

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-78-89

APN 16302402002.3

Location TORREY PINES DR & SAHARA DR

Applicant FLETCHER JONES

Subject

TWO PARCELS TO BE CREATED FOR IMMEDIATE
DEVELOPMENT.



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

1-2-90

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-81-88 PM-76-89
PM-74-89 PM-78-89

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

1-2-90

TO:

ROBERT S. GENZER
LES COMEAU
COMMUNITY PLANNING AND DEVELOPMENT

FROM:

RON GREGORY
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

PARCEL MAP APPROVAL

PARCEL MAP NO: PM-78-89APPLICANT: Fletcher Jones

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:



CLARK COUNTY HEALTH DISTRICT

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

DATE: January 5, 1990

OWNER: Fletcher Jones

PM NO: PM 78-89 (City)

SURVEYOR: Fulstone, Robert

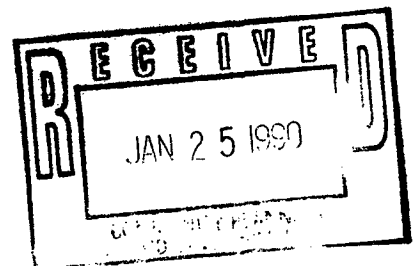
City of Las Vegas
According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel map two (2) lots are involved, approximately 5 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.



MEMORANDUM

To: GARY PRESSWOOD, PE

From: RITA LUMOS, FLS

Subject: FM 78-89 / Fletcher Jones

Date: January 1, 1990

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

Add curve data in lot 2.

Provide for replacement of 1/16 corner with Type II monument.

Change name of Carl Peterson to Gary Presswood.

Correct spelling in Owner's Certificate and Recorder's Block.

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

DATE

December 26, 1989

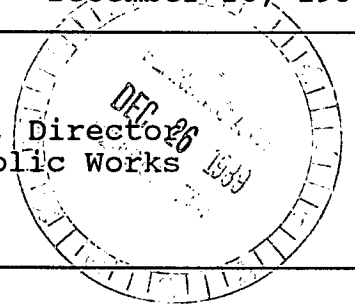
TO:

Harold P Foster, Director
Department of Community Planning

FROM:

for Richard D Goecke, Director
Department of Public Works

CK Velez



SUBJECT:

PM-78-89
Fletcher Jones

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. The map must be modified prior to recordation to show additional property is offered and dedicated on the northwest corner of Sahara Avenue and Torrey Pines Drive to make the corner a 25' radius.
2. Site development to comply with the conditions of approval for Z-122-89. Neither bonds nor improvements required prior to the recordation of this map.
3. We have no objection to the recordation of this map at this time.

DATE: 12/21/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-78-89

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: 12.11.89

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.78.89

SUBMITTED BY: Fletcher Jones

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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: **12.11.89**

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.78.89**

SUBMITTED BY: **Fletcher Jones**

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 PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: December 7, 1989

1. Owner(s) of Record: FLETCHER JONES
Address: 444 S. Decatur Blvd. Phone No.: 735-4560
2. Name of Surveyor: Fulstone Enterprises
Address: 940 S. Martin Luther King Blvd. Phone No.: 382-8141
3. Location of Parcel Map: Section 6 Township 21 So. Range 60 East
Tax Parcel No.: 310-400-007
4. Acreage: 10.16 Number of Parcels to be Created: Two Land Use Zone:
5. Does the land front on a public (dedicated) street? Yes XX No
6. List names of public access streets between this property and nearest major streets:
Northwest corner of W. Sahara Ave. and Torrey Pines Dr.
7. Describe the existing improvements and/or condition of streets in item #6 above:
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:
Las Vegas Valley Water Dist has an 8" water line on the north side of Sahara Ave and 24" on Torrey Pines Dr.
9. Will the property be serviced by the City Sanitary Sewer System? Yes XX No
If no, indicate how sewer service will be provided: 30" line on Torrey Pines and a 27" line on the north side of Sahara Ave.
10. Is immediate development proposed on the parcels of land to be created? Yes XX No
On which parcel? #1 #2 XX #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Automobile dealership due to commence construction on January 10, 1990

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:

Fletcher Jones
Owner(s) of Record

Tha [Signature]
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: Ran

Receipt No.: 074435

Case No.: PM-78-89

Date: 12-11-89

Q-2-7

7-122-81

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

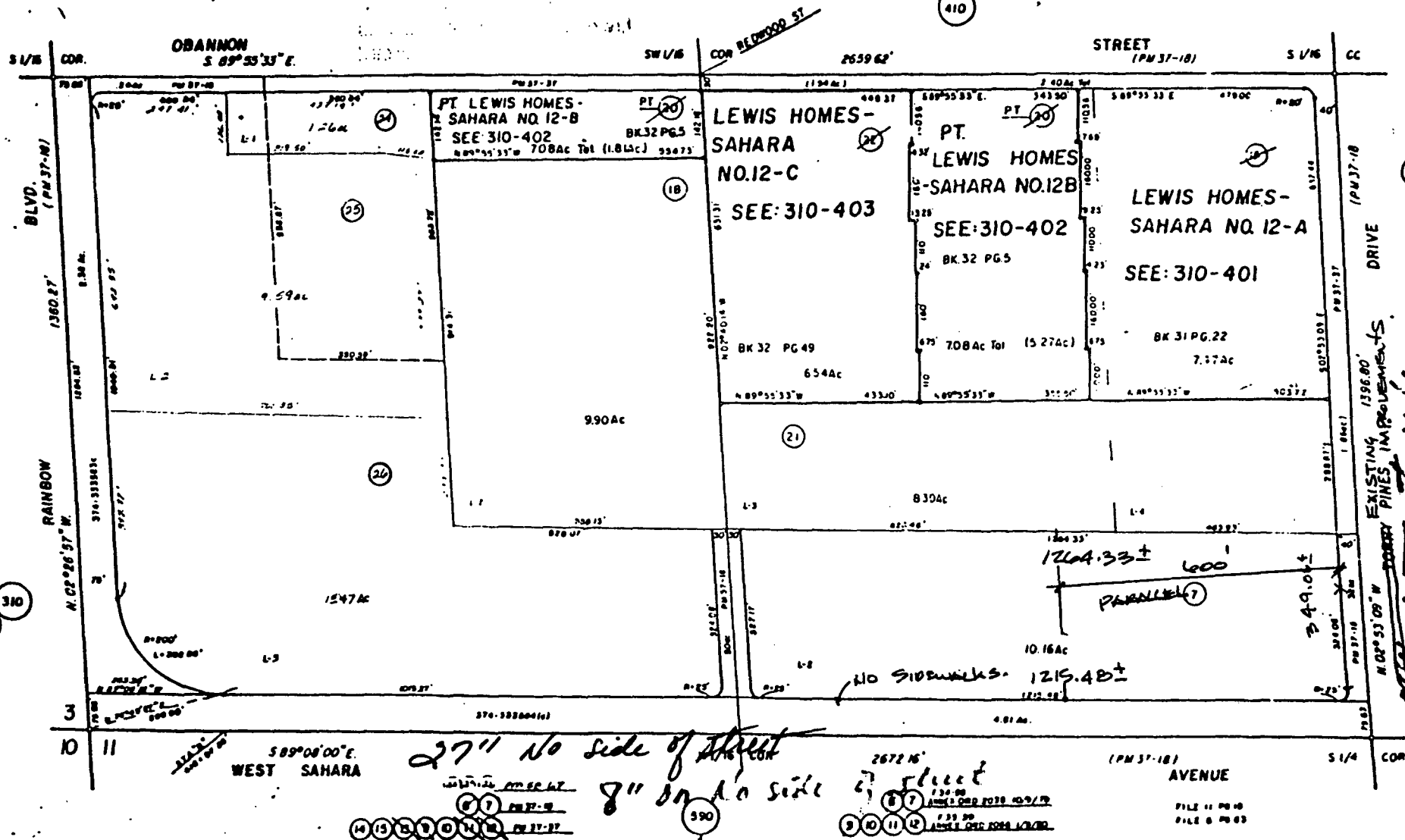
1. The original linen prepared by a Registered Land Surveyor which contains the signature of the Owner(s) of Record and all other required signatures before submittal.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50'), unless the area is greater than 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.

S² SW⁴ SEC. 2 T. 21 S. R. 60 E.

Sewer (Dale) 310-400 water

NOTICE This plot is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



BOOK 860228

Quitclaim Deed

01183

Exempt 6

In consideration of \$ -0- receipt of which is acknowledged _____

JACQUELINE H. CLAMPETT-JONES, wife of grantee

do ss hereby quitclaim to FLETCHER JONES, a married man as his sole and separate
property

_____ the real property in the
County of CLARK State of Nevada, described as:

Lot Two (2) as shown on that certain Parcel Map filed on February 4, 1982, in
File 37, Page 18 of Parcel Maps, and as recorded as Instrument No. 1478376, in
Book 1519, Official Records, Clark County, Nevada.

THIS DEED IS GIVEN FOR THE PURPOSE OF REMOVING ANY INTEREST THAT THE GRANTOR
MAY HAVE IN THE HEREIN DESCRIBED REAL PROPERTY, OR THAT SHE MAY HAVE ACQUIRED
BY REASON OF COMMUNITY INTEREST.

Witness MY hand this 26th day of February, 1986

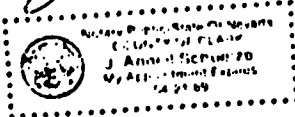
STATE OF NEVADA, Clark } ss.
COUNTY OF Clark
On February 26, 1986 personally
appeared before me, a Notary Public,

Jacqueline H. Clampett-Jones

Jacqueline H. Clampett-Jones
JACQUELINE H. CLAMPETT-JONES

who acknowledged that she executed the above instrument.

Signature James D. Smith
(Notary Public)



Notaral Seal

→ If executed by a Corporation the Corporation Form of
Acknowledgment must be used.

Title Order No. LV-224662-FH

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

THIS FORM FURNISHED BY

**TICOR TITLE
INSURANCE**

WHEN RECORDED MAIL TO

Fletcher Jones
c/o Fletcher Jones Chevrolet
444 S. Decatur
Las Vegas, NV
Attn: Mr. Archie Stone

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

TICOR TITLE INSURANCE COMPANY

FEB 28 4 11 PM '86

FEE 5 DEPUTY VS
OFFICIAL RECORDS
BOOK INSTRUMENT

860228

01183

35

BOOK 060228

TO 0608 NV (1-82)

01184

AB: R. P. T. T. Exempt 99

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Maynard David Freeman and Joan Freeman,
husband and wife, XX

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
 Convey to FLETCHER JONES, a married man as his sole and separate property
all of their right, title and interest in and to

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

Lot 2 as shown on that certain Parcel Map
 filed on February 4, 1982, in File 37,
 Page 18 of Parcel Maps, and as Instrument
 No. 1478376, in Book 1519, both in Official
 Records, County Recorder, Clark County,
 Nevada.

SUBJECT TO: (1) Taxes for the fiscal year 1986/87
 (2) Covenants, conditions, restrictions, rights, rights of way,
 easements, and reservations now of record.

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

Witness OUR hands, this 24th day of FEBRUARY, 19 86

STATE OF ~~NEVADA~~ California ss.
 COUNTY OF Riverside

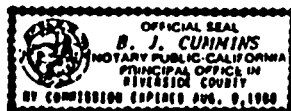
On February 24, 1986

personally appeared before me, a Notary Public,
Maynard David Freeman and
Joan Freeman

who acknowledged that he executed the above instrument.

Signature B. J. Cummins
 (Notary Public)

(Notarial Seal)



ESCROW NO. U-224662-L9 RECORDER'S
 ORDER NO. INSTRUMENT NO.
 WHEN RECORDED MAIL TO JAMES J. JIMMERSON, Esq.
c/o Jimmerson & Combs, 701 East Bridger
Avenue, 1800, Las Vegas, Nevada 89101

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

TICOR TITLE INSURANCE COMPANY

FEB 28 4 11 PM '86

FEES 5 DEPUTY VS
 OFFICIAL RECORDS
 BOOK INSTRUMENT

860228

01184

AMs R. P. T. T. 2,677.93

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That The Tuffanelli Family Trust, by and
through its trustee Mrs. Augustine Tuffanelli, XXXXXXXXXXXXXXXXXXXX
in consideration of \$ 10.00 the receipt of which is hereby acknowledged, ^{does} Grant, Bargain, Sell and
Convey to FLETCHER JONES, a married man as his sole and separate property
an undivided seventy-five percent (75%) interest in and to
all that real property situated in the XXXXXXXXXXXXXXXXXXXXXXXXXXXX County of Clark
State of Nevada, bounded and described as follows:

Lot 2 as shown on that certain Parcel Map
filed on February 4, 1982, in File 37,
Page 18 of Parcel Maps, and as Instrument
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(2) Covenants, conditions, restrictions, rights, rights of way,
easements and reservations now of record.

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

Witness my hand and seal this February day of February 19 86

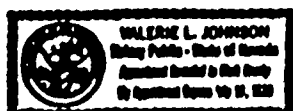
STATE OF NEVADA } ss.
COUNTY OF Clark

On February 21, 1986
personally appeared before me, a Notary Public, Mrs.
Augustine Tuffanelli,

who acknowledged that she executed the above instrument.

Signature Valerie L. Johnson
(Notary Public)

(Notarial Seal)



Augustine Tuffanelli
Mrs. Augustine Tuffanelli, Trustee
of the Tuffanelli Family Trust

ESCROW NO. 4-224662-LS RECORDER'S
ORDER NO. 4-224662-LS INSTRUMENT NO.
WHEN RECORDED MAIL TO JAMES J. JIMMERSON, Esq.
c/o JIMMERSON & COMBS, 701 EAST BRIDGER
AVENUE #800, LAS VEGAS, NEVADA 89101

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
TICOR TITLE INSURANCE COMPANY

FEB 28 4 11 PM '86

FEE 5 DEPUTY VS
OFFICIAL RECORDS
BOOK INSTRUMENT

860228 01188

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Ronald Jay Freeman and Arlene Freeman,
husband and wife XXX

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
 Convey to FLETCHER JONES, a married man as his sole and separate property
all of their right, title and interest in and to

all that real property situate in the XXXXXXXXXXXXXXXXXXXXXXXXXXXX County of Clark
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 easements, and reservations now of record.

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

Witness our hand & this 21 day of February, 19 86

Florida
 STATE OF ~~XXXXXX~~ }
 COUNTY OF DADE } ss.

On February 21, 1986
 personally appeared before me, a Notary Public,
Ronald Jay Freeman and
Arlene Freeman

who acknowledged that the Y executed the above instrument.

Signature [Signature]
 (Notary Public)

(Notarial Seal) NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXP. JAN 17, 1988
 BONDED THRU GENERAL INS. UND.

[Signature]
 Ronald Jay Freeman

[Signature]
 Arlene Freeman

ESCROW NO. 1 RECORDER'S
 ORDER NO. LY-224662-LSC INSTRUMENT NO.
 WHEN RECORDED MAIL TO: James J. Jimmerson, Esc
c/o Jimmerson & Combs, 701 East Bridger
Avenue, #800, Las Vegas, Nevada 89101

I

Am R. P. T. T., Exempt 99

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Maynard David Freeman and Joan Freeman,
husband and wife, XXX

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

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Witness OUR hands this 24th day of February, 19 86

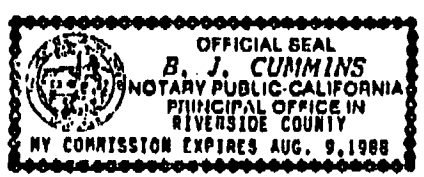
STATE OF ~~NEVADA~~ California ss.
 COUNTY OF Riverside

On February 24, 1986
 personally appeared before me, a Notary Public,
Maynard David Freeman and
Joan Freeman

who acknowledged that they executed the above instrument.

Signature B. J. Cummins
 (Notary Public)

(Notarial Seal)



Maynard David Freeman
 Maynard David Freeman

Joan Freeman
 Joan Freeman

ESCROW NO. LV-224662-LS RECORDER'S
 ORDER NO. 1 INSTRUMENT NO.
 WHEN RECORDED MAIL TO: James J. Jimmerson, Esq
c/o Jimmerson & Combs, 701 East Bridger
Avenue, #800, Las Vegas, Nevada 89101

H

AMR R. P. T. T., \$ 2,677.95**Grant, Bargain, Sale Deed**

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 in consideration of \$ 10.00, the receipt of which is hereby acknowledged, ^{does} ~~she~~ hereby Grant, Bargain, Sell and
 Convey to _____
an undivided seventy-five percent (75%) interest in and to
 all that real property situate in the XXXXXXXXXXXXXXXXXXXXXXXXXXXX County of Clark
 State of Nevada, bounded and described as follows:

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Witness my _____ hand _____ this Feb 21 day of February, 19 86

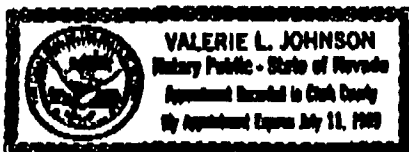
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 COUNTY OF Clark } SS.

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who acknowledged that She executed the above instrument.

Signature Valerie L. Johnson
 (Notary Public)

(Notarial Seal)



Augustine Tuffanelli
Mrs. Augustine Tuffanelli, Trustee
of the Tuffanelli Family Trust

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Avenue #800, Las Vegas, Nevada 89101