

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0077-88

APN 138-33-299-016

Location ALTA BTWN CIMARRON & VILLA MONTEREY DR

Applicant LDS CHURCH

Subject

PARCEL MAP(S) FOR PM-0077-88



1 2 3 4 5 6

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

MARCH 17, 1989

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:



ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-77-88 L.D.S. CHURCH

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

March 17, 1989

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel



SUBJECT:

PM-77-88 L.D.S. Church

COPIES TO:

The property is located on the north side of Alta Dr. between Cimarron Dr. and Villa Monterey Dr.. The zoning is N-U. Two parcels are being created: parcel 1 is 2.5 acres and parcel 2 is 2.4 acres. The Department of Public Works required right-of-way dedication of 40' for Alta and 25' for Cherry River Dr., a private drainage easement along the east edge of parcel 2, a drainage plan/study submitted and approved prior to building or grading permit issuance on parcel 2; no improvements nor bonding required prior to map recordation. The Survey Division had one correction on the map; this has been done. 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.



CLARK COUNTY HEALTH DISTRICT

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

DATE: January 9, 1989

OWNER: LDS Church

PM NO: 77-88 (CITY)

SURVEYOR: Sligar, Jerry

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 2 ac each.

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

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 5, 1989

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

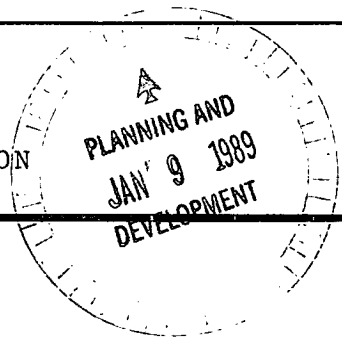
PUBLIC WORKS
SURVEY DIVISION

SUBJECT:

L.D.S. Church
PM-77-88

COPIES TO:

City Engineer
Survey



This Division requests that the following be attended to prior to our approval of the subject parcel map.

1. Move the property boundary line to the center lines of Alta Drive and Cherry River Drive in order to effect dedication of the streets.

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

CDP:ld

INTER-OFFICE MEMORANDUM

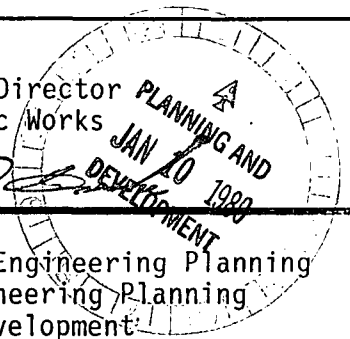
January 10, 1989

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

COMMENTS RE:

PM-77-88
LDS Church

COPIES TO:

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

1. At the time we reviewed construction plans for the church buildings on Parcel #1 it was noted that drainage leaves the church site at the north-east corner of Parcel #1 and drains to the north. A private drainage easement should be shown on the east edge of Parcel #2 prior to recordation.
2. Alta Drive street improvements are required of the LDS Church with U-130-88.
3. Cherry River Drive street improvements will be required when development plans for Parcel #2 are reviewed.
4. Drainage plan and technical drainage study required to be submitted and approved prior to the issuance of building or grading permits on Parcel #2.
5. No bonds nor improvements required prior to recordation of this map.
6. Street dedications of 40' on Alta Drive and 25' on Cherry River Drive are required as shown on the map.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: *12/22/88*

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-77-88*

SUBMITTED BY: *LDS CHURCH*

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.

No Comment

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R. S. Genzer
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

Ann Vilbert
Fire Alarm Office
12-30-88

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION 

SUBJECT: PM-77-88

DATE: 12/27/88

- 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: **12/22/88**

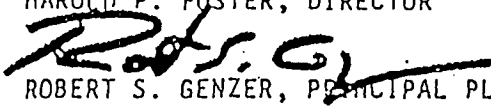
TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
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DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: **PM-77-88**

SUBMITTED BY: **LDS CHURCH**

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:jfp

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: _____

1. Owner(s) of Record: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
Address: 50 E. North Temple St., Salt Lake City, UT Phone No.: _____
2. Name of Surveyor: Jerry Sligar, R.L.S., ALCA ENGINEERING & SURVEYING, INC.
Address: 820 South Valley View Blvd., Las Vegas, NV Phone No.: (702) 878-3358
3. Location of Parcel Map: Section 33 Township 20 S Range 60 E
4. Tax Parcel No.: 450-480-015
5. Acreage: 5 Acres Number of Parcels to be Created: 2 Land Use Zone: M-U
6. Does the land front on a public (dedicated) street? Yes X No _____
7. List names of public access streets between this property and nearest major streets:
ALTA DRIVE
8. Describe the existing improvements and/or condition of streets in item #6 above:
UNIMPROVED
9. 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:
LAS VEGAS VALLEY WATER DISTRICT ALTA DRIVE
10. Will the property be serviced by the City Sanitary Sewer System? Yes X No _____
If no, indicate how sewer service will be provided: _____
CONNECT AT ALTA DRIVE
11. Is immediate development proposed on the parcels of land to be created? Yes _____ No X
On which parcel? #1 _____ #2 _____ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence: _____

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: _____

Owner(s) of Record

Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: Les

Receipt No.: 47789

Case No.: PM-77-88

Date: 12/20/88 L-33-4

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.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANTHONY J. KOWALEWSKI and SHERYL A. KOWALEWSKI,
Husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to "CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS, a Utah Corporation Sole"

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter
(SW 1/4) of the Northeast Quarter (NE 1/4) of Section 33, Township 20 South,
Range 60 East, M.D.B & M., said property is also known as GOVERNMENT LOT TWENTY-
EIGHT (28) in said Section 33, Township 20 South, Range 60 East, M.D.B & M.

SUBJECT TO: 1) Taxes for the fiscal year 1979-80
2) Covenants, conditions, restrictions, reservations, rights of way
and easements now of record.

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

Witness our _____ hand _____ this 10th day of April, 1980

STATE OF NEVADA }
COUNTY OF Clark } ss.

Anthony J. Kowalewski
Anthony J. Kowalewski

Sheryl A. Kowalewski
Sheryl A. Kowalewski

On April 10, 1980
personally appeared before me, a Notary Public, _____

Anthony J. Kowalewski
Sheryl A. Kowalewski

who acknowledged that _____ he _____ executed the above
instrument.

Signature Gary D. Saltzman
(Notary Public)
GARY D. SALTSMAN, CPT, JAGC
(Notarial Seal) Legal Assistance Office

ESCROW NO.) 80-24993 RS
ORDER NO.)
WHEN RECORDED MAIL TO: CORP OF CHURCH OF LATTER DAY
SAINTS, 50 E. North Temple St., Salt Lake City, UT 84150

CLARK COUNTY NEVADA
JOAN L. SANDERS, REC. CLERK
RECORDED
NEVADA TITLE CO.
AUG 18 8 37 AM '80
FEE \$300 DEPUTY W
OFFICIAL RECORDS
BOOK INSTRUMENT