

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-77-89

APN                16303501030

Location           RAINBOW AND DEL REY

Applicant           LYLE BRENNAN

Subject

CREATING FOUR PARCELS PARCEL NUMBERS  
16303501030, 16303501029, 16303501027,  
16303501028.



## INTER-OFFICE MEMORANDUM

1-18-90

## TO:

ROBERT S. GEALZER  
LES COMEAU  
COMMUNITY PLANNING AND DEVELOPMENT

## FROM:

RON GREGORY  
COMMUNITY PLANNING AND DEVELOPMENT

## SUBJECT:

PARCEL MAP APPROVAL

PARCEL MAP NO: PM-77-89APPLICANT: Lyle Brennan

## 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):

No new Streets

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:

**MEMORANDUM**

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To: GARY PRESSWOOD, PE

From: RITA LUMOS, PLS

Subject: PM 77-89 / Southwest Engineering

Date: December 19, 1989

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

Complete owner's name and signature.



## CLARK COUNTY HEALTH DISTRICT

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

DATE: December 14, 1989

OWNER: Brennan, Lyle

PM NO: PM 77-89 (CITY)

SURVEYOR: Kreeger, Kenneth 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, approximately .3 and .4 ac each.

### 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.

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

**DATE**

December 26, 1989

**TO:**

Harold P Foster, Director  
Department of Community Planning

**FROM:**

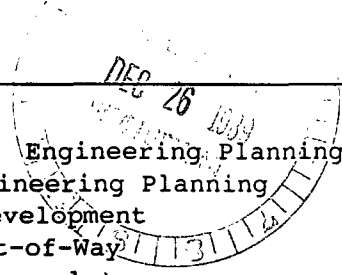
*for* Richard D Goecke, Director  
Department of Public Works  
*CK DE Post*

**SUBJECT:**

PM-77-89  
Lyle Brennan

**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. Site development to comply with the conditions of approval for the recent plot plan review of this site (Z-22-87).
2. We have no objection to the recordation of this map at this time. Neither bonds nor improvements required prior to recordation.

DATE: 12/12/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM- 77- 89

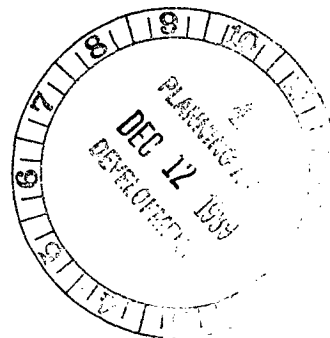
X NO OBJECTIONS      \_\_\_\_\_ SUBJECT TO CONDITIONS LISTED      \_\_\_\_\_ DENIAL

\_\_\_\_\_ 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



ORIGINAL - COMMUNITY PLANNING AND DEVELOPMENT

YELLOW - F.P.B.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 12.7.89

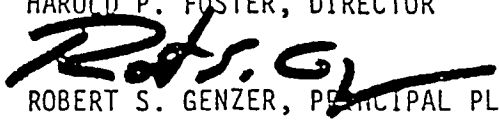
TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM.77.89

SUBMITTED BY: Lyle Brennan

May we have your comments, recommendations, and suggestions, ~~no later than~~  
when possible. 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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY OF LAS VEGAS

Date: 11-23-89

1. Owner(s) of Record: LYLE BRENNAN  
Address: 3800 Howard Hughes Bkwy, St. 120 Phone No.: 7319007
2. Name of Engineer or Surveyor: SOUTHWEST ENGINEERING  
Address: 5426 W. VEGAS DR LV. NEV 89108 Phone No.: 648 9700
3. Location of Parcel Map: Section 3 Township 21S Range 60E  
Tax Parcel No.: 310-280-74
4. Acreage: 1.57 ± Number of Parcels to be Created: 4 Land Use Zone: \_\_\_\_\_
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 street:  
RAINBOW BOULEVARD FRONTS ON THE EAST SIDE OF PROPERTY
7. Describe the existing improvements and/or condition of streets in Item #6 above:  
STREET IN GOOD CONDITION & FULLY IMPROVED LESS  
STREETLIGHTS & SIDEWALK
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:  
PUBLIC - LUVWD
9. Will the property be serviced by the City Sanitary Service 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 X No \_\_\_\_\_  
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: [Signature] Owner(s) of Record Kenneth L. Greger PLS 8305 Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

\*\*\*\*\* FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY \*\*\*\*\*  
Filing Fee: \$50.00 Received by: Ron  
Receipt No.: 074425  
Case No.: PM. 77-89 Date: 12.7-89

Q-3.2

89102400290

RTTS -0-

APR 210-280-074

## QUITCLAIM DEED

THE SUBSCRIBERS WHEREWITH: That LYLE BRENNAN, a married man as his sole and separate property

In consideration of \$\_\_\_\_\_ the receipt of which is hereby acknowledged, do hereby name, release and forever quitclaim to

LYLE BRENNAN AND ASSOCIATES, INC., A Nevada Corporation

all that and property therein to the \_\_\_\_\_ County of \_\_\_\_\_ State of Nevada bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY ITS REFERENCE.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise belonging or to be lawfully appurtenant.

Witness my hand and seal this Tenth day of October 1989.

LYLE BRENNAN

State of Nevada

County of Clark

On this 16 day of October 1989

personally appeared before me, a Notary Public in and for said County and State:

Lyle E. Brennan

SCROW NO. 89-10-0175 REN

WHEN RECORDED MAP TO: Lyle Brennan and Associates, Inc.

1800 Howard Hughes Parkway # 120

Las Vegas, NV

I have to see to be the person described in and who executed the foregoing instrument, who is qualified to be the Notary Public in and for said County and State, and who is duly sworn and qualified to be the Notary Public in and for said County and State.



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
CHERYL BARR  
My Commission Expires June 6, 1990

E-11



**COMMONWEALTH**  
LAND TITLE INSURANCE COMPANY  
A Member Group Fidelity Company

1 0 2 4 0 0 2 9 8

Order No.: 89-10-0175 REN

**EXHIBIT "A"**

A portion of Government Lot 36, lying in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.B.M., described as follows:

COMMENCING at the North 1/16 corner of Section 3, Township 21 South, Range 60 East, M.D.B.M., said point being the centerline intersection of Rainbow Boulevard (160 feet wide) and Del Ray Avenue (60 feet wide);

THENCE South 89°21'08" West, along said centerline of Del Ray Avenue, 340.27 feet to the Southwest corner of said Government Lot 36;

THENCE North 2°33'54" West, along the West line of said Government Lot 36, 231.45 feet to the POINT OF BEGINNING;

THENCE continuing North 2°33'54" West, 261.60 feet;

THENCE North 89°33'17" East 266.11 feet to a point on the West right of way of said Rainbow Boulevard;

THENCE South 2°28'00" East, along said right of way 251.76 feet;

THENCE South 87°26'06" West 265.50 feet to the POINT OF BEGINNING.

**ALSO KNOWN AS:**

Lot Two (2) as shown by map thereof on File 53 of Parcel Maps, Page 70 in the Office of the County Recorder, Clark County, Nevada.

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

NEVADA TITLE CO

10-24-89 08:00 881

BOOK 891024 INST. 00294

FEE 6.00 NPTT EX9010



8910240298

**SOUTHWEST ENGINEERING**  
5426 W. Vegas Drive  
LAS VEGAS, NEVADA 89108

# LETTER OF TRANSMITTAL

(702) 648-9700

TO City

|                            |                          |
|----------------------------|--------------------------|
| DATE<br><u>12-4-89</u>     | JOB NO.<br><u>890623</u> |
| ATTENTION                  |                          |
| RE: <u>West Park Plaza</u> |                          |
|                            |                          |
|                            |                          |
|                            |                          |
|                            |                          |
|                            |                          |
|                            |                          |

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings    ☒ Prints    ☐ Plans    ☐ Samples    ☐ Specifications  
☐ Copy of letter    ☐ Change order    ☐ \_\_\_\_\_

| COPIES | DATE | NO. | DESCRIPTION                    |
|--------|------|-----|--------------------------------|
| 8      |      | 1   | Parcel map - 1 rolled 7 Folded |
| 1      |      |     | Application                    |
| 1      |      |     | <del>Title letter</del> Deed   |
| 1      |      |     | Check                          |
|        |      |     |                                |
|        |      |     |                                |
|        |      |     |                                |
|        |      |     |                                |
|        |      |     |                                |

THESE ARE TRANSMITTED as checked below:

- ☒ For approval    ☐ Approved as submitted    ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use    ☐ Approved as noted    ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested    ☐ Returned for corrections    ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment    ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
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COPY TO File

SIGNED: R. A. M.