Planning & Development Department
Scanning Cover Sheet

Case No PM-10-87

APN ?

Location SEE BELOW

Applicant METROPOLITAN DEVELOPMENT CORP

Subject

CREATION OF TWO PARCELS LOCATED AT THE SOUTHEAST CORNER OF LORENZI BLVD AND PEAK DR.

123456

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

Mar. 24, 1987

TO:	FROM:
DEPARTMENT OF PUBLIC WORKS	GV ROBERT S. GENZER PRINCIPAL PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT:	**COPIES TO:**
PARCEL MAP(S) FOR RECORDATION PM-10-87 METROPOLITAN DEVELOPMENT CORP.	

The above parcel map(s) have been approved by Harold P. Foster, Director. The map(s) are submitted to you for signature before recordation.

CLV 7007

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date April 14, 1987

TO: Bob Genzer

FROM: Rob Pyzel R.P.

SUBJECT: PM-10-87
Metropolitan Development Corp.

COPIES TO:

The property is located at the southeast corner of Lorenzi Blvd. and Peak Dr.. The zoning is N-U under ROI to R-PD8 and R-PD18. This is a further division of a previously approved and recorded parcel map. Two parcels are being created: lot III A is 12.8 acres and lot III B is 11.7 acres. The map is accepted as submitted. There are no zoning problems. 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

March 24, 1987

TO:

Community Planning and Development

FROM:

Public Works
Survey Division

RECEIVED
MAR 24 1987
PLANNING AND
DEVELOPMENT

SUBJECT:

Metropolitan Development Corp.
PM-10-87

COPIES TO:

City Engineer
Engineering Planning
Survey

This Division will have no objections to approving the subject parcel map in its present format.

C.D. Peterson

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

CDP:ld

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 16, 1987

TO:	FROM:
Harold P. Foster, Director Department of Community Planning and Development	Charles Kajkowski, P.E. City Planning Engineer Department of Public Works
SUBJECT:	**COPIES TO:**
Comment Re: PM 10-87 Metropolitan Development Corporation	C. E. Gilpin

RECEIVED MAR 16 1987 PLANNING AND DEVELOPMENT

Road improvements will be required with future development. No requirements at this time.

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-10-87

Metropolitan Development

RECEIVED MAR 12 1987 PLANNING AND DEVELOPMENT

1. No objections

2. Fire hydrants to be installed within ~~500~~/600 feet of the building or existing hydrant.

3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.

4. Fire flow requirements to be determined when construction plans are submitted.

5. Hydrants are to be installed and charged with water before construction begins.

6. Must meet requirements of Uniform Fire Code.

7. Dead end fire lanes not to exceed 150'.

8. Minimum turning radius of 45' 6".

9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.

10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).

2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.

3. The required fire flow shall be available at the most remote hydrant(

4. Peak demands of domestic and irrigation water must be considered in t water analysis.

COMMENTS: 3-11-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

RECEIVED MARO 4 1987 PLANNING AND DEVELOPMENT

DATE: February 25, 1987

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

RECEIVED FEB 26 1987 ALARM OFFICE

RE: PM-10-87

SUBMITTED BY: METROPOLITAN DEVELOPMENT CORPORATION

May we have your comments, recommendations, and suggestions, no later than March 9, 1987. 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

Rob 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 Kilbert
Planning Aide
2-27-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 2/25/87

TO: ✓DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY

✓DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES

mailed 2-25-87 JP

✓FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR

✓ZONING DIVISION, JOHN HERBERT

✓DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL

✓DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

RE: PM-10-87

SUBMITTED BY: METROPOLITAN DEV. CORP.

May we have your comments, recommendations, and suggestions, no later than 3/9/87. 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

Rob S. G

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

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: February 10,1987

1. Owner(s) of Record: METROPOLITAN DEVELOPMENT CORPORATION, a Delaware corporation

Address: 2501 N. Green Valley Parkway Phone No.: 454-2102
Henderson, Nevada 89015

2. Name of Surveyor: Kay L. Adams

Address: 1555 Rainbow Blvd. L.V., Nev. 89108 Phone No.: 363-1200

3. Location of Parcel Map: Section 14 Township 20 Range 60

Tax Parcel No.: 290-570-004 N-U (RSI)

4. Acreage: 24.658 Number of Parcels to be Created: 2 Land Use Zone: L3-A(RPD18) L3-B(RPD 8)

5. Does the land front on a public (dedicated) street? Yes X No

6. List names of public access streets between this property and nearest major streets:
Peak Drive, Lorenzi Blvd., Yorktowne Road and Chandler Mews Road

7. Describe the existing improvements and/or condition of streets in item #6 above:
Full improvements on Yorktowne Road and Chandler Mews Road. Construction plans are approved for Lorenzi Blvd. and for Peak Drive. These are on file with the CLV.

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:
Water line existing in Yorktowne Road and in Chandler Mews Road.
Service by Las Vegas Valley Water District.

9. Will the property be serviced by the City Sanitary Sewer System? Yes X No

If no, indicate how sewer service will be provided:
Existing sewer lines in Yorktowne Road and in Chandler Mews Road.

10. Is immediate development proposed on the parcels of land to be created? Yes X No

On which parcel? #1 Parcel III-B #2 #3 #4

If yes, indicate type of development and anticipated date construction will commence:
RPD-8 project to begin at the time of approval of this parcel map.

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: for

Owner(s) of Record
METROPOLITAN DEVELOPMENT CORPORATION
Eric Horn

Surveyor
Kay L. Adams RLS 2050

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: $50.00 Received by: R.C.

Receipt No.: 10412

Case No.: PM-10-87 Date: 2/18/87

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.

499782

1999 1958425

TO [illegible] (1-84)

APPR. R.P.T.T. $ 5,616.40

Corporation Grant, Bargain, Sale Deed

288 CORPORATION, a Nevada corporation

a corporation organized and existing under the laws of the State of Nevada and having its principal place of business at 3965 West Charleston Blvd., Las Vegas, Nevada 89102

in consideration of TEN and NO/100 Dollars,

does hereby Grant, Bargain, Sell and Convey to

METROPOLITAN DEVELOPMENT CORPORATION, a Delaware corporation

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

The North Half of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 14, Township 20 South, Range 60 East, M.D.M.

EXCEPTING THEREFROM the interest in and to the South forty (40) feet of the Southwest Quarter of the Southwest Quarter of Section 14, as conveyed to the County of Clark for road purposes by deed recorded June 24, 1955 as Document No. 50171.

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

Subject to:
1. Taxes for the fiscal year 1984-1985.
2. Covenants, conditions, restrictions, rights, rights of way, easements and reservations of record.

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

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its President and Secretary thereunto duly authorized, this 27th day of September, 1984.

STATE OF NEVADA
COUNTY OF Clark } ss.

On September 27, 1984
personally appeared before me, a Notary Public,
Christina M. Hixson

who acknowledged that he executed the above instrument.

Signature [signature]
(Notary Public)

CHERYL A. KOZACKI
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires Apr. 8, 1985

(This area for Official Notarial Seal)

288 CORPORATION

By [signature] President
Christina M. Hixson
Name (Typed or Printed)

By _____ Secretary
Name (Typed or Printed)

ORDER NO. V-215850-CX ESCROW NO.
WHEN RECORDED MAIL TO Metropolitan Development
8383 Wilshire Blvd., Suite 800, Beverly Hills, Ca. 90211

(This area for Recorder's use)

1999

1958425

2-2

G. C. WALLACE, Consulting Engineers, Inc.

LU-215659-CK

499.701
September 25, 1984
BY: B.L.S.
CKD BY: K.L.A.

EXHIBIT "A"

LEGAL DESCRIPTION

Explanation: This legal describes the North Half (N½) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 14, Township 20 South, Range 60 East, M.D.M., excepting the South 40.00 feet of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 14.

Begin a portion of the Southwest Quarter (SW¼) of Section 14, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of said Section 14; thence North 00°16'31" West along the West line thereof, 40.01 feet to the TRUE POINT OF BEGINNING; thence continuing North 00°16'31" West along said West line, 2660.97 feet to a point being the Northwest corner of the Southwest Quarter (SW¼) of said Section 14; thence South 86°50'10" East along the North line thereof, 2593.94 feet to a point being the Northeast corner of the said Southwest Quarter (SW¼) of Section 14; thence South 03°38'14" East along the East line thereof, 1304.17 feet to a point being the Southeast corner of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of said Section 14; thence North 87°57'00" West, along the South line thereof, 1333.99 feet to a point being the Northeast corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section 14; thence South 01°56'04" East along the East line thereof 1287.27 feet; thence North 89°03'20" West along a line being parallel with and 40.00 feet North (measured at right angles) from the South line of the Southwest Quarter (SW¼) of said Section 14, a distance of 1370.44 feet to the TRUE POINT OF BEGINNING.

Containing 120.135 acres (Net)

JOAN L. SWIFT, RECORDER
RECORDER AND RECORDER

TICOR TITLE INSURANCE COMPANY
SEP 28 2 09 PM '84
FEE 6- DEPUTY
OFFICIAL RECORDS
NYW INSTRUMENT

1999 1958425

G.C. WALLACE, INC.
Engineering/Architecture

LETTER OF TRANSMITTAL

TO: City of Las Vegas
Dept. of Community Planning & Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Attn: Mr. Les Comeau

Date February 18, 1987
Project No. 499.782A

SUBJECT: Parcel Map Application - Northwest Corner Lorenzi & Peak
(McKellar Parcel Map)

Gentlemen: The following items are:

___Forwarded
___Returned
X Herein
___Under Separate Cover By: _____

Original Mylar

7 Blueprints

Deed Copy

Application

Check ($50)

Assessor's Maps

These items are submitted:

___At your request
X For your approval
___For your review and comments
___For your action
___For your files
___For your information

Remarks: _____

Very truly yours,

G.C. WALLACE, INC.

By: Sally Hensley
for Kay L. Adams

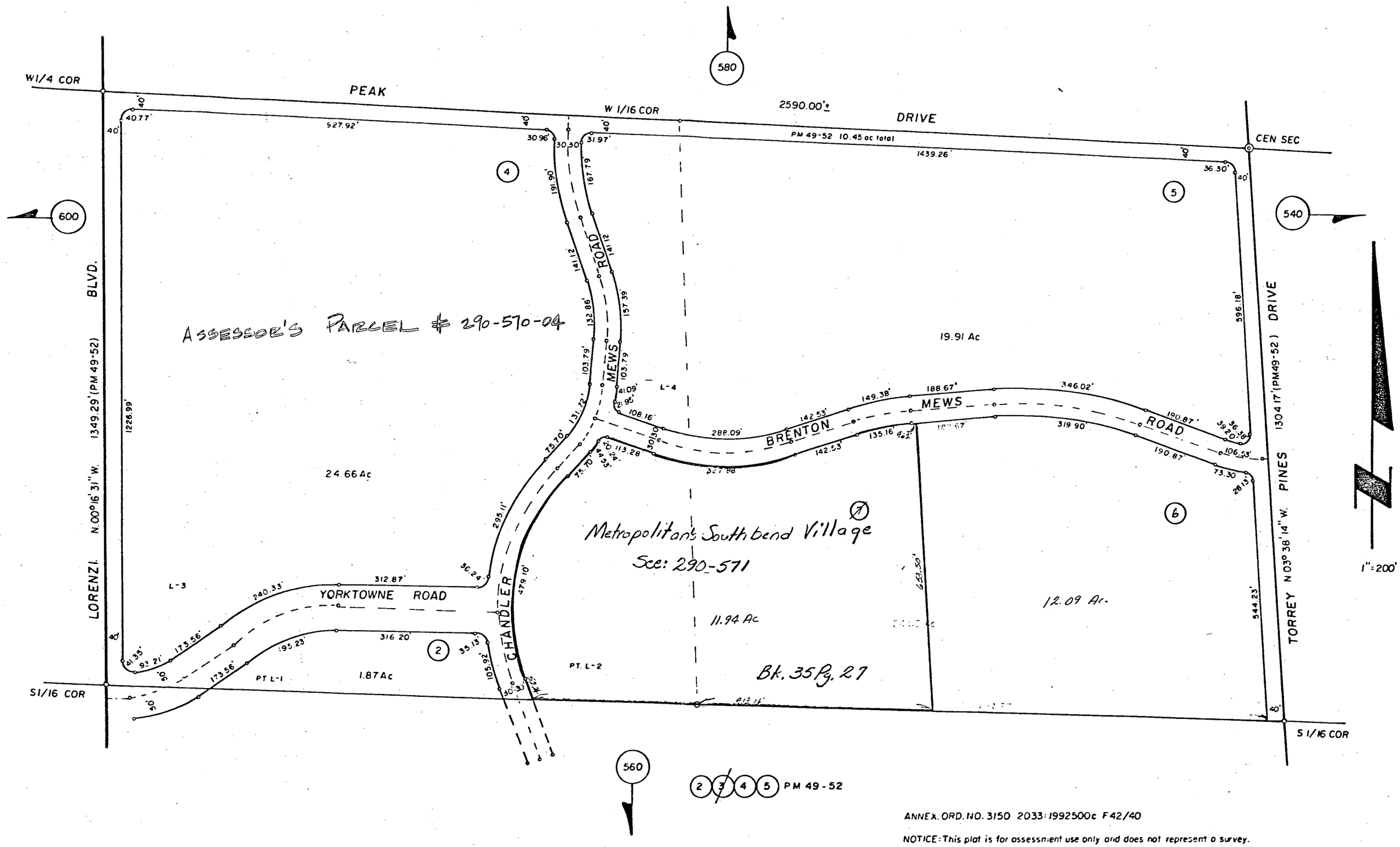
Copies to:

1b

1555 SOUTH RAINBOW BLVD. / LAS VEGAS, NEVADA 89102 / TELEPHONE: (702) 363-1200

N² SW⁴ SEC 14 T20S R60E

290-570



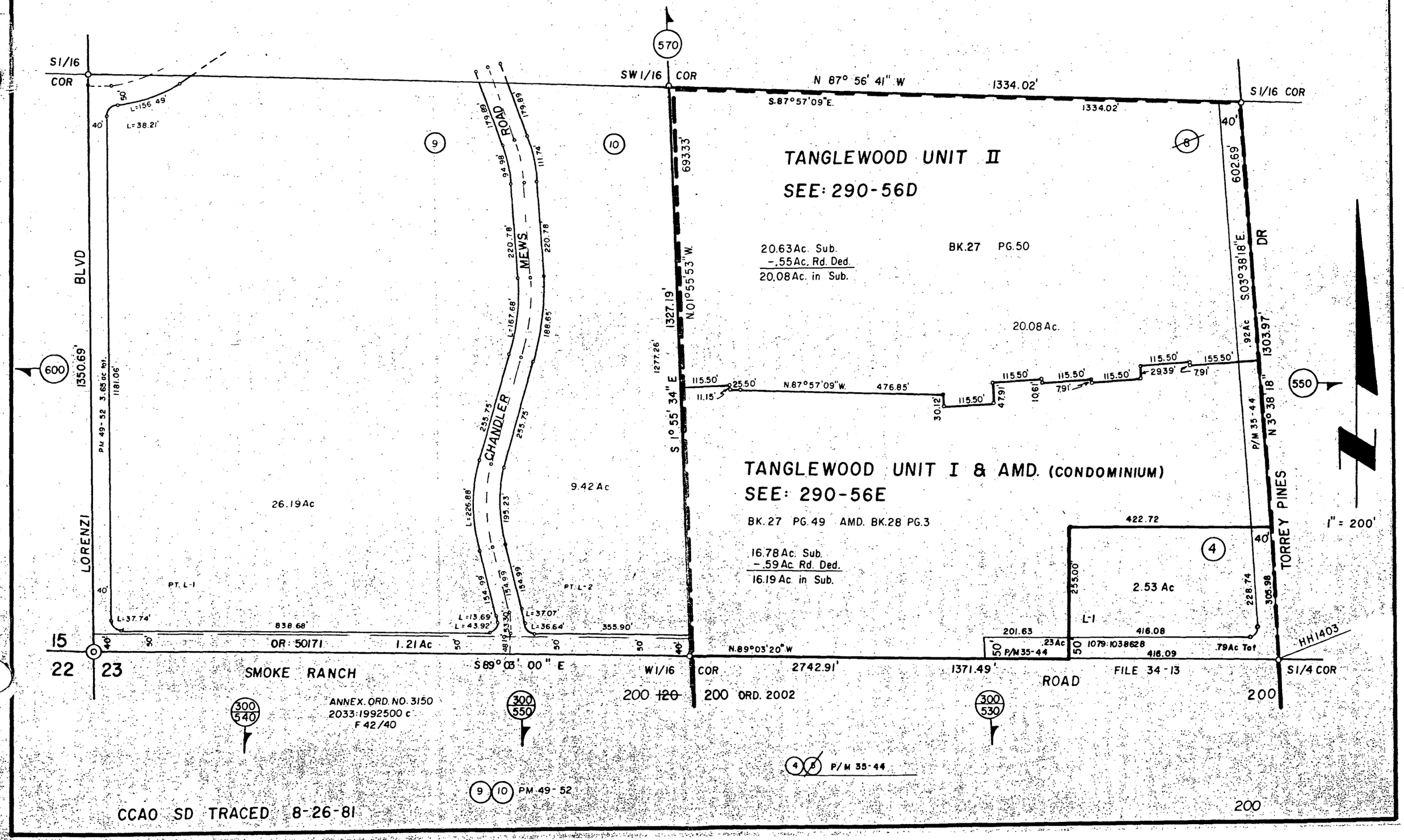
CCAO TRACED SRD 12-10-84

200

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

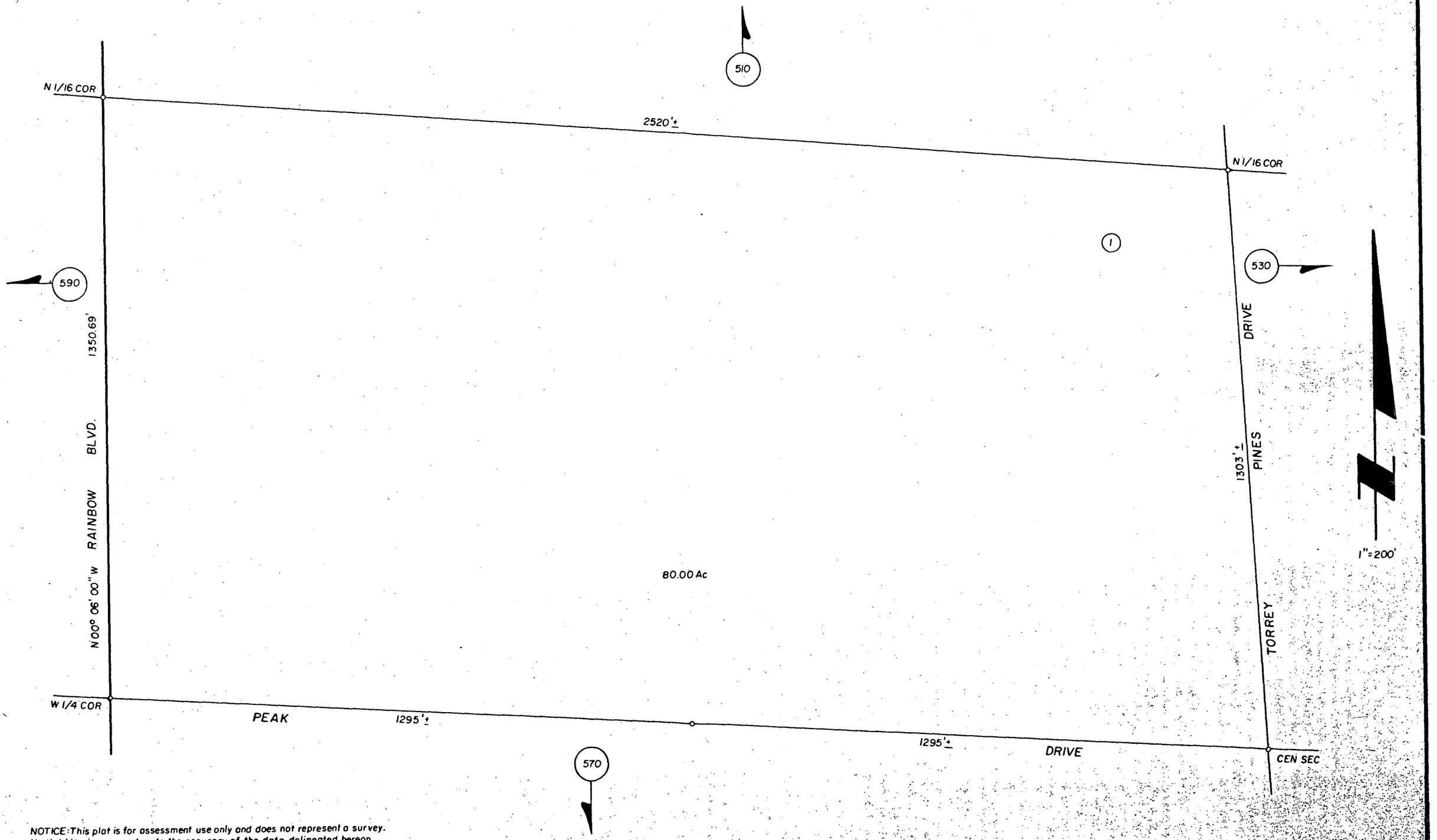
S² SW⁴ SEC. 14 T.20S R.60E

290-560



S² NW⁴ SEC 14 T 20 S R 60 E

290-580



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

CCAO SRD 2-5-85