

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-77-89  
APPLICANT: 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: Brenman, 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

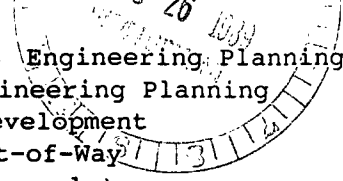
December 26, 1989

**TO:**  
Harold P Foster, Director  
Department of Community Planning

**FROM:**  
*for* Richard D Goecke, Director  
Department of Public Works  
*OK JEP*

**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

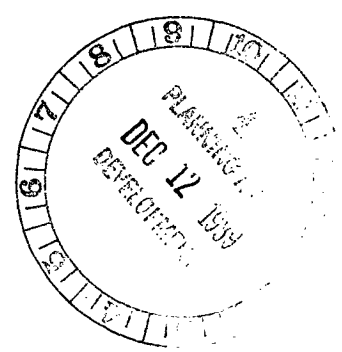
X NO OBJECTIONS      \_\_\_\_\_ SUBJECT TO CONDITIONS LISTED      \_\_\_\_\_ DENIAL

\_\_\_\_\_ 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



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 12.7.89

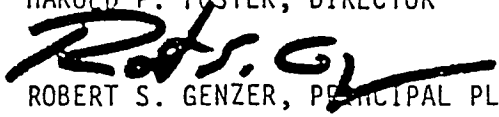
TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK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

89102400298

2

NOTES

APR 310-280-074

# QUITCLAIM DEED

THE SIGNATURES WHEREIN: That LYLE BRENNAN, a married man as his sole and separate property

in consideration of \$\_\_\_\_\_ the receipt of which is hereby acknowledged, do hereby sell, release and convey unto

LYLE BRENNAN AND ASSOCIATES, INC., A Nevada Corporation

all that and property stands in 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 relating or to anywise appertaining.

Witness my hand and seal this Tenth day of October 1989


LYLE BRENNAN

RECORD NO. 89-10-0179 REN

WHEN RECORDED MAIL TO: Lyle Brennan and Associates, Inc  
1800 Howard Hughes Parkway # 120  
Las Vegas, Nv

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

I have to see to be the person described in and who executed  
the foregoing instrument, who is qualified to be the Notary Public  
and whose name and authority are on file with me  
and my seal is as follows:  
Cheeryl Barr  
Notary Public in and for said County and State.

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



**COMMONWEALTH**  
LAND TITLE INSURANCE COMPANY  
A Division of Republic 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 (180 feet wide) and Del Ray Avenue (60 feet wide);

THENCE South  $89^{\circ}21'08''$  West, along said centerline of Del Ray Avenue, 340.27 feet to the Southwest corner of said Government Lot 36;

THENCE North  $2^{\circ}33'54''$  West, along the West line of said Government Lot 36, 231.45 feet to the POINT OF BEGINNING;

THENCE continuing North  $2^{\circ}33'54''$  West, 261.60 feet;

THENCE North  $89^{\circ}33'17''$  East 266.11 feet to a point on the West right of way of said Rainbow Boulevard;

THENCE South  $2^{\circ}28'00''$  East, along said right of way 251.76 feet;

THENCE South  $87^{\circ}26'06''$  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

(702) 648-9700

DATE 12-4-89	JOB NO. 890623
ATTENTION	
RE: West Park Plaza	

TO City

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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>The letter</del> Need
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: [Signature]