

**Planning & Development Department
Scanning Cover Sheet**

Case No. PM-11-85

APN ?

Location SEE BELOW

Applicant NEVADA ESCROW SERVICE

Subject

PARCEL MAP OF PROPERTY LOCATED ON THE SOUTH
SIDE OF HARRIS AVE BETWEEN LILLIAN STREET ON
THE WEST AND NELLIS BLVD ON THE EAST

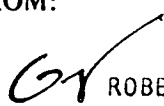


1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

Date

April 17, 1985

TO: DEPARTMENT OF DESIGN & DEVELOPMENT	FROM:  ROBERT S. GENZER SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAP(S) FOR RECORDATION PM-11-85 NEVADA ESCROW SERVICE, INC.	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.

RSG:
Attachment(s)

INTER-OFFICE MEMORANDUM

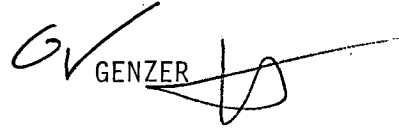
Date

April 17, 1985

TO:

NULL

FROM:


GENZER

SUBJECT:

PM-11-85. NEVADA ESCROW SERVICE

COPIES TO:

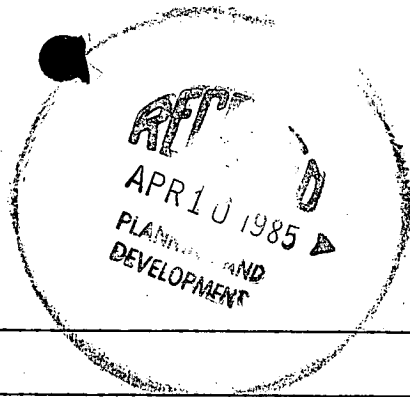
This property is located on the south side of Harris Avenue between Lillian Street on the west and Nellis Boulevard on the east in zoning district R-E (under Resolution of Intent to C-1). A copy of the conditions for Z-70-84 are in the file. Condition number 5 was satisfied by a previous parcel map. The Department of Design and Development has required several corrections on the map, all of which have now been done. The Zoning Division has checked the application and found that it conforms to the approved plot plan. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-11-85



- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☐ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Hydrants are to be installed and charged with water before construction begins.
- ☐ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. Russell
4/8/85

INTER-OFFICE MEMORANDUM

Date

April 9, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

NEVADA ESCROW SERVICE, INC.
PM-11-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your transmittal dated April 4, 1985, requested comments from this Department by no later than April 11, 1985, concerning the parcel map and application submitted by Nevada Escrow Service, Incorporated.

This Department requests that the following matters be attended to prior to our approval of this map.

1. Check the square footage and acreage of Lot One. According to our calculations the figures shown are too small.
2. In the Owner's Certificate on the fourth line complete the word following the semicolon.
3. Change Engineering Services to Department of Design and Development.

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

CDP:bjc

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: APRIL 4, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES. (RAY PEEPLES)
RICK WILLIAMS, ZONING DEPT.

RE: PM - 11-85

SUBMITTED BY: NEVADA ESCROW SERVICE, INC., A NEVADA CORP.

May we have your comments, recommendations, and suggestions no later than
APRIL 11, 1985. 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

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 4/2/85

1. Owner(s) of Record: NEVADA ESCROW SERVICE, INC. A Nevada Corp.
Address: 333 So. 3rd St. LV. Phone No.: 385-4141
2. Name of Surveyor: JERRY E. BARNSON
Address: 3355 SPR. MTN. RD., Suite 242 Phone No.: 871-1378
3. Location of Parcel Map: Section 29 Township 20S Range 62E
Tax Parcel No.: 060-280-001
4. Acreage: 7.69 Net Number of Parcels to be Created: 4 Land Use Zone: R-E ^(B.I.C. 1)
2-70-84
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:
Nellis Blvd - HARRIS AVE.
7. Describe the existing improvements and/or condition of streets in item #6 above:
Fully Improved (Nellis) Partial Improved (HARRIS)
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:
L.V.W.D.
9. Will the property be serviced by the City Sanitary Sewer System? Yes X 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 X
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

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.

NEVADA ESCROW SERVICE, INC., TRUSTEE

Signatures: C. H. Bouchard
Owner(s) of Record
C. H. Bouchard, Executive V.P.

Jerry E. Barnson
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 70133

Case No.: PM-11-85

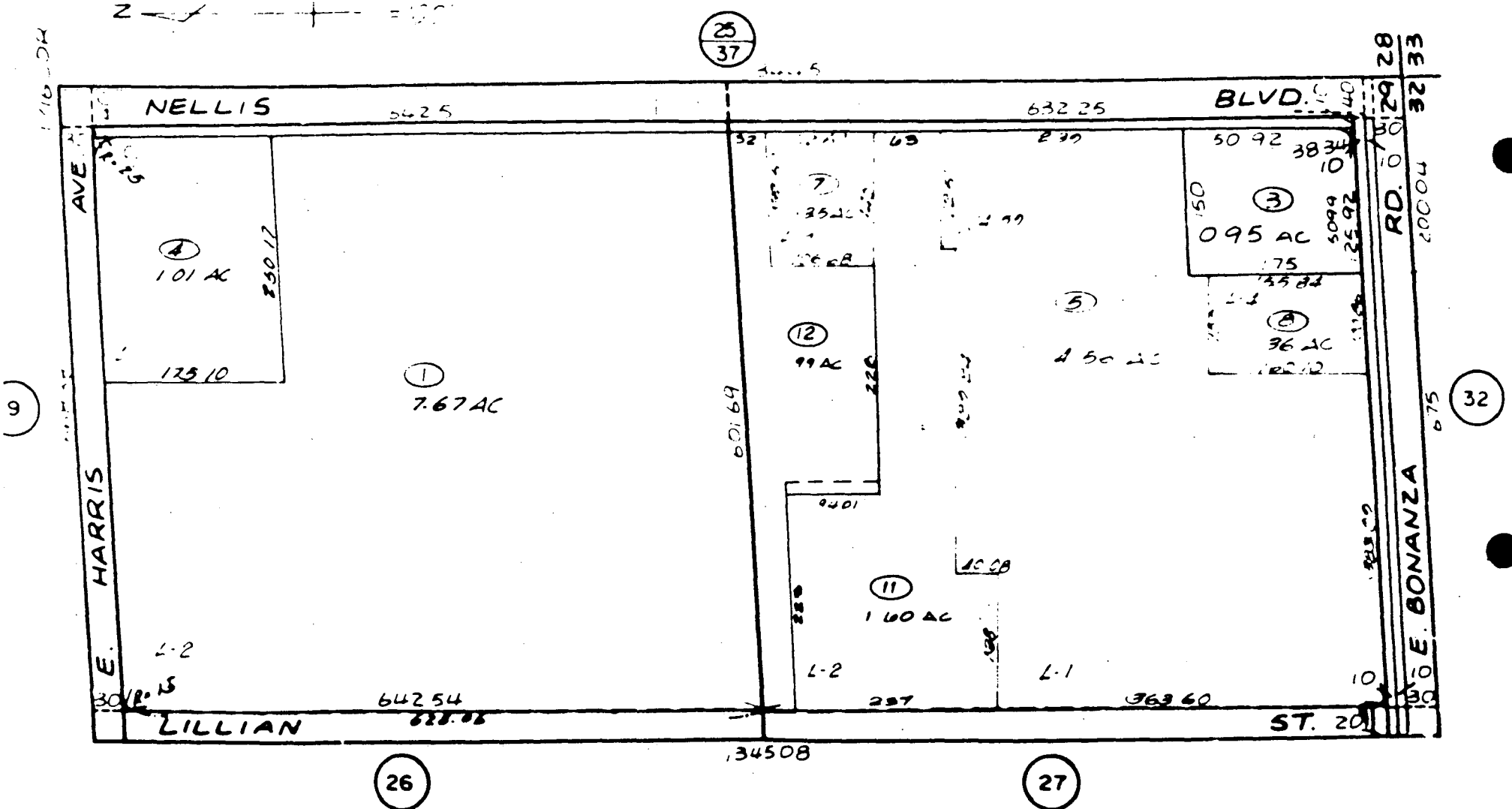
Date: 4/2/85

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.

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Ex 107

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 21st day of April, 1973, by and between Progressive Investment Corp., a Nevada Corporation (hereinafter Grantor) and Nevada Escrow Service, Inc., a Nevada Corporation (Grantee),

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, and other ~~valuable~~ consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said Grantee, its successor or successors, as Trustee under a Trust Agreement dated the 30th day of April, 1981, known as "Nellis-Harris Trust" with Grantor being the Original Beneficiary under said Trust and the Grantee being the Trustee, all that certain real property situated in the County of Clark, State of Nevada, described as follows:

Approximately 7.67 acres of land situated in the County of Clark, State of Nevada, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

To have and to hold said real property with its appurtenances, all buildings, improvements, rights, easements, privileges thereon and thereto belonging or appertaining or held and enjoyed therewith if any, upon the trusts and for the uses and purposes ~~herein~~ and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or any part thereof, to execute contracts, to sell or exchange on any terms, to convey either with or without consideration, to execute grants of option to purchase, to execute and to grant to such successor or successors in Trust all of the title, estate, powers and authority vested in the Trustee, to donate, to dedicate, to mortgage or to otherwise encumber the real property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and execute amendments, changes or modifications of leases and the terms of the provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to partition the real property or any

part thereof, to execute grants of easement or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real property or any part thereof, and to deal with the title of said real property and every part thereof and all otherways and for such other consideration as it would be lawful for any person owning the title (both legal and equitable) to the real property to deal with it, whether similar to or different from the ways above specified, at any time or times hereafter. The Trustee shall have the power to execute any instrument with a term extending beyond the duration of this Trust.

In no case shall any party dealing with said Trustee in relation to the real property, or from whom the real property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real property, or be obliged to see that the terms of the Trust have been complied with, or be obliged to inquire into the necessity or the expediency of any act or authority of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust created herein and by the above described Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the Trust, conditions, and limitations contained herein and in the Trust Agreement or in any amendments thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such Deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each beneficiary under the Trust Agreement, and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale, mortgage or other disposition of the real property, and such interest is hereby declared to be personal property, and no Beneficiary shall have title or interest, legal or equitable, in or to the real property as such, but only an interest of the possession, earnings, avails and proceeds thereof as aforesaid. The Beneficiaries are not the agents of the Trustee for any purpose and do not have any authority to contract or to execute leases or do any act for or in the name of the Trustee or to obligate the Trustee personally or as Trustee.

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EXHIBIT "A"

L E G A L D E S C R I P T I O N

All that land situated in the County of Clark, State of Nevada, comprised of approximately 7.67 acres, being more particularly described as follows:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 20 South, Range 62 East, M.D.B. & M., more particularly described as Parcel 2 as shown by Parcel Map in File 26, page 93, recorded July 1979 as Document No. 1042486 of Official Records of Clark County, Nevada.

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The terms "Grantor" and "Grantee" as used herein, or any pronouns in place thereof, shall mean and include the masculine or feminine, the singular or plural number, and individuals, firms or corporations, and their and each of their respective heirs, legal representatives, successors and assigns, according to the context hereof, and that the covenant of any two or more persons herein shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

IN WITNESS WHEREOF, that Grantor has hereunto set his hand as of the day and year first hereinabove written.

PROGRESSIVE INVESTMENT CORP.

By *Bradley A. Erickson*
Its President

STATE OF HAWAII)

) SS.

CITY AND COUNTY OF HONOLULU)

On this 3rd day of May, 1983, personally appeared Bradley A. Erickson before me, a Notary Public, who being duly sworn, did say that he is the PRESIDENT of Progressive Investment Corp., and who acknowledged that he executed the above instrument on behalf of Progressive Investment Corp., a Nevada Corporation.

J. Ann Hahn
Notary Public, 11 Judicial
Circuit, State of Hawaii.

WHEN RECORDED MAIL TO:
Nevada Escrow Service, Inc. Trustee My Commission Expires: 12/84
c/o Progressive Investment Corp.
1580 Makaloa St. - Suite 1177
Honolulu, Hawaii 96814

Grant, Bargain & Sale Deed -3-

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CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC

DEC 11 03 AM '83

FEE *900* DEPUTY *EX*
OFFICIAL RECORDS
BOOK INSTRUMENT

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900
EX

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

October 22, 1984

Mr. C. H. Bouchard, Vice President
Nevada Escrow Service
P. O. Box 1957
Las Vegas, Nevada 89125

Re: RECLASSIFICATION OF PROPERTY
Z-70-84

Dear Mr. Bouchard:

The City Council at a regular meeting held October 17, 1984, APPROVED the reclassification of property generally located on the southwest corner of Nellis Boulevard and Harris Avenue, from R-E (Residence Estates) to C-1 (Limited Commercial), proposed use: Shopping Center and Service Station, subject to the following conditions:

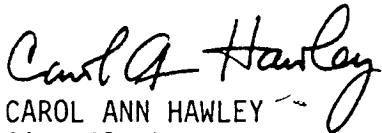
1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. The second floor office area shall be relocated fifty feet (50') to the east.
3. Pave Lillian Street prior to construction of the commercial development.
4. Installation of street improvements on Harris Avenue and Lillian Street as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Dedicate thirty feet (30') of right-of-way for Lillian Street as required by the Department of Design and Development.
6. Conformance to the plot plan amended to eliminate all access to Lillian Street and to construct a six foot (6') block wall along Lillian Street that is set back six feet (6') for landscaping to be installed between the wall and the sidewalk.



Mr. C. H. Bouchard, Vice President
Reclassification of Property - Z-70-84
October 22, 1984
Page -2-

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.

Sincerely,


CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Land Development and Flood Control
Mr. Jack Schwartz, 808 S. First Street,
Las Vegas, Nevada 89101