

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0082-88

APN 138-13-401-002

Location SMOKE RANCH RD & JONES BLVD

Applicant SMOKE RANCH=JONES LTD PARTNERSHIP

Subject

PARCEL MAP (S) FOR PM-0082-88



INTER-OFFICE MEMORANDUM

Date

MARCH 14, 1989

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:



ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-82-88 SMOKE RANCH-JONES LIMITED
PARTNERSHIP

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

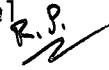
March 14, 1989

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel



SUBJECT:

PM-82-88 Smoke Ranch-Jones
Limited Partnership

COPIES TO:

The property is located on the northeast corner of Smoke Ranch Rd. and Jones Blvd.. The zoning is R-1 under R.O.I. to C-1. Four parcels are being created: parcel A is 29,604 sq. ft., parcel B is 80,087 sq. ft., parcel C is 38,087 sq. ft. and parcel D is 87,120 sq. ft.. The Department of Public Works had no requirements on the parcel map; no improvements nor bonding required prior to map recordation. The Survey Division had two corrections on the map; these have been done. The Zoning Division had one correction on the original map and two corrections on the revised map; these have been done. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

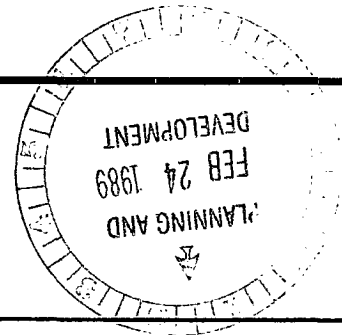
February 24, 1989

TO:
COMMUNITY PLANNING AND DEVELOPMENT

FROM:
PUBLIC WORKS
SURVEY

SUBJECT:
Smoke Ranch-Jones, Limited Partner-
ship
PM-82-88 (REVISED)

COPIES TO:
City Engineer
Survey



This office will have no objections to approving the subject parcel map as revised.

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

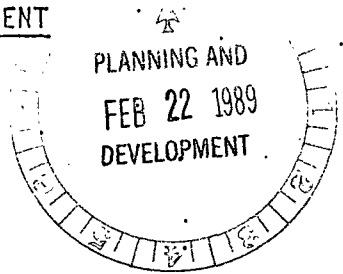
CDP:ld

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 1/9/89

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, RICK LAZENBY
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-82-88

SUBMITTED BY: Smoke Ranch & Jones Limited Partnership

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.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

Ann Vilbert
Fire Alarm Office
2-17-89

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 2/16/89

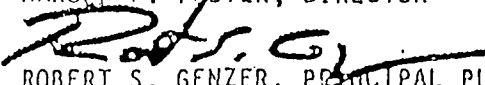
TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT 2-22-89
FIRE SERVICES, RICK LAZENBY
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: Revised PM - 82-88

SUBMITTED BY: Smoke Ranch - Jones Partnership

May we have your comments, recommendations, and suggestions, no later than
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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
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3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 2/16/89

TO: *Doug Peterson*
~~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: Revised PM-82-88

SUBMITTED BY: *Smoke Ranch - Jones Partnership*

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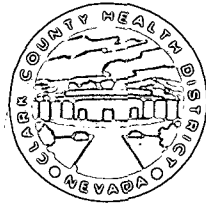
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

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

HPF:RSG:jp

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2. All Others - Map
3. Land Dev. - Appl. and Map



CLARK COUNTY HEALTH DISTRICT

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

DATE: January 30, 1989

OWNER: Smoke Ranch-Jones Ltd Ptnshp

PM NO: PM 82-88 (CITY)

SURVEYOR: Farrimond, Kenneth D.

City of Las Vegas

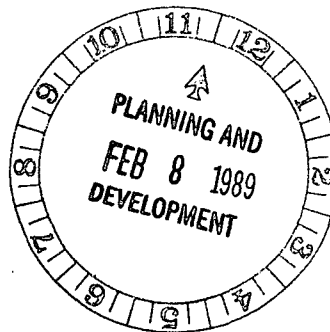
According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

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

According to the parcel map four (4) lots are involved, approximately .6 ac, 1.8 ac, .8 ac and 2 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.



INTER-OFFICE MEMORANDUM

January 26, 1989

TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: Richard D. Goecke, Director Department of Public Works <i>ok</i> <i>[Signature]</i> PLANNING AND DEVELOPMENT JAN 27 1989
SUBJECT: PM-82-88 Smoke Ranch/Jones Partnership	COMMENTS RE: 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. No conditions necessary. Site adjacent to two SID projects.
2. We have no objection to the recordation of this parcel map at this time.

MAC:sdw

INTER-OFFICE MEMORANDUM

January 11, 1989

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

PUBLIC WORKS
SURVEY DIVISION

PLANNING AND
JAN 11 1989
DEVELOPMENT

SUBJECT:

Smoke Ranch & Jones Limited
Partnership - PM-82-88

COPIES TO:

City Engineer
Survey

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

1. Show (2) found monuments for the establishment of the Basis of Bearing.
2. Place the square footage of each parcel on the map as required by the City of Las Vegas Municipal Code.

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

CDP:ld

TO: COMMUNITY PLANNING AND DEVELOPMENT *DB*

FROM: FIRE PREVENTION DIVISION

SUBJECT: Pm 82-88

DATE: 1-11-89

PLANNING AND
JAN 12 1989
DEVELOPMENT

- ☒ 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.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 1/9/89

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, RICK LAZENBY
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

1-10-89

RE: PM-82-88

SUBMITTED BY: Smoke Ranch & Jones Limited Partnership

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: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: 1/9/89

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~
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~~CLARK COUNTY HEALTH DISTRICT~~

RE: PM-82-88

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


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jpb

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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: 13 Dec 88

1. Owner(s) of Record: Smoke Ranch - Jones Limited Partnership
Address: 222 S. Rainbow Blvd. Suite 222 Phone No.: 379-7777
2. Name of Surveyor: Kenneth Farrimond
Address: 222 S. Rainbow Blvd., Suite 211 Phone No.: 295-8560
3. Location of Parcel Map: Section 13 Township 20S Range 60E
4. Tax Parcel No.: 01A-730-002
5. Acreage: 5.33 Number of Parcels to be Created: 4 Land Use Zone: R-1 (P.O.S.) C-1
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:
NONE - this property fronts Smoke Ranch + Jones
8. Describe the existing improvements and/or condition of streets in item #6 above:
fully improved to full widths, curbs, gutters, sidewalks, street lights + traffic signal ON this corner
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:
L.V.U. W. Dist. 6", 12" + 24" lines in both streets
10. Will the property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided:
11. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 B - under const #2 A - future #3 C - future #4 D - future
If yes, indicate type of development and anticipated date construction will commence:
A, B + D w/in one year

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.

Smoke Ranch - Jones Limited Part.
Signatures: Loudermilk LTD, Gen. Part. by: Kenneth Farrimond
Michael Loudermilk, Pres. Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00 Received by: R.P.
Receipt No.: 47797
Case No.: PM-82-88 Date: 12/21/88 L-13-7

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.

Order No. _____

Escrow No. _____

WHEN RECORDED, MAIL TO:

Loudermilk Investments
3803 Monument St.
Las Vegas, Nevada
89121

RPTT-0-Exempt 3

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LOUDERMILK LTD., a Nevada Corporation

do(es) hereby GRANT, BARGAIN and SELL to
SMOKE RANCH AND JONES LIMITED PARTNERSHIP

the real property situate in the County of Clark, State of
Nevada, described as follows:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

COMMENCING at the Southwest corner of said Section 13;

THENCE North 07°11' 56" West along the Westerly line of said Section, 91.01 feet;

THENCE North 82°48' 04" East 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 07°11' 56" West along the Easterly line of the Westerly 50.00 feet of said Section 13, a distance of 309.86 feet;

THENCE North 82°48' 04" East, 65.67 feet;

THENCE North 87°02' 40" East, 66.12 feet;

THENCE North 89°53' 45" East, 69.00 feet;

THENCE South 89°32' 07" East, 415.43 feet;

THENCE South 07°11' 56" East, 376.51 feet;

THENCE North 89°02' 07" West along the Northerly line of the Southerly 50 feet of said Section 13, a distance of 570.59 feet to a curve concave to the Northeast having a radius of 55.00 feet;

THENCE Westerly and Northerly (curving right) along said curve through a central angle of 81°50' 11" an arc length of 78.56 feet to the POINT OF BEGINNING.

- Subject to: 1. Taxes for the fiscal year 1981-82.
2. Rights of way, reservations, restrictions, easements and conditions of record
3. Deeds of Trust of record, the unpaid balance of which Grantee agrees to

TOGETHER with ^{assume and pay} all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated Dec, 28, 1981.

LOUDERMILK LTD. by:

Michael Loudermilk, PRESIDENT
Michael Loudermilk, President

STATE OF NEVADA)

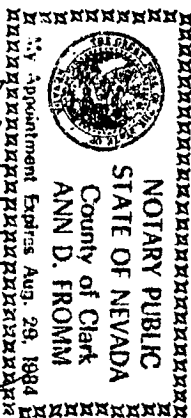
: ss.

County of Clark)

On Dec, 28, 1981 personally
appeared before me, a Notary Public,
Michael Loudermilk, President

who acknowledged that he executed
the above instrument.

Ann D. Fromm
Notary Public



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

Loudermilk Investments
JAN 7 10 10 AM '82

FEE 4.00 DEPUTY MA
OFFICIAL RECORDS
BOOK INSTRUMENT

1507

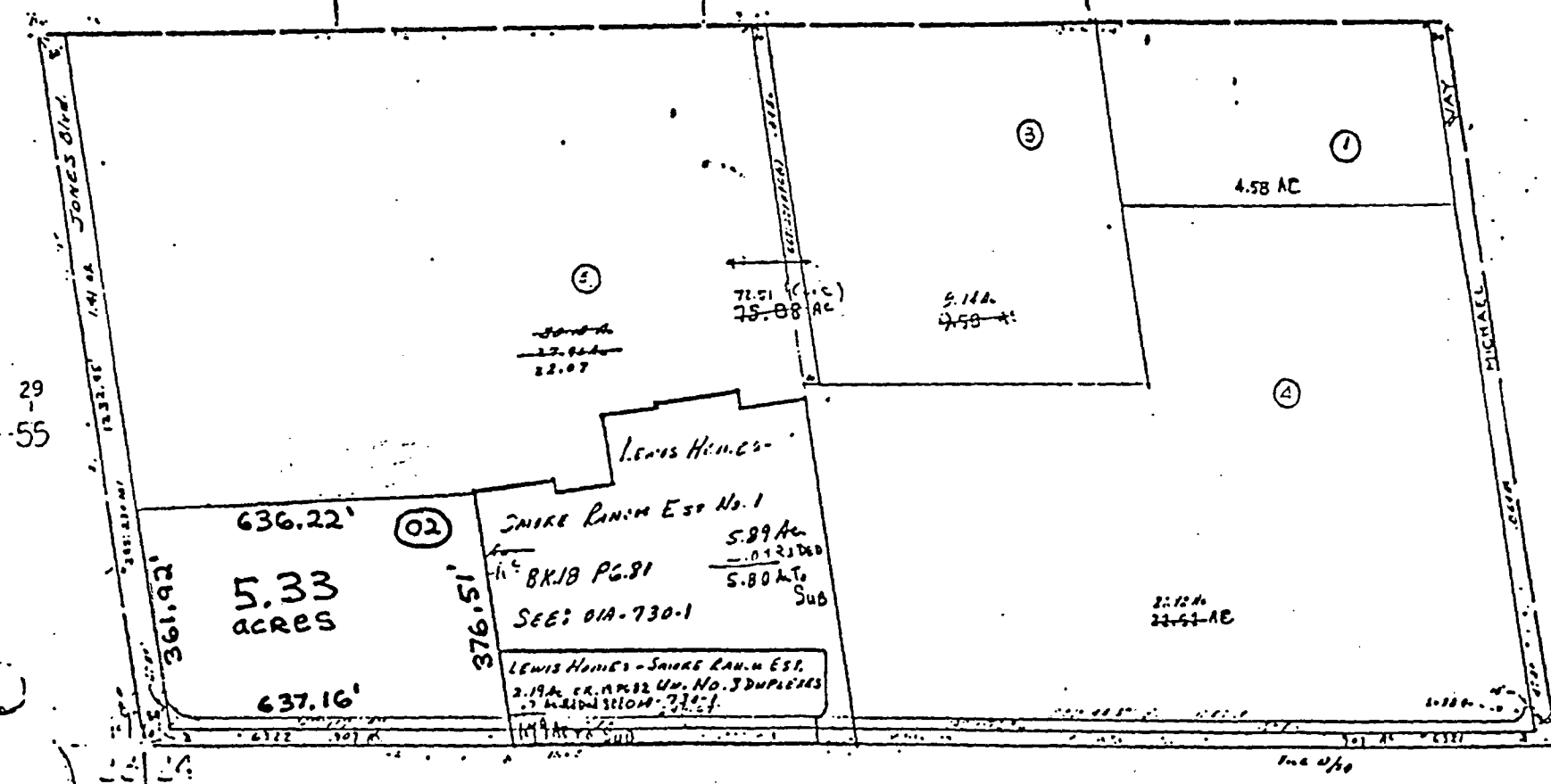
1466808 748 (2/71)

1A73

1A-730

SW 1/4 SEC 13, T20S., R60E.

29 45 29 46 29 47
MAIN R SURF
MAIN R SURF



1" 200'

43-20

SW 1/4 COR.