

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-10-97

APN 138-12-801-010

Location Joann Way & Cheyenne Ave

Applicant Ronald Reiss Trust

Subject



PROJECT NAME/LOCATION:

The Donald Russ Trust

PM
FM-10-97

SURVEYOR/ENGINEER:

Baughman & Turner

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	8/15	Barb	Lppd	8/15	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	8/19/97	CMC	Hold	8/20		
FLOOD CONTROL	8/22/97	CEE	APPD	8/20/97		
SANITATION	8/19/97	BWA	App'd	8/19/97		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	8-21-97	LINDER	APP'D	8-22-97		
SURVEY 1ST						
2ND						

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

Rita, This map is showing that Acquired R.O-Way for 2011 is Existing. However, it is not. This map needs to reflect the Area being dedicated (inside property boundary) with the words "Hereby Dedicated".
CAROLAN - 229-6342

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

SURVEY

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

DATE

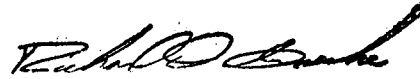
May 30, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-10-97
Ronald Reiss Trust

(NW of NWC Rancho Drive and Cheyenne Avenue)

COPIES TO:

John McNellis, Anderson, Edelman, Development Coordination
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. Dedicate a 25-foot radius on the northeast corner of Joann Way and Cheyenne Avenue. This parcel map will need to be revised to reflect such additional dedication prior to the release of this map for recordation. *It appears that recorded Parcel Map, File 14, Page 73, may have already dedicated part of this radius.*
2. Construct all incomplete half-street improvements on Rancho Drive and Joann Way adjacent to this parcel map site.
3. Remove all substandard public street improvements, if any, along Rancho Drive, Cheyenne Avenue and Joann Way adjacent to this parcel map site and replace with new improvements meeting current City Standards.
4. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. This site is within a FEMA Zone A flood zone. The applicant must guarantee completion of all recommended drainage improvements prior to release of this parcel map for recordation.
5. Add a note to this parcel map prior to recordation establishing common access/driveway rights between the parcels being created. No commercial access to Joann Way will be allowed.
6. A Traffic Impact Analysis including a Master Driveway and On-Site Circulation Plan must be submitted to and approved by the Department of Public Works prior to the release of this map for recordation. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall acknowledge the use approved with Aesthetic Review AR-10-97, shall determine traffic signal contribution requirements (including a per lot breakdown) and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; show the dedication of all areas recommended by the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. In the Owner's Certification, change Clark County to City of Las Vegas.
8. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
9. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: May 2, 1997
OWNER: The Ronald Reiss Trust
PM NO: 10-97 (City)
SURVEYOR: Richard J. Baughman

RECEIVED
MAY 9 1 38 PM '97
PLANNING AND
DEVELOPMENT

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.



CITY OF LAS VEGAS
PUBLIC WORKS / SURVEY

Date:

May 15, 1997

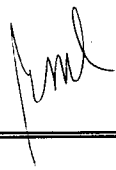
MEMORANDUM

TO:

Richard Baughman, PE, LS
Baughman & Turner, Inc.

FROM:

Rita M. Lumos, PLS
City Surveyor



SUBJECT:

PM 10-97
Ronald Reiss Trust

COPIES TO:

Matt Pinjuv
Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The Owner's Certificate and Dedication is to Clark County rather than the City of Las Vegas. Please revise.

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE April 24, 1997
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - CHUCK TURK SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-10-97 RONALD REISS TRUST	

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:

May 9, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE April 24, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-10-97 ROBERT REISS TRUST	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
May 9, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: April 10, 1997APPLICATION/PETITION FOR: Parcel
(Type of Action Requested)

Project Address (Location): _____

Proposed Use: Jack in The Box, Taco Bell, ^{Beverage} Establi. Assessor's Parcel No.: 138-12-801-010

Project Name: Ronald Reiss Trust Ward No.: _____

Existing General Plan: _____ Sixteenth Section: SW 1/4 of the SW 1/4 of Section: 12 Township: 20S Range: 60E

Proposed General Plan: _____ Existing Zoning: C-2 Proposed Zoning: _____

Gross Acres: 2.683 Lots/Units: 1, 2, 4, 3 Density: _____ Commercial Sq. Ft.: 116,881 s.f.

Comments/Additional Information/Special Notification: Three business will be placed on the property
Lot 1 a Taco Bell, Lot 2 a Jack in The Box and Lot 3 a Beverage Establishment

APPLICANT INFORMATION:

Property Owner(s): Ronald Reiss Trust Contact: Abdus S. Asif

Address: 2235 E Flamingo Suite 200

City: Las Vegas State: NV Zip: 89119 Tel: (702) 893-3936 Fax: (702) 735-3268

Applicant: Armstrong Engr. & Development LTD Contact: William Armstrong

Address: 2301 Redwood St. # 1401

City: Las Vegas State: NV Zip: 89102 Tel: (702) 220-7220 Fax: (702) 220-7220

Represented By: Armstrong Engr. & Development LTD Contact: William Armstrong

Address: 2301 Redwood St. # 1401

City: Las Vegas State: NV Zip: 89102 Tel: (702) 220-7220 Fax: (702) 220-7220

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s):

Richard J. Brundman AGENT

Subscribed and sworn before me this 18th day of APRIL 19 97

Notary Public


 Notary Public-State Of Nevada
 COUNTY OF CLARK
 DIANA LYN SCHULTZ
 My Commission Expires
 June 1, 1997

FOR DEPARTMENT USE ONLY

Case No.: PM-10-97

Meeting Date: _____

Date Accepted: 4/14/97Accepted By: JOEMap No.: 6-12-8Total Fee(s): 300Receipt No.: 4207

PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ✓ Yes No
2. List the names of public access streets between this property and the nearest major streets: Rancho Road and Cheyenne Ave.
3. Describe the existing improvements and/or condition of streets in item #2 above: Cheyenne Ave is paved with curb, gutter and sidewalk. Rancho is paved with a center island will require curb, gutter sidewalk and match to Ex. Pav't
4. 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 waterline: Las Vegas Valley Water District water is in Cheyenne Ave, Rancho Road and Joanne St.
5. Will property be serviced by the City Sanitary Sewer System? ✓ Yes No
If no, indicate how sewer service will be provided: _____
6. 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: Tuckin The Box, Taco Bell and Beverage Establishment as soon as plans are approved

B. PARCEL MAP CONTENTS

- ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☐ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☐ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☐ 10. Assessor's Parcel Number of all adjoining properties.
- ☐ 11. A legend to denote the meaning of all symbols utilized.

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 Planning and Development will building permits be issued.

LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED
AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AT
FOLLOWS:

LOT TWO (2) OF THAT CERTAIN PARCEL MAP IN FILE 14, PAGE 73,
IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA
AND RECORDED SEPTEMBER 6, 1977 IN BOOK 784 OF OFFICIAL RECORDS
AS DOCUMENT NO. 743768.

44 116314-PCL (0005) TRUS 2 0 8 2 5 0 0 1 9 0
 R.P.T.T. \$ 5.30

TRUSTEE'S DEED UPON SALE

No. 116314-PCL

This Indenture, made August 24, 1992, between LAND TITLE OF NEVADA, INC., a Nevada Corporation, as Trustee as hereinafter stated, herein called Trustee and RONALD REISS, TRUSTEE herein called Grantee, WITNESSETH:

WHEREAS, H & S NEVADA DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION by Deed of Trust dated August 5, 1988, and recorded February 10, 1989 in Book No. 890210, Instrument No. 00314, and Rerecorded August 21, 1990 as Book No. 900821, Instrument No. 00073, in the office of the County Recorder of CLARK County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described, among other uses and purposed to secure the payment of certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made, and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and, WHEREAS, on DECEMBER 04, 1991 the then Beneficiary, or holder of said note did execute and deliver to the Trustee written Declaration of Default and demand for sale and thereafter there was filed for record on December 20, 1991 in the office of the County Recorder of CLARK County, Nevada, a Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded in Book No. 911220, Instrument No. 00505, of Official Records of said County and,

WHEREAS, Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with said Deed of Trust and with the Statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein fixed in NEVADA LEGAL NEWS, a newspaper of general circulation printed and published in the City of Las Vegas, in said County of Clark, State of Nevada, in which the premises to be sold are situated. Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on August 24, 1992 at 9:15 A.M. of said day, at the main entrance of LAND TITLE OF NEVADA, INC. A Nevada Corporation 720 SO. SEVENTH STREET LAS VEGAS NV 89101, and,

WHEREAS, three true and correct copies of said Notice were posted in three of the most public places in the County of CLARK, State of Nevada, in which said sale was noticed to take place, and where the property is to be sold for not less than twenty days before the date of sale therein fixed, and,

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notices required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the said Grantee for the sum of \$ 5,000.00 Dollars, said Grantee being the highest and best bidder therefore.

35

2 0 8 2 5 0 0 1 9 0

116314-PCL (0007) TRUS 2 0 8 2 5 0 0 1 9 0

NOW, THEREFORE, Trustee, in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee the receipt whereof is hereby acknowledged, and by virtue of these premises, does GRANT AND CONVEY, but without warranty or covenants, expressed or implied, unto the said Grantee RONALD REISS, TRUSTEE all that certain property situate in the County of CLARK, State of Nevada, described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS: LOT TWO (2) OF THAT CERTAIN PARCEL MAP IN FILE 14, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND RECORDED SEPTEMBER 06, 1977, IN BOOK 784 OF OFFICIAL RECORDS AS DOCUMENT NO. 743768.

APN: 01A-040-006

TOGETHER WITH all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a company or otherwise.

IN WITNESS WHEREOF the said LAND TITLE OF NEVADA, INC., as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its VICE-PRESIDENT T. L. HATCH thereunto duly authorized by resolution of its Board of Directors.

LAND TITLE OF NEVADA, INC.
TRUSTEE aforesaid

By: T. L. HATCH
T. L. HATCH, VICE-PRESIDENT

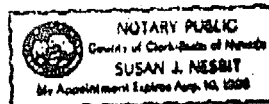
STATE OF NEVADA

County of CLARK

On AUGUST 24, 1992 personally appeared before me, a Notary Public, T. L. HATCH

the person(s) whose name(s) subscribed to the above instrument who acknowledged that he executed the instrument.

Signature Susan J. Nesbit
Notary Public

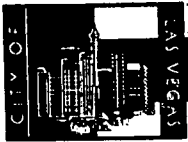


(Notary Seal)

-----SPACE BELOW THIS LINE FOR RECORDER'S USE-----
WHEN RECORDED MAIL TO
RONALD REISS, TRUSTEE
3625 SO. MOJAVE, SUITE 1
LAS VEGAS, NV, 89121

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA
08-25-92 08:00 BLE 2
OFFICIAL RECORDS
BOOK: 920825 INST: 00190
FEE: 6.00 RPT: 6.50

36
BDD



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition	Submittal Requirements	Application/Petition Form	Notarized Signature	Fee	Deed / Legal Description	PMT (Photo Mechanical Transfer)	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/Floor Plan	Tentative Map	Final Map/Parcel Map	AutoCad (DXF File) Compatible Disk	Questionnaire/Map Checklist
Annexation		●			●		●								
General Plan Amendment (19.92.040)		●	●	●	●	●	●				●			●	
Rezoning		●	●	●	●	●	●		●		●			●	
Extension of Time		●	●	●		●	●				●				
Plot Plan Review		●		●	●	●	●		●	●	●				
Special Use Permit		●	●	●	●	●	●		●	●	●				
Variance (BZA)		●	●	●	●	●	●		●		●				
Administrative Variance (PC)		●		●	●	●	●				●				
Tentative Map		●		●	●	●						●			●
Final Map		●		●	●	●							●	●	●
Vacation of Public Rights-of-Way		●	●	●	●	●	●				●			●	
Parcel Map		●		●	●								●	●	●
Temporary Commercial Permit		●		●			●		●		●		●		
Home Occupation Permit		●	●	●	●		●								●
Sign Certification Permit		●		●					●		●				
Review of Condition(s)		●		●		●	●				●				
Appeals/Waivers/District Use Review		●	●	●		●	●				●				
All Other Applications		●	●	●	●	●	●				●				
Aesthetic Review		●		●	●	●	●		●	●	●				
Street Name Change		●	●	●	●	●	●				●				
Address Change		●		●	●		●				●				
Development Plan Review		●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review		●		●		●		●	●	●	●				
P.C. District Modification (land use)		●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)		●	●	●	●	●	●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

William Armstrong
Applicant's Signature

4-10-97
Date

PLANNING AND DEVELOPMENT DEPARTMENT SUBMITTAL REQUIREMENTS

PAGE 2 of 2

SITE PLAN - Draw to scale and make legible; all proposed and existing structures, building dimensions and setbacks, vicinity map, utility easements and locations, number of parking spaces and dimensions, ingress/egress drive-ways, signage north arrow, lot square footage (if greater than two acres show acreage), lot coverage, adjacent major streets and areas to be landscaped must be included.

SUBMIT:

- Fifteen (15) folded copies of the site plan **no larger than 24" x 36"**, **no smaller than 11" x 17"** for public board meetings; otherwise three (3) folded copies for administrative reviews.
- One rolled copy of a **colored** site plan for display purposes at public board meetings.
Colors to use: residential buildings- yellow; multi-family buildings- orange; commercial buildings- pink; landscaping- green; pavement- gray.

Note: All development proposals within the PC (Planned Community) district of Summerlin shall follow the review process and submittal requirements of the Summerlin Development Standards.

FLOOR PLAN - Draw to scale and make legible; all proposed and existing names and use of rooms and spaces. Complete dimensions must be included on the floor plan.

SUBMIT:

- One folded copy of the floor plan **no larger than 24" x 36"**, **no smaller than 11" x 17"**
- One rolled copy of a **colored** floor plan for display purposes at public board meetings.

TENTATIVE MAP - A checklist with submittal requirements is included in this packet for your convenience.

SUBMIT:

- Twenty-Three (23) folded copies of the map **no larger than 24" x 36"**, **no smaller than 11" x 17"**
- One rolled copy of a **colored** tentative map for display purposes at public board meetings.

Note: A detailed cross section drawing of the proposed perimeter block wall surrounding a development may be required for Plot Plan Review, Tentative Map and Aesthetic Review applications.

FINAL MAP - A checklist with submittal requirements is included in this packet for your convenience.

SUBMIT:

- Fifteen (15) folded copies of the final map **no larger than 24" x 36"**.
- One rolled copy of a **colored** final map for display purposes at public board meetings.

PARCEL MAP - A checklist with submittal requirements is included in this packet for your convenience.

SUBMIT:

- Thirteen (13) folded copies of the parcel map **no larger than 24" x 36"**.

AUTOCAD DISKETTE - A diskette containing an Autocad (DXF) or compatible digital drawing file should be submitted with a Rezoning, Vacation of Public Right-of-Way or Final Map application.

SIGN CERTIFICATION - A certificate issued by the Planning and Development Department for any sign as required by Section 19.91 of the Las Vegas Municipal Code.

SUBMIT:

- Three (3) copies of the site plan **no larger than 24" x 36"**, **no smaller than 11" x 17"**
- Three (3) copies of building and sign elevations **no larger than 24" x 36"**, **no smaller than 11" x 17"**

Note: A property owner(s) permission letter is required for political, subdivision sales, subdivision directional and weekend directional signs.