIO } SS. OHIO DIV. OF CUYAHOGA }

BY: B & I Corporation, an Ohio Corporation - GENERAL MANAGER

BY: [Signature] Private Name: Bert L. Wolstein Title: President

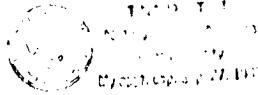
On _____ December _____ Before me, a Notary Public, personally appeared _____

Notary Public

ENCLOSURE NO: 94-09-0004 REG MAIL TAX STATEMENTS TO: SMITH'S FOOD AND DRUG CENTERS, INC. 1550 South Redwood Road Salt Lake City, Utah 84105

(Individual)

STATE OF NEVADA,
COUNTY OF Clark



On February 15, 1995

Before me, a Notary Public, personally appeared

{

Don J. Molinoia-President

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.

RAnn D. Seice

NAME (TYPED OR PRINTED)

GO FOR PRINTING 078-1701

EXHIBIT "A"
LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, N.D.M., DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 51, PAGE 65, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

AND

LOT ONE (1) OF THAT CERTAIN PARCEL MAP IN FILE 48, PAGE 68, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30;
THENCE, ALONG THE SOUTH LINE THEREOF, SOUTH 89°46'11" EAST, 949.74 FEET;
THENCE NORTH 00°17'17" EAST, 50.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF PARCEL MAP IN FILE 51 ON PAGE 65 IN THE OFFICE OF THE CLARK COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING;
THENCE, ALONG THE WEST LINE OF SAID LOT 2, NORTH 0°17'17" EAST, 1269.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HARRIS AVE. (60' WIDE);
THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°42'43" WEST, 682.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF 90°21'02";
THENCE TO THE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 39.42 FEET TO A TANGENT POINT ON THE EAST RIGHT-OF-WAY LINE OF PECOS RD. (100' WIDE);
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 0°03'45" EAST, 761.27 FEET;
THENCE SOUTH 09°46'11" EAST, 836.13 FEET;
THENCE SOUTH 0°17'17" WEST, 503.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BONANZA ROAD (100' WIDE);
THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°46'11" EAST, 68.00 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL ALSO BEING DESCRIBED LESS EXCEPTION PARCEL AS: LOTS TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 63 OF PARCEL MAPS, PAGE 81 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.)

SUBJECT TO THE FOLLOWING:

- (1) EASEMENTS: Reservations and Easements in the patent from the State of Nevada, recorded March 2, 1928, in Book 12 of Deeds, Page 255 as Document No. 27611 of Official Records.
- (2) EASEMENTS ON MAP Dedications and Easements as shown on the recorded Map referred to herein, in File 48 of Parcel Maps, Page 68, of Official Records.
- (3) EASEMENTS ON MAP Dedications and Easements as shown on the recorded Map referred to herein, in File 51 of Parcel Maps, Page 65, of Official Records.

