

Planning & Development Department
Scanning Cover Sheet

Case No PM-75-89

APN N/A

Location TOWN CENTER & HILLPOINTE RD

Applicant HOWARD HUGHES PROPERTIES

Subject

REQUEST TO FOR FOUR PARCELS. SECTIONS 13, 24
& 25, T. 20 S., R. 59 E. AND IN SECTIONS 18,
19 AND 30, T. 20 S., R. 60 E., M.D.M., CITY
OF LAS VEGAS, NEVADA



INTER-OFFICE MEMORANDUM

Date

1-12-90

TO: ROBERT S. GENZER LES COMEAU COMMUNITY PLANNING AND DEVELOPMENT	FROM: RON GREGORY COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: PARCEL MAP APPROVAL PARCEL MAP NO: <u>PM-75-89</u> APPLICANT: <u>Howard Hughes Properties</u>	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:
- DEPARTMENT OF PUBLIC WORKS (SURVEY DIVISION):
- FIRE SERVICES (ALARM OFFICE):
- FIRE SERVICES (FIRE PREVENTION DIVISION):
- CLARK COUNTY HEALTH DISTRICT:
- ZONING DIVISION:

Is this a further sub-division of another Parcel Map: YES NO

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

Additional Comments:



CLARK COUNTY HEALTH DISTRICT

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

DATE: December 14, 1989

OWNER: Howard Hughes Properties

PM NO: PM 75-89 (CITY)

SURVEYOR: Adams, Kay L

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 four (4) lots are involved.

COMMENTS OF 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.

MEMORANDUM

To: GARY PRESSWOOD, PE

From: RITA LUMOS, PLS

Subject: PM 75-89 / Howard Hughes Properties

Date: December 6, 1989

The following corrections, as shown on the attached redlined print should be made:

Fill in recording data for referenced maps.

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

December 26, 1989

TO:

Harold P Foster, Director
Department of Community Planning

FROM:

for Richard D Goecke, Director
Department of Public Works

OK *TEP*

SUBJECT:

PM-75-89
Howard Hughes Properties

COPIES TO:

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

1. We have no objection to the recordation of this map at this time. Site development to comply with appropriate conditions of approval imposed with subsequent review actions. Neither bonds nor improvements required prior to the recordation of this map.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 12-1-89

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 *yes*
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-75-89

SUBMITTED BY: Howard Hughes Properties

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

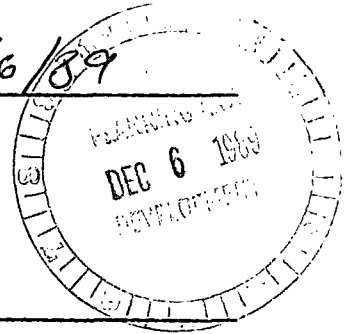
R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

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

DATE: 12/6/89



TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM - 75 - 89

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 REGULATIONS.

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

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 12-1-89


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, LARRY POWELL, FIRE MARSHALL
✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
✓ CLARK COUNTY HEALTH DISTRICT

RE: PM-75-89

SUBMITTED BY: Howard Hughes Properties

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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

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.

Ed. pt (100)

Summer

Corporation, Grant, Bargain, Sale Deed

HOWARD HUGHES DEVELOPMENT CORPORATION

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at Las Vegas, Nevada

In consideration of Ten and No/100 Dollars,

does hereby Grant, Bargain, Sell and Convey to HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership

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

See Exhibit A attached hereto and hereby made a part hereof.
(14 PAGES)

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

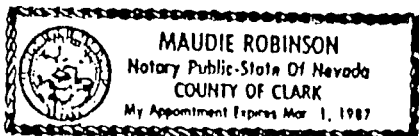
IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its Vice President and Secretary thereunto duly authorized, on the 31st day of December, 1983.

STATE OF NEVADA }
COUNTY OF Clark } SS.

On December 28, 1983 personally appeared before me, a Notary Public, in and for said County and State, Ronald F. Ryan and Michael C. Niarchos, known to me to be the V.P. and Secy. of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

HOWARD HUGHES DEVELOPMENT CORPORATION
By *Ronald F. Ryan* Vice President
Name (Typed or Printed) Ronald F. Ryan
By *Michael C. Niarchos* Secretary
Name (Typed or Printed) Michael C. Niarchos

Signature *Maudie Robinson*
Name (Typed or Printed) Maudie Robinson



(This area for Official Notarial Seal)

ORDER NO. _____ ESCROW NO. _____
WHEN RECORDED MAIL TO: Summa Corporation
PO Box 10000, Las Vegas, NV 89156
ATTN: M.C. NIARCHOS
WILL CALL

(This area for Recorder's use)

PARCEL NO. 7061

MOUNT DIABLO MERIDIAN, NEVADA.

T. 20 S., R. 59 E.,

- SEC. 15, ALL;
- SEC. 16, S 1/2;
- SEC. 17, SE 1/4;
- SEC. 19, LOTS 3, 4, E 1/2 SW 1/4, SE 1/4;
- SEC. 20, S 1/2, NE 1/4;
- SEC. 21, N 1/2 NW 1/4, NW 1/4 NE 1/4;
- SEC. 25, SE 1/4, S 1/2 NE 1/4, NE 1/4 NE 1/4, S 1/2 SW 1/4, NE 1/4 SW 1/4;
- SEC. 29, NW 1/4, N 1/2 NE 1/4, SW 1/4 NE 1/4, NW 1/4 SW 1/4;
- SEC. 30, LOTS 1, 2, 3, 4, E 1/2 W 1/2, NE 1/4, N 1/2 SE 1/4, SW 1/4 SE 1/4;
- SEC. 31, LOTS 1, 2, 3, 4, E 1/2 W 1/2;
- SEC. 35, SE 1/4, S 1/2 NE 1/4, NE 1/4 NE 1/4, S 1/2 SW 1/4, NE 1/4 SW 1/4;
- SEC. 36, ALL;

T. 21 S., R. 59 E.,

- SEC. 1, LOTS 1, 2, 3, 4, S 1/2 N 1/2, S 1/2;
- SEC. 2, LOTS 1, 2, 3, 4, S 1/2 N 1/2, S 1/2;
- SEC. 9, E 1/2;
- SEC. 12, ALL;
- SEC. 13, N 1/2 N 1/2;
- SEC. 14, N 1/2 N 1/2;

T. 20 S., R. 60 E.,

- SEC. 16, ALL;
- SEC. 17, SE 1/4, SE 1/4 NE 1/4, SE 1/4 SW 1/4;
- SEC. 19, SE 1/4, SE 1/4 NE 1/4, SE 1/4 SW 1/4;
- SEC. 20, ALL;
- SEC. 21, ALL; EXCEPT NORTH 1000 FEET OF THE E 1/2 NE 1/4 NE 1/4;
- SEC. 29, W 1/2;
- SEC. 30, LOTS 1, 2, 3, 4, E 1/2 W 1/2, E 1/2;

T. 21 S., R. 59 E.,

- SEC. 3, LOTS 1, 2, 3, 4;
- SEC. 4, LOTS 1, 2, 3, 4, S 1/2 NW 1/4, SW 1/4;
- SEC. 5, LOTS 1, 2, 3, 4, S 1/2 N 1/2, S 1/2;
- SEC. 6, LOTS 1, 2, S 1/2 NE 1/4, E 1/2 SE 1/4;
- SEC. 7, LOTS 1, 2, 3, 4, E 1/2 W 1/2, E 1/2;
- SEC. 8, ALL;
- SEC. 9, W 1/2;
- SEC. 16, N 1/2 NW 1/4;
- SEC. 17, N 1/2 N 1/2;
- SEC. 18, N 1/2 NE 1/4, NE 1/4 NW 1/4;

T. 20 S., R. 59 E.,

- SEC. 13, ALL;
- SEC. 14, ALL;
- SEC. 21, S 1/2, S 1/2 N 1/2, NE 1/4 NE 1/4;
- SEC. 22, ALL;
- SEC. 23, ALL;
- SEC. 24, ALL;
- SEC. 25, NW 1/4, NW 1/4 NE 1/4, NW 1/4 SW 1/4;
- SEC. 26, ALL;
- SEC. 27, ALL;
- SEC. 28, ALL;
- SEC. 29, SE 1/4, SE 1/4 NE 1/4, S 1/2 SW 1/4, NE 1/4 SW 1/4;
- SEC. 30, SE 1/4 SE 1/4;
- SEC. 31, E 1/2;
- SEC. 32, ALL;
- SEC. 33, ALL;
- SEC. 34, ALL;
- SEC. 35, NW 1/4, NW 1/4 NE 1/4, NW 1/4 SW 1/4;

T. 20 S., R. 60 E.,

- SEC. 17, NW 1/4, N 1/2 NE 1/4, SW 1/4 NE 1/4, N 1/2 SW 1/4,
SW 1/4 SW 1/4;
- SEC. 18, LOTS 1, 2, 3, 4, E 1/2 W 1/2, E 1/2;
- SEC. 19, LOTS 1, 2, 3, 4, E 1/2 NW 1/4, NE 1/4 SW 1/4, N 1/2 NE 1/4,
SW 1/4 NE 1/4.

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

Summa Corporation
Dec 20 2 23 PM '83

(47)

5200
FEE DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1852 1811924

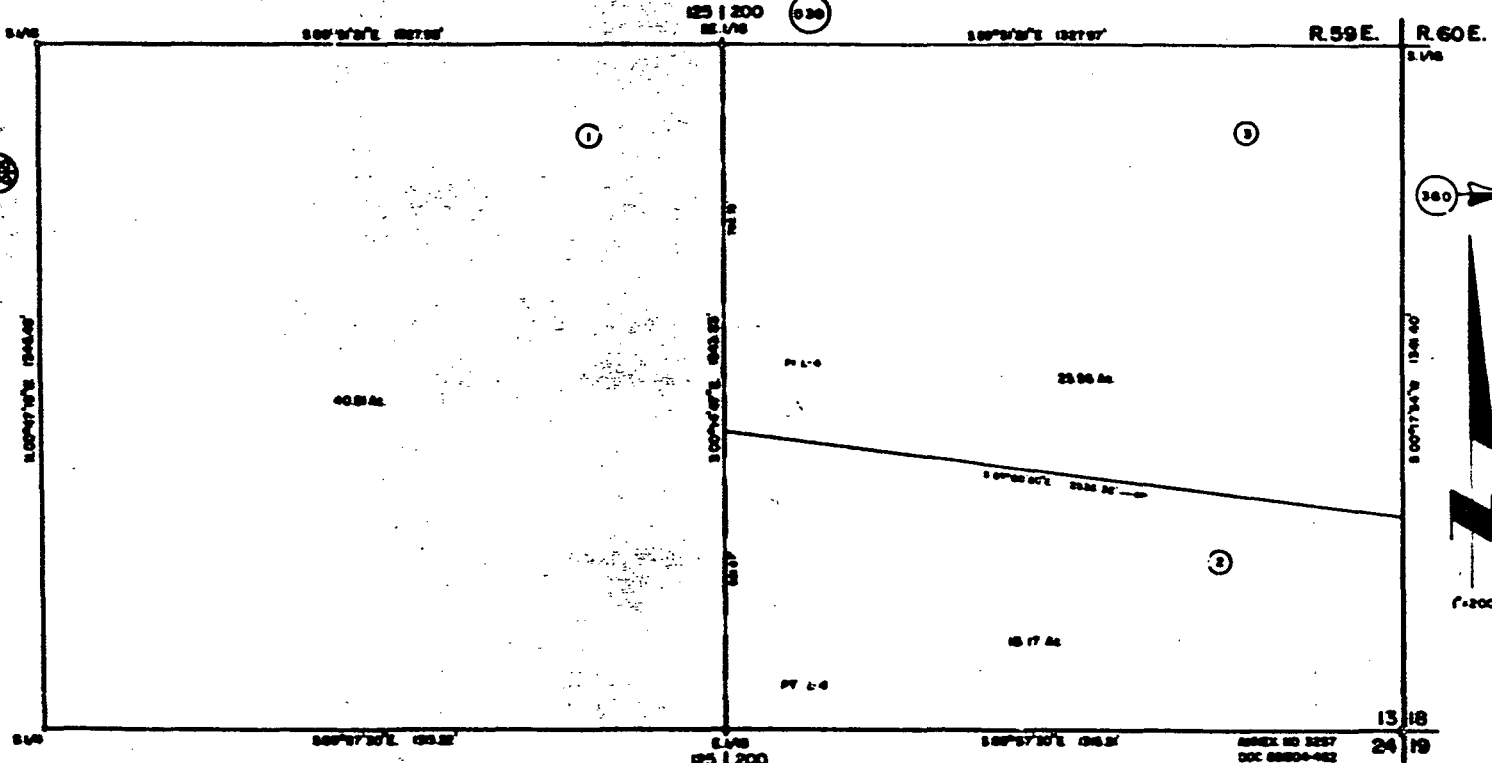
EXHIBIT B

350-040-002
350-340-002
350-370-001
350-060-002
350-440-001
350-390-001
350-070-002
350-430-001
350-400-001
450-230-025
350-080-001
350-420-001
350-410-001
350-690-001
350-700-001

S² SE⁴ SEC. 13 T. 20S. R. 59E.

350-040

NOTICE: This plat is for assessment use only and does not represent a survey. Its liability is limited as to the accuracy of the data abstracted hereon.

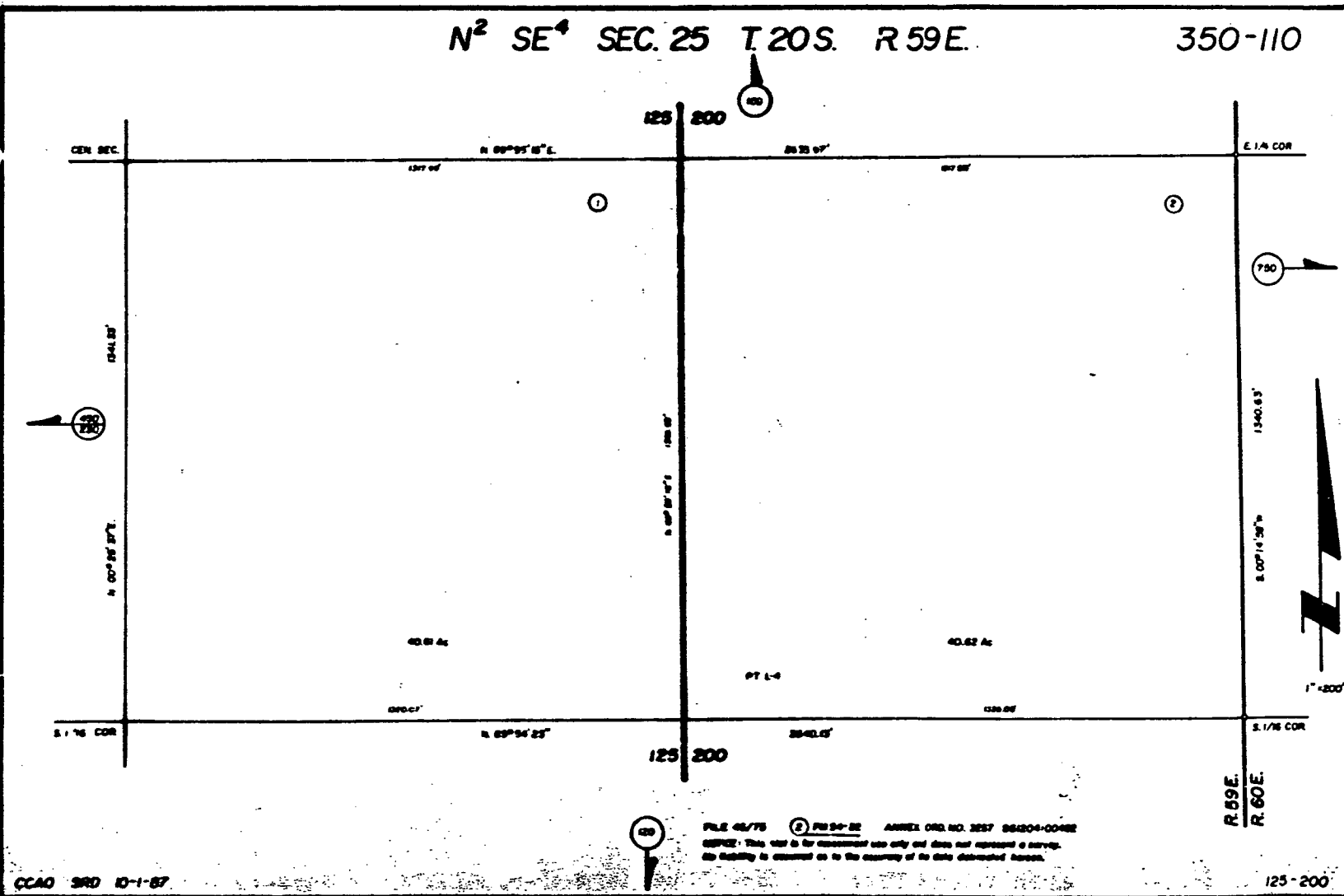


REV. 2-18-57 802

Use Per PAR-9 & 945-75

N² SE⁴ SEC. 25 T. 20S. R. 59E.

350-110

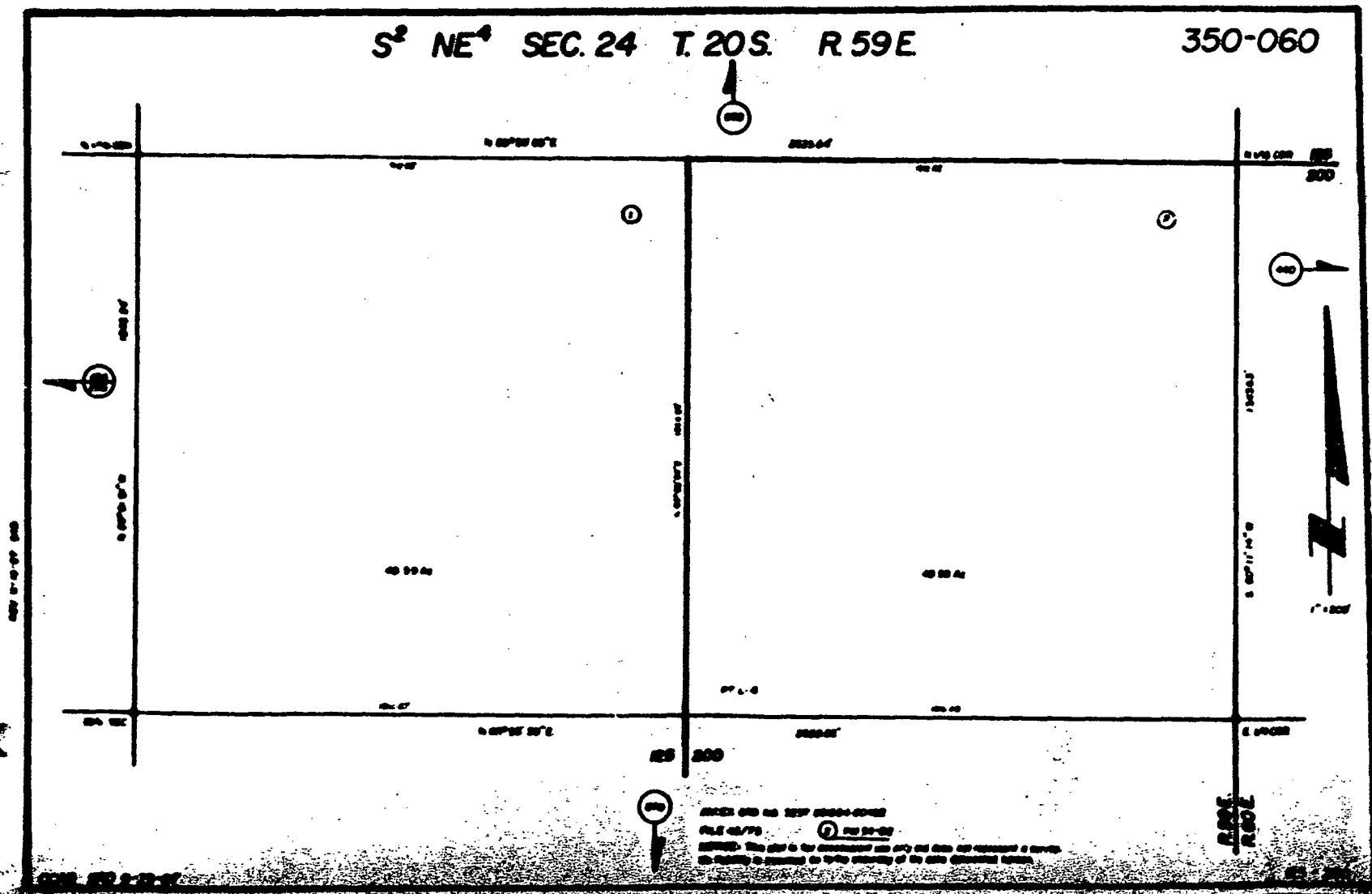


CCAO SRD 10-1-87

125-200

S² NE⁴ SEC. 24 T. 20S. R. 59E

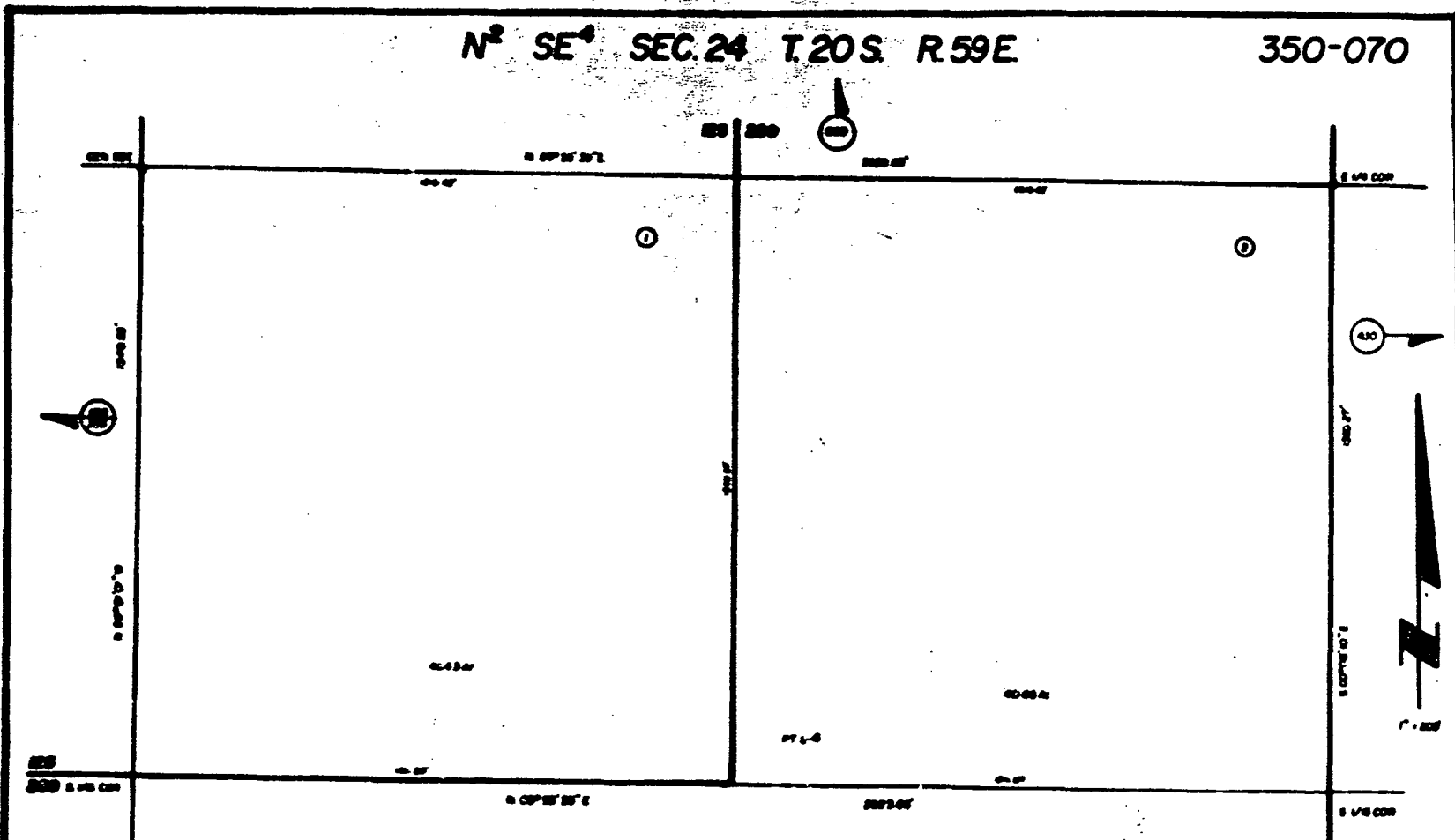
350-060



QUANT 1 AND 2 ARE 90 ACRES EACH
QUANT 3 AND 4 ARE 90 ACRES EACH
NOTICE: This map is for information only and does not constitute a survey.
All rights are reserved to the property of the State of California.

N² SE⁴ SEC. 24 T. 20 S. R. 59 E.

350-070



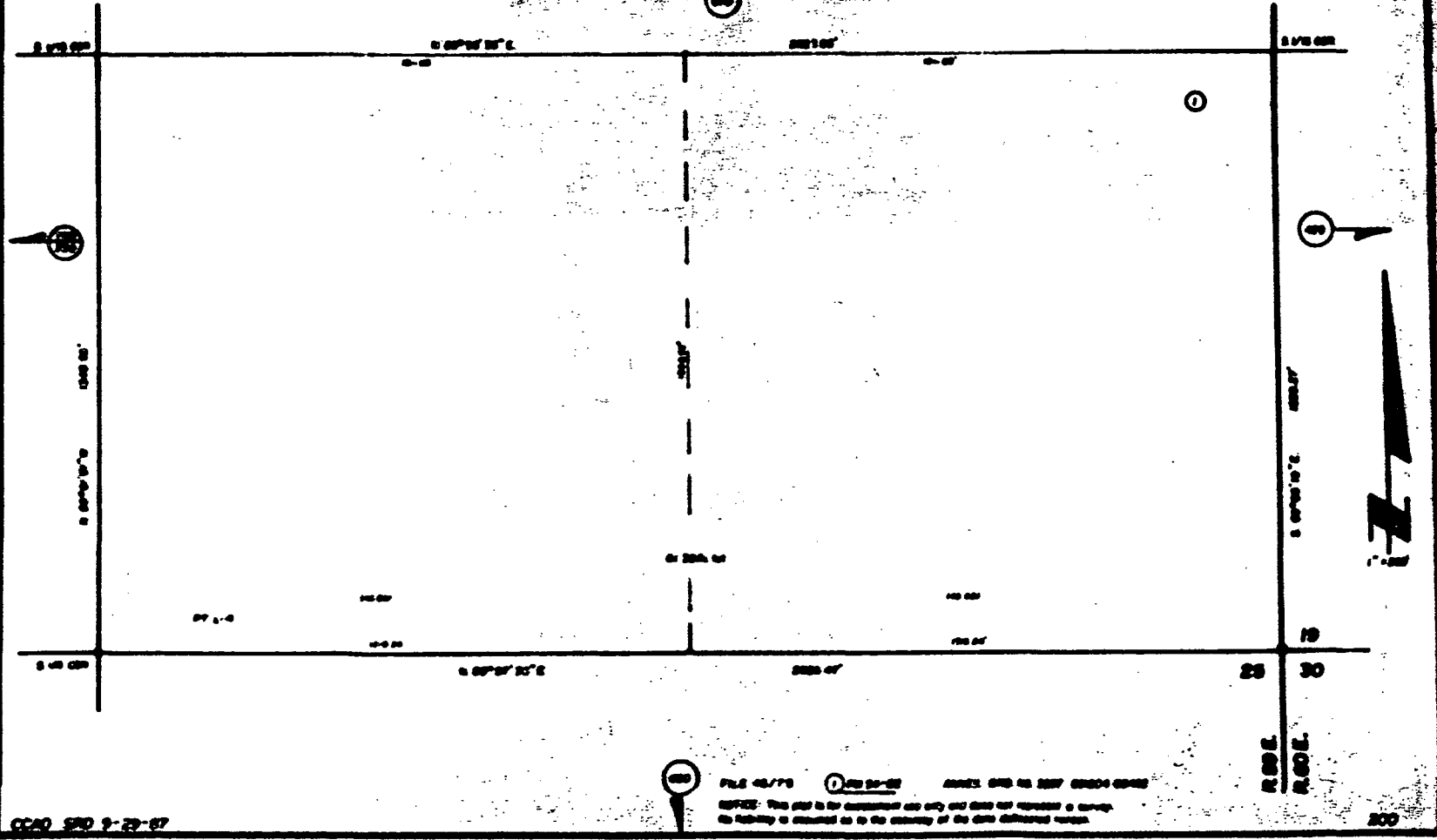
PLAT 10770
THIS PLAT IS FOR RECORD AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
THE BUREAU IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OBTAINED THEREON.

APR 1968

200

S² SE⁴ SEC. 24 T.20S R.59E

350-080



CCAO SPD 2-29-67



FILE 48/75 (1) 200 20-02

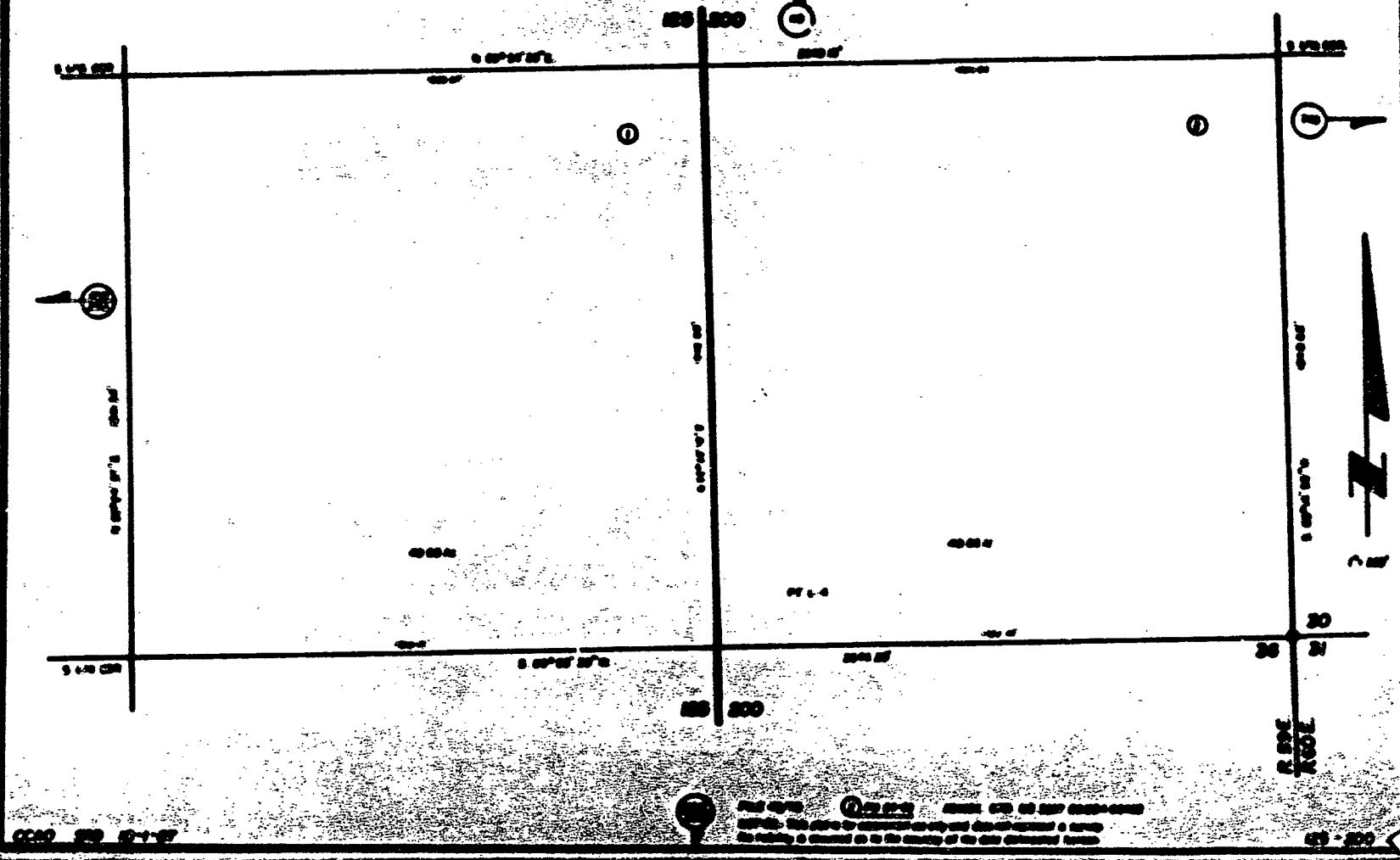
NOTICE: This plat is for information only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.

R.59E
R.60E


200

S² SE⁴ SEC. 25 T. 20S. R. 59E.

350-120



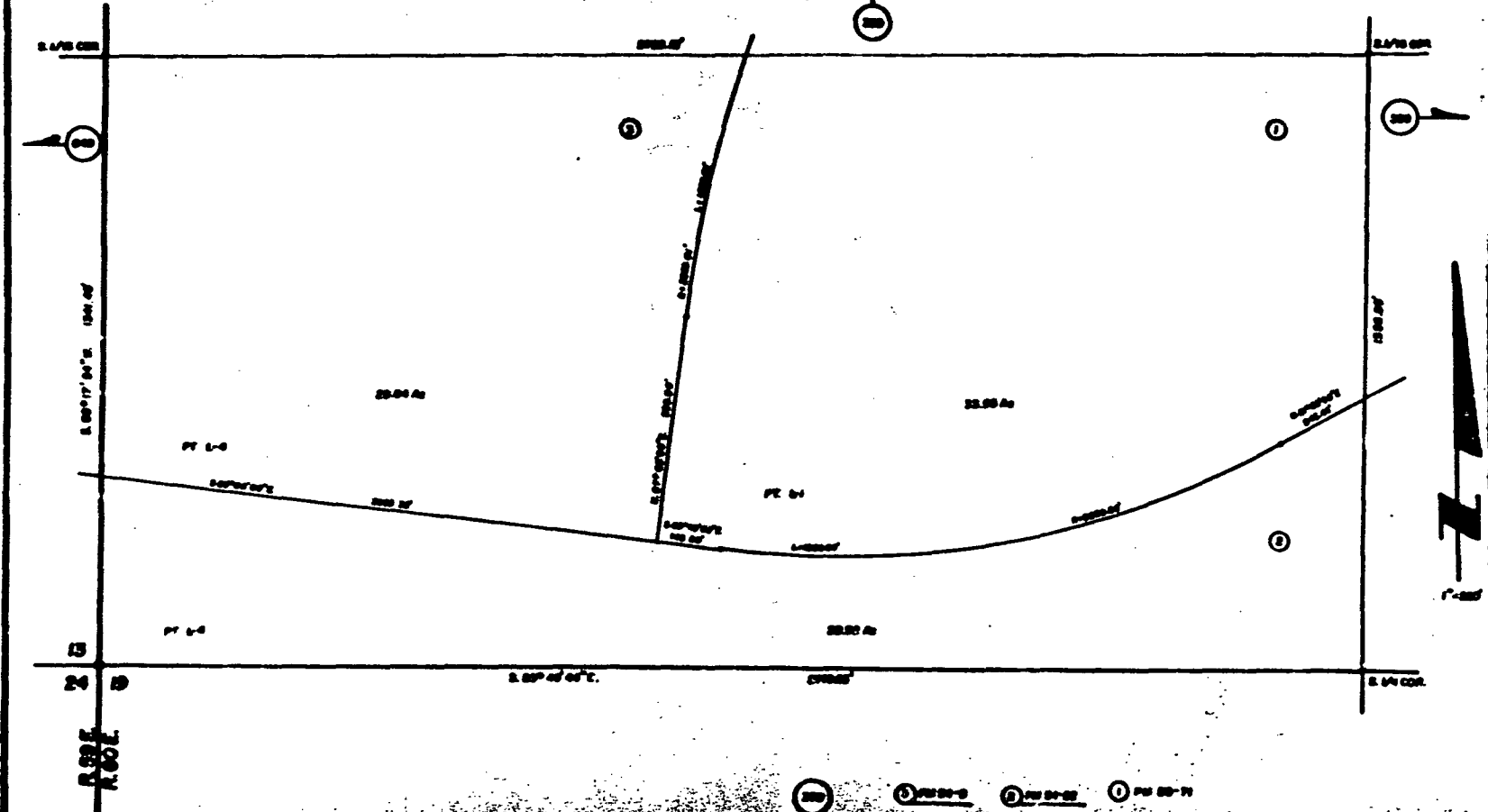
CCAD 250 10-1-57


 NORTH ARROW
 100 FEET
 SCALE BAR
 100 FEET
 SCALE BAR

350-120

S² SW⁴ SEC. 18 T20S R. 60E

350-340



N² NW⁴ SEC. 19 T. 20S R. 60E

350-370



13
2

1/4 SECTION

R. 59 E.
R. 60 E.

PT 1-4

6000 AC

1300.00'

SECTION 11, 12, 13 SEC.

SECTION 14, 15, 16 SEC.



1/4 SECTION

SECTION 19, T. 20S, R. 60E

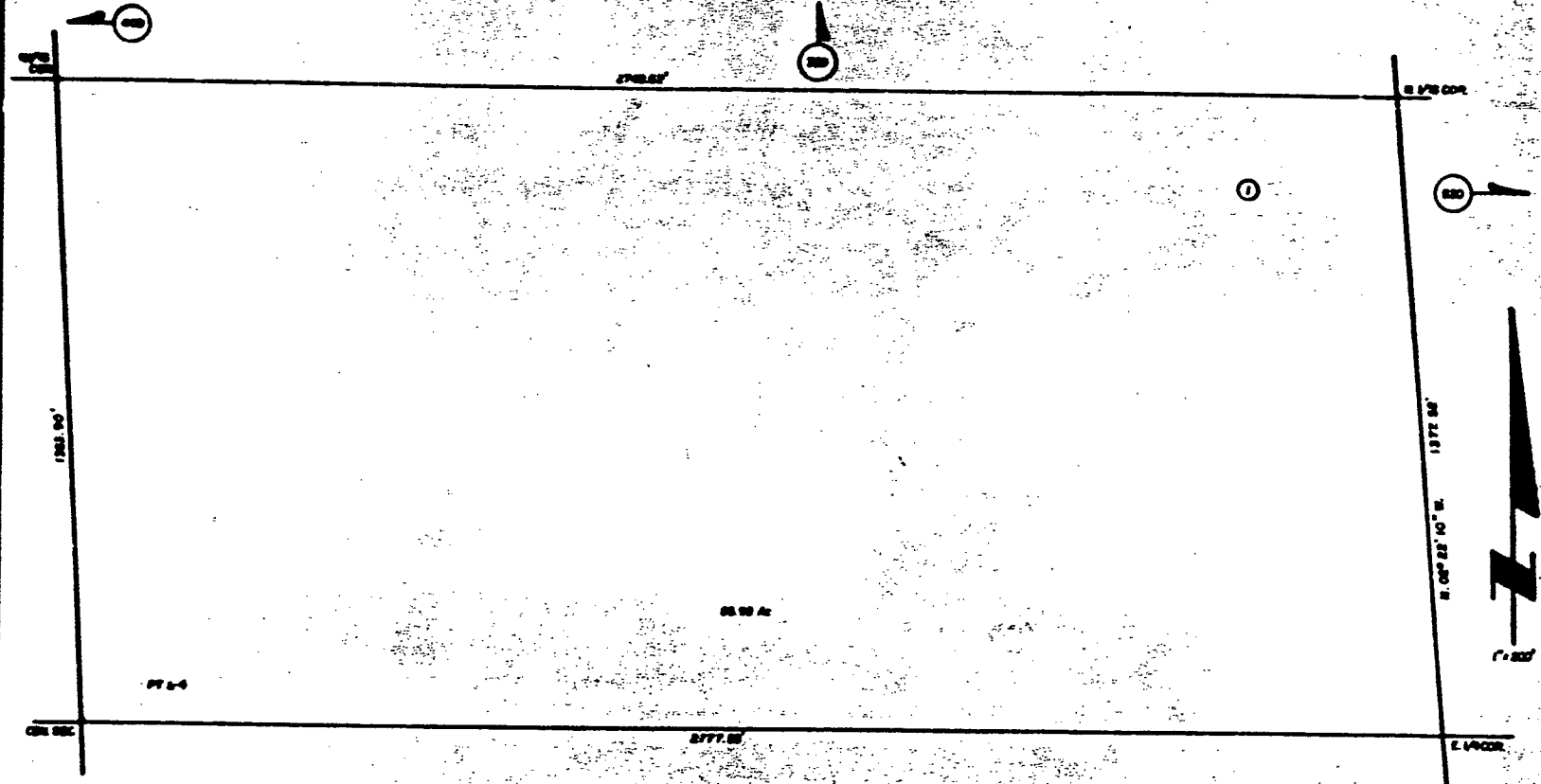
PLAT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

PLAT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

PLAT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

S² NE⁴ SEC 19 T.20S. R.60E

350-390



CCAO SD 0-2-87



① PT 24-22

AMERICAN OIL CO. 2287 68-204-0062 FILE 68/79

NOTICE: This plat is for informational use only and does not represent a survey. Its accuracy is dependent on the accuracy of the data delineated hereon.

S² NW⁴ SEC. 19 T.20S. R.60E

350-440

R. 60E.
R. 60E.



1/4 SEC. COR. 178 02' 1/4 SEC. COR.

1243 83'

S 00° 11' 14" W



PT. 24

1/4 SEC. COR.

677 85'

1/4 SEC. COR.



1260 34'



1-300'

1/4 SEC. COR.



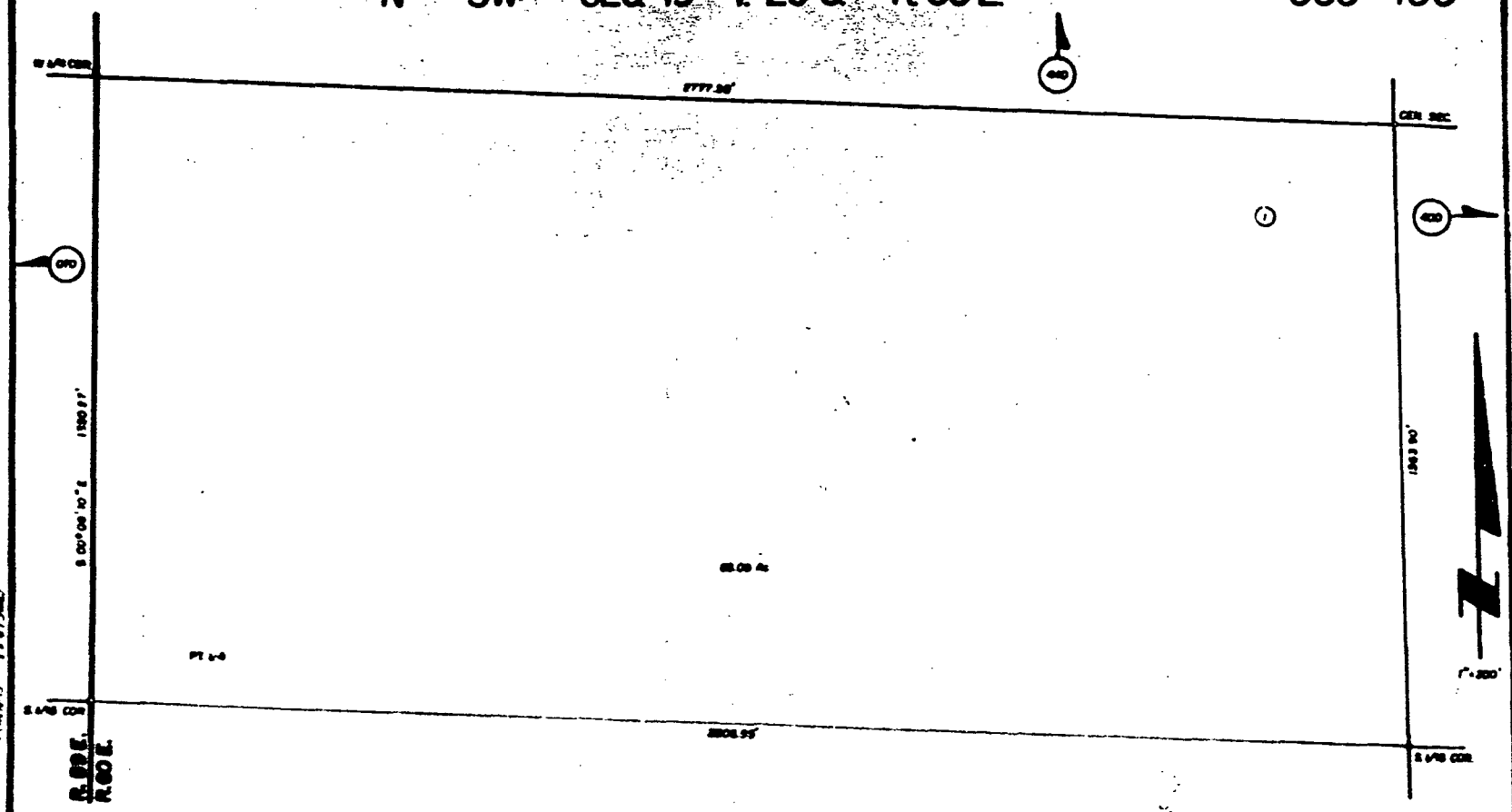
INDEX: SEE THE 2027 GENERAL CORRECTION FILE 42/75

NOTICE: THIS PLAN IS TO BE CONSIDERED AS ONLY ONE OF MANY RECORDS RELATING TO THIS PROPERTY AS SHOWN ON THE RECORDS OF THE COUNTY CLERK'S OFFICE.

350-440

N² SW⁴ SEC. 19 T. 20 S. R. 60 E.

350-430



CCAD 50 10-20-87

CCAD 50 10-20-87



430 1 10 04-82

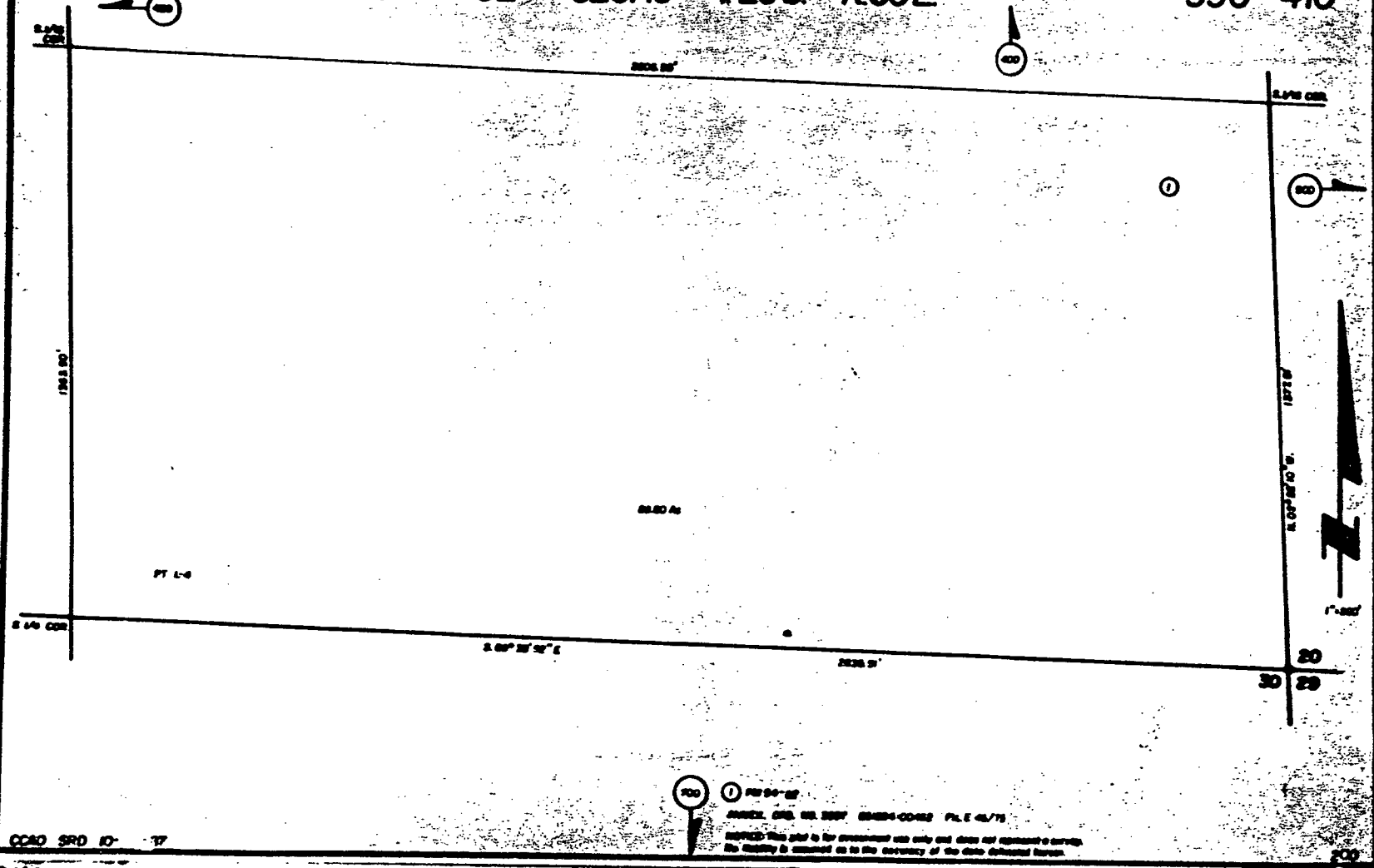
ANNEX. ONE. NO. 3857 68004-CORNER FILE 46/75

NOTICE: This plat is for information only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.

200

S² SE⁴ SEC. 19 T20S R60E

350-410



200 ①

① PER 90°-00'

SHARPE, GUY, SR. 2507 68484-00462 FILE 48/75

NOTICE: This plat is for information only and does not represent a survey. Its validity is assumed as to the accuracy of the data referenced herein.

CCAD SRD 10-17

UNRECORDED - 11 81 12

CCAK

S² SW⁴ SEC. 19 T.20S. R.60E.

350-420

R.60E
R.60E



S 1/4 COR



1943 10'



E 1/4 COR

S. 00° 00' 10" E 1982.87'

22
30

S. 00° 00' 00" E

2023.57'

07.92 26



1 1982-22

NOTICE: This plan is for information only and does not represent a warranty by the County as to the accuracy of the data submitted hereon.

200

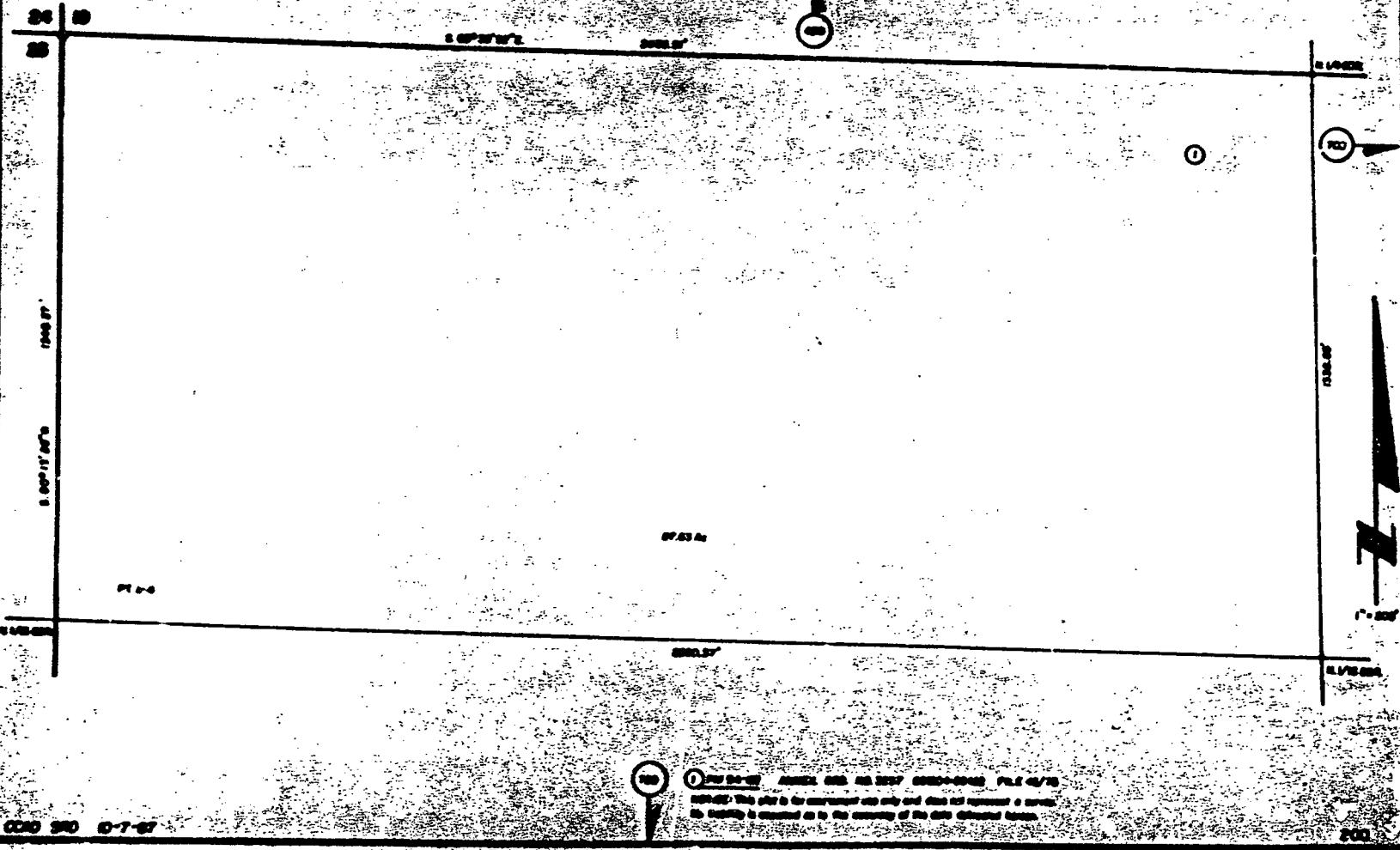
UNRECORDED - 11 11 14 14

0000 222 10-20-97

11 87562

N² NW⁴ SEC. 30 T20S R60E

350-690



UNIMPROVED 11 13 51 52

100

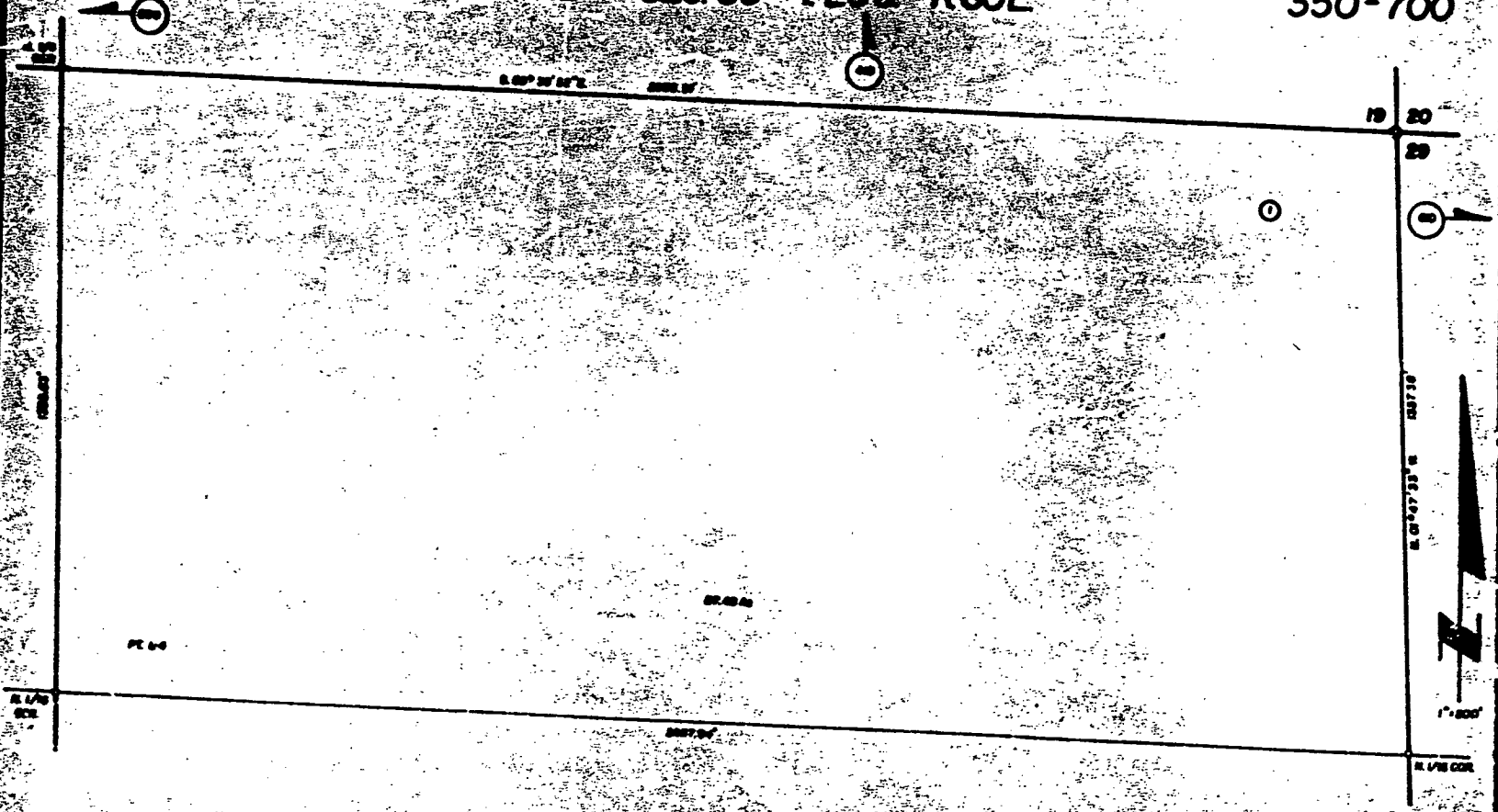
① **PLAT 20-47** AMERICAN LAND CO. 1927 2000-2040 FILE 42/75
 NOTICE: This plat is for information only and does not represent a survey.
 Its validity is dependent on the accuracy of the data obtained thereon.

CC-0 30 0-7-67

200

N² NE⁴ SEC 30 T20S R60E

350-700



700 ① 1/20 24-25 ANNEX ONE, 20, 2027 000000000 FILE 45/73

NOTICE: This plan is for informational use only and does not represent a survey. Its liability is limited to the accuracy of the data extracted hereon.

CCAD SPO ID-7-87

200

2

T. 20 S. R. 59 E.

450-230



104 | 125



2

3

4

5

25

350
370

SEC 21

SEC 22

SEC 23

SEC 24

SEE 350-050

SEE 350-060

SEE 350-070

SEE 350-080

350
440

350
430

350
420

125

200

640.00 Ac

640.00 Ac

640.00 Ac

325.45 Ac
F46/73

11

10

9

8

26

350
690

SEC 28

SEC 27

SEC 26

SEC 25

SEE 350-090

SEE 350-100

SEE 350-110

SEE 350-120

350
760

350
750

350
740

640.00 Ac

640.00 Ac

640.00 Ac

324.68 Ac
F46/73

200

125

152

15

16

17

18

150

SEC 33

SEC 34

SEC 35

SEC 36

640.00 Ac

640.00 Ac

640.00 Ac

640.00 Ac

160

1" = 2640'

420

420