

Planning & Development Department
Scanning Cover Sheet

Case No PM-10-78

APN ?

Location SEE BELOW

Applicant FIRST WESTERN SAVINGS & LOAN ASSN.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
NORTHEAST CORNER OF LAMB BLVD AND CHARLESTON
BLVD



1 2 3 4 5 6

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM**MARCH 3, 1978**

DEPT. OF COMMUNITY PLANNING AND DEVELOPMENT, DON J. SAYLOR, AIP, DIRECTOR

Date

TO: ART VEEDER, SUBDIVISION ENGINEER
DEPARTMENT OF PUBLIC SERVICES**FROM:** ROBERT S. GENZER, ASSOC. AIP
SENIOR PLANNER *RG***SUBJECT:** PARCEL MAPS APPROVED FOR RECORDATION
PM-10-78 FIRST WESTERN SAVINGS & LOAN
ASSOCIATION**COPIES TO:**

The above parcel map(s) have been approved by Don J. Saylor, Director. The map(s) are submitted to you for signature by the Field Operations Engineer and recordation.

RSG:bjl
attachment

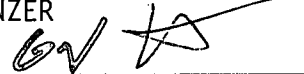
CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

MARCH 3, 1978

Date

TO: NULL

FROM: GENZER

SUBJECT: PM-10-78
FIRST WESTERN SAVINGS & LOAN ASSN.

COPIES TO:

The property is located on the northeast corner of Lamb Boulevard and Charleston Boulevard in Zoning District C-1. The applicant wishes to create four parcels with parcel #1 to be developed as a shopping center within six months.

The Department of Public Services indicates that several corrections to the map are required. These have been completed by the engineer. It is also noted that any off-site improvement deficiencies will be reckoned with at the time of building permit application. Therefore, staff recommends approval subject to all requirements of City departments and State Subdivision Statutes.

RSG:bjl

INTER-OFFICE MEMORANDUM

February 22, 1978

TO: Community Development

SUBJECT: PM-10-78
First Western Savings & Loan Assn.

FROM: Field Operations Engineer

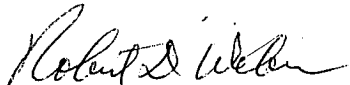
COPIES TO:

Your memorandum of February 17, 1978 requested comments from the Public Services Department on the submittal of a Parcel Map #10-78 by First Western Savings Association.

Monuments set should be either individually described as separately described by Legend and then properly referenced on the plat.

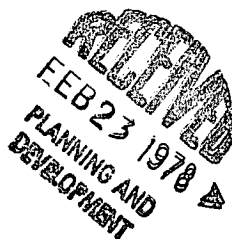
Ten feet of additional right-of-way is required on Lamb Blvd. This could be included within the heavy border of the final map, thus making dedication automatic with the recording of the map.

Any offsite improvement deficiencies would be reckoned with at the time of building permit application.



ROBERT D. WEBER, PE & RLS

RDW/AKV/s



INTER-OFFICE MEMORANDUM

February 23, 1978

TO:

DON J. SAYLOR, AIP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL

SUBJECT:

PM-10-78
FIRST WESTERN SAVINGS & LOAN ASSOC.

COPIES TO:

Water main and fire hydrants to be provided, compatible to the development and construction in these areas.

GJ/vh



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE February 17, 1978

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-10-78

Submitted by: First Western Savings & Loan Association

May we have your comments, recommendations, and suggestions no later than
February 27, 1978. 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
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjl

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: Feb. 15, 1978

1. Owner(s) of Record: First Western Savings & Loan Assoc.

Address: 118 Las Vegas Blvd. So. Phone No.: 385-1911

2. Name of Engineer or Surveyor: VTN

Address: 2209 Paradise Rd. Phone No.: 735-0227

3. Location of Parcel Map: Section 32 Township 20 Range 62

Tax Parcel No.: 060-043-001 & 060-043-002

4. Acreage: 24.846 Number of Parcels to be Created: 4 Land Use Zone: C-1

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:

Lamb Blvd., Charleston Blvd. & Marion Dr.

7. Describe the existing improvements and/or condition of streets in Item #6 above:

Lamb Blvd. - 2 lane A.C.; Charleston Blvd. - full imp. except parking lane, c&g, s/w; Marion - full imp.

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. - Mains in Lamb, Charleston & Marion

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:

#1 - shopping center, within 6 mo.

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] [Signature] P.E.

Owner(s) of Record
Senior Vice President

Engineer or Surveyor

FIRST WESTERN SAVINGS ASSOCIATION

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G. [Signature]

Receipt No.: 311918

Case No.: PM-10-78

Date: 2-17-78

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or 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. Eight (8) copies of the original map must be provided of which a minimum of four (4) must be at the same size as the original linen.
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 feet (300') 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 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.
 - 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 COMMISSION IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE WILL BUILDING PERMITS BE ISSUED.

PAGE 1
PRELIMINARY REPORT

RECEIVED
JAN 9 1976

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Represented By
WESTERN TITLE COMPANY
1810 East Sahara Ave., Suite 102
Las Vegas, Nevada 89104
(702) 732-0181

January 8, 1976

VTN NEVADA

Attention:
Your No.
Our No. R

75-4819 MB

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below, or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated: January 5, 1976 at 7:30 A.M.

Lee Mortensen
Lee Mortensen Authorized Officer or Agent
Title Examiner

The estate or interest in the land hereinafter described or referred to covered by this Report is: A Fee

Title to said estate or interest at the date hereof is vested in:

FIRST WESTERN SAVINGS AND LOAN ASSOCIATION, a Nevada corporation

The land referred to in this Report is described as follows:
of Nevada, described as follows:

Situated in the County of Clark, State

SEE ATTACHED

The South Half of the Section 32, Township 20 South, Range 62 East, M.D.B & M.

EXCEPTING THEREFROM the following described parcel of land

COMMENCING at the Southwest corner of the Said Section 32; thence North $1^{\circ}44'21''$ West along the West line of said Section 32; a distance of 50.02 feet to a point; thence North $89^{\circ}54'04''$ East a distance of 102.80 feet to the TRUE POINT OF BEGINNING. thence continuing North $89^{\circ}54'04''$ East along the North line of Charleston Blvd. a distance of 122.52 feet to a point; thence North $1^{\circ}44'21''$ West a distance of 175.00 feet to a point; thence South $89^{\circ}54'04''$ West a distance of 175.00 feet to a point on the East line of Lamb Blvd; thence South $1^{\circ}44'21''$ East along the East line a distance of 122.52 feet to a point; thence from a tangent whose bearing is the last described course turning to left along a curve having a radius of 54.00 feet and subtending a central angle of $88^{\circ}21'35''$ an arc length of 83.28 feet to the TRUE POINT OF BEGINNING.

All that real property lying within the boundaries of Charleston Gardens No. 1 as shown by map thereof on file in Book 8 of plats page 40, in the Office of the County Recorder of Clark County, Nevada.

The North, South and East 50 feet and the West 40 feet.

That portion of the Southwest Quarter of the South Southwest Quarter of Section 32, Township 20 South, Range 62 East, M.D.B & M., described as follows:

COMMENCING at the Southwest corner of Section 32; thence North $1^{\circ}44'21''$ West along the West line of said Section 32 a distance of 50.02 feet to a point; thence North $89^{\circ}54'04''$ East a distance of 40.02 feet to the TRUE POINT OF BEGINNING; thence continuing North $89^{\circ}54'04''$ East a distance of 62.40 feet to a point; thence from a tangent whose bearing is South $89^{\circ}54'04''$ West turning to the right along a curve having a radius of 54.00 feet and subtending a central angle of $88^{\circ}21'35''$ an arc length of 83.28 feet to a point; thence North $1^{\circ}44'21''$ West a distance of 122.52 feet to a point; thence South $89^{\circ}54'04''$ West a distance of 10.00 feet to a point; thence South $1^{\circ}44'21''$ East a distance of 175.00 feet to the TRUE POINT OF BEGINNING.

Commencing at the West Quarter corner of said Section 32; thence Easterly along the Northerly line of the Southwest Quarter of said Section 32 a distance of 1,383.38 feet to the Northeast corner of Charleston Gardens No. 1 as shown in Book 8 of plats, page 40, on file in the Office of the County Recorder of Clark County, Nevada; thence Southerly along the Easterly line of CHARLESTON GARDENS NO. 1, a distance of 50.00 feet to the Southerly line of Stewart Avenue and the TRUE POINT OF BEGINNING; thence continuing Southerly along said Easterly line a distance of 20.00 feet; thence Easterly and at right angles to the last described course a distance of 30.00 feet to a point on a line parallel with said Easterly line, thence Northeasterly along the arc of a circle West is tangent to said parallel line, having a radius of 20.00 feet, concave Southeasterly, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet to the point of tangency with the said Southerly line of Stewart Avenue; thence Westerly along said Southerly line a distance of 50.00 feet to the TRUE POINT OF BEGINNING.

A triangular parcel of land bounded as follows: On the North by the Southerly line of the Northerly 50.00 feet of the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of said Section 32, on the East by the Westerly line of the Easterly 50.00 feet of the North Half of the Southeast Quarter of said Section 32, and on the Southwest by the arc of a circle having a radius of 25.00 feet, concave Southwesterly and being tangent to the said Southerly line of the said Northerly 50.00 feet and to the said Westerly line of the said Easterly 50.00 feet, Containing an area of 146 square feet, more or less, 0.0033 Acres, more or less.

COMMENCING at the Southeast corner of said Section 32, said point also being the point of intersection of the centerlines of Charleston Blvd. and Nellis Blvd.; thence South $89^{\circ}55'51''$ West along the South section line of said Section 32, 101.14 feet; thence North $00^{\circ}04'09''$ West, 50.00 feet to the TRUE POINT OF BEGINNING. said point being on a curve concave to the Northwest having a radius of 54.00 feet, a radial line to said point bears South $00^{\circ}04'09''$ East; thence Northeasterly along said curve through a central angle of $88^{\circ}24'00''$ an arc length of 83.31 feet to a point on a line parallel to and 50.00 feet West of the East section line of said Section 32; thence South $88^{\circ}28'09''$ East, 10.00 feet to a point on a line parallel to and 40.00 feet West of the East section line of said Section 32; thence South $01^{\circ}31'51''$ West along said parallel line 52.23 feet to a point on a line parallel to and 50.00 feet North of the South section line of said Section 32; thence South $89^{\circ}55'51''$ West along said parallel line 62.51 feet to the TRUE POINT OF BEGINNING.

PAGE 2
COMM HEALTH LAND TITLE INSURANCE COMPANY
PRELIMINARY REPORT

At the date hereof exceptions to coverage, in addition to the printed exceptions and exclusions contained in said policy form, would be as follows:

1. Reservation in patent from the State of Nevada, as follows:

Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said Tract are hereby expressly reserved.

Recorded March 9, 1905 in Book 3W of Misc. Records, page 613 .

2. Reservation in patent from the State of Nevada, as follows:

Provided that all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said Tract are hereby expressly reserved.

Recorded March 9, 1905 in Book 3W of Misc. Records, page 614.

3. An easement for electric transmission lines together with rights incidental thereto in favor of SOUTHERN NEVADA POWER CO., recorded December 28, 1959, as Document No. 188435 of Official Records.

Affects: The Southerly 35 feet of the Northerly 75 feet of the South Half of Section 32.

4. An easement for electric transmission lines together with rights incidental thereto in favor of NEVADA POWER COMPANY, recorded March 4, 1964, as Document No. 418045 of Official Records.

Affects: A strip of land 6.00 feet in width described as follows:

BEGINNING at the Southeast corner of Lot 1, Block L, CHARLESTON GARDENS NO. 1 subdivision per Book 8 of plats, page 40 as on file in the Office of the Recorder of said County and State; thence South $87^{\circ}53'44''$ West 6.00 feet to a point; thence South $02^{\circ}06'16''$ East 49.19 feet to a point; thence South $88^{\circ}59'34''$ West 25.00 feet to a point; thence South $01^{\circ}00'26''$ East 6.00 feet; thence North $88^{\circ}59'34''$ East 753.72 feet to a point; thence North $58^{\circ}54'02''$ East 108.18 feet to a point; thence North $31^{\circ}05'58''$ West 6.00 feet to a point; thence South $58^{\circ}54'02''$ East along the South line of said subdivision 108.18 feet to a point; thence South $88^{\circ}59'34''$ West along the South line of said subdivision 728.72 feet to a point; thence North $02^{\circ}06'16''$ West along the West line of said subdivision 55.19 feet to the POINT OF BEGINNING.

Note: This easement affects Lots 5, 6, 14, 15, 16, 23, 24, 25, 35, 36 in Block 1 of the tentative map submitted to Western Title.

5. An easement for aerial electric and communication transmission lines together with rights incidental thereto in favor of NEVADA POWER CO. & CENTRAL TELEPHONE CO., recorded September 24, 1964, as Document No. 460598 of Official Records.

Affects: The North 5 feet of the South 55 feet of said Section 32

6. An easement for drainage purposes together with rights incidental thereto in favor of THE CITY OF LAS VEGAS, recorded April 11, 1972, as Document No. 181499 of Official Records

Affects: That certain tract or parcel of land, 150.00 feet wide, lying 75.00 feet of either side of the following described centerline:

COMMENCING at the South East corner of Said Section 32, thence South $89^{\circ}39'08''$ West along the South line of Section 32, a distance of 675.00 feet to the True Point of Beginning; thence perpendicular to said South line, North $0^{\circ}02'52''$ West a distance of 75.00 feet to the beginning a tangent curve to the right; thence along said curve whose radius is 2000.00 feet, through a central angle of $3^{\circ}46'19''$, an arc length of 131.67 feet to a point of tangency with a line which bears North $3^{\circ}25'27''$ East; thence Northerly along said tangent line North $03^{\circ}25'27''$ East a distance of 90.44 feet to the beginning a tangent curve to the left; thence along said curve whose radius is 2000.00 feet, through a central angle of $2^{\circ}10'19''$, an arc length of 75.82 feet to a point of tangency with a line which is parallel with and distant 671.31 feet Westerly of the East line of said Section 32; thence North $1^{\circ}15'08''$ East along said parallel line a distance of 2222.88 feet to the beginning a tangent curve to the left; thence along said curve whose radius of 2000.00 feet through a central angle of $1^{\circ}54'07''$ an arc length of 66.39 feet to a point of tangency with a line that is perpendicular to the North line of the Southeast Quarter of said Section 32; thence North $0^{\circ}38'39''$ West along said perpendicular line a distance of 66.80 feet to a point in the North line of the Southeast Quarter, said point also lying 675.00 feet Westerly of the East quarter corner of said Section 32, said point being the True Point of Beginning

7. An easement for electric and communication transmission lines together with rights incidental thereto in favor of NEVADA POWER CO. & CENTRAL TELEPHONE CO., recorded October 19, 1973, as Document No. 333023 of Official Records.

Affects: The West 10 feet of the East 55 feet of the Southeast Quarter of said Section 32. Excepting therefrom the South 50 feet thereof.

8. A right of way for 12 inch PVC water lines as disclosed by Survey of said premises prepared by VTN on December 19, 1975.

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-400-001

Real Estate: \$ 3,005.00

Assessed Valuation: \$ 3,005.00

Assessed 5.72 Acres

1974-75 TAXES PAID IN FULL \$ 150.25

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-400-002

Real Estate: \$ 5,380.00

Assessed Valuation: \$ 5,380.00

Assessed 10.25 Acres

1974-75 TAXES PAID IN FULL \$ 269.00

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-400-003

Real Estate: \$ 13,610.00

Assessed Valuation: \$ 13,610.00

Assessed 25.92 Acres

1974-75 TAXES PAID IN FULL \$ 680.50

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-410-001

Real Estate: \$ 42,135.00

Assessed Valuation: \$ 42,135.00

Assessed 77.84 Acres

1974-75 TAXES PAID IN FULL \$ 2,106.75

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-420-001

Real Estate: \$ 43,505.00

Assessed Valuation: \$ 43,505.00

Assessed 78.25 acres

1974-75 TAXES PAID IN FULL \$ 2,175.25

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-430-001

Real Estate: \$ 20,725.00

Assessed Valuation: \$ 20,725.00

Assessed 35.58

1974-75 TAXES PAID IN FULL \$ 1,036.25

TAX INFORMATION

1974-1975

Tax District: 200

Tax Rate: 5.0000

Parcel No.: 060-430-002

Real Estate: \$ 20,525.00

Assessed Valuation: \$ 20,525.00

Assessed 37.88

1974-75 TAXES PAID IN FULL \$ 1,026.25

S² SW⁴ SEC. 32 T. 20 S. R. 62 E.

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