

Planning & Development Department
Scanning Cover Sheet

Case No PM-11-87

APN ?

Location SEE BELOW

Applicant JOHN H. MIDBY, ET AL

Subject

CREATION OF THREE PARCELS LOCATED BETWEEN
RICHFIELD BLVD AND PASEO DEL PRADO, NORTH OF
WEST SAHARA AVE.



INTER-OFFICE MEMORANDUM

Date

Feb. 24, 1987

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-11-87 JOHN H. MIDBY, ET AL

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

April 14, 1987

TO:

Bob Genzer

FROM:

Rob Pyzel *R.P.*

SUBJECT:

PM-11-87
John H. Midby, Et Al

COPIES TO:

The property is located between Richfield Blvd. and Paseo Del Prado, north of West Sahara Ave.. The zoning is R-1 and C-1. This is a further division of a previously approved and recorded parcel map. Three parcels are being created: lot 1 is 3.2 acres, lot 2 is 3.3 acres, and lot 3 is 1.8 acre. The Department of Public Works had one correction; this has been done. 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

Date

INTER-OFFICE MEMORANDUM

3-27-87

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

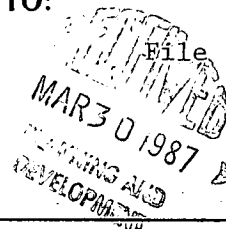
C.E. Gilpin, P.E., Subdivision Engr.
Land Development Division
Public Works Department

SUBJECT:

Comments Re:

PM-11-85

COPIES TO:



Land Development Division has no requirements for this project.

PM-11-85

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

PM-11-87 JOHN MID

RECEIVED
MAR 23 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(s).
- ☐ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

[Signature] 3/30/86

INTER-OFFICE MEMORANDUM

Date

March 3, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

Comment Re:
PM-11-87
John H. Midby, Et Al

COPIES TO:

C. E. Gilpin

Show an existing 20' sewer easement along the southerly border of Lots 1, 2, and 3.

RECEIVED
MAR 3 1987
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

February 24, 1987

TO:

Community Planning and Development

FROM:

Public Works
Survey DivisionRECEIVED
FEB 24 1987PLANNING AND
DEVELOPMENT

SUBJECT:

John H. Midby, Et Al
PM-11-87

COPIES TO:

RECEIVED
FEB 24 1987
City Engineer
Engineering Planning
Right of Way
Survey

This Division will have no objections to the approval of the subject parcel map although the existing buildings were not shown on the map, the asbuilt plot plan was submitted showing the buildings in relation to the proposed property lines which we feel fulfills the intent of the City of Las Vegas Municipal Code.

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

CDP:ld

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

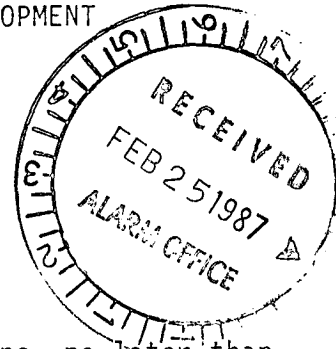
RECEIVED
MAR 5 1987
PLANNING AND
DEVELOPMENT

DATE: February 14, 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

RE: PM-11-87

SUBMITTED BY: JOHN H. MIDBY, ET AL



May we have your comments, recommendations, and suggestions, no later than as soon as possible. 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

John Herbert
Planning Aide
3-3-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 2/18/87

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

✓ DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL

✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

mailed
2/24/87
J.P.

RE: PM- 11 - 87

SUBMITTED BY: JOHN H. MIDBY, ET AL

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

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 VEGASDate: Feb. 16, 1987

1. Owner(s) of Record: John Midby Rancho Bonito Associates
Address: 2300 Paseo Del Prado, Las Vegas, NV Phone No.: 362-2111
2. Name of Surveyor: Gene D. Krametbauer
Address: 2300 Paseo Del Prado Phone No.: 873-7550
3. Location of Parcel Map: Section 5 Township 21 S Range 62 E. M.D.M.
Tax Parcel No.: 030-630-040
4. Acreage: 8.423 Number of Parcels to be Created: 3 Land Use Zone: C
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:
Richfield Boulevard, Paseo Del Prado & Sahara Avenue
7. Describe the existing improvements and/or condition of streets in item #6 above:
All streets are fully improved
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 service is existing 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: Sewer lines are existing
10. Is immediate development proposed on the parcels of land to be created? Yes No X
On which parcel? #1 No #2 No #3 No #4 No
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.

Signatures:

Owner(s) of RecordJOHN H. MIDBY AUTHORIZED AGENTSurveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00Received by: R. C.Receipt No.: 10408Case No.: PM-11-87Date: 2/17/87

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.

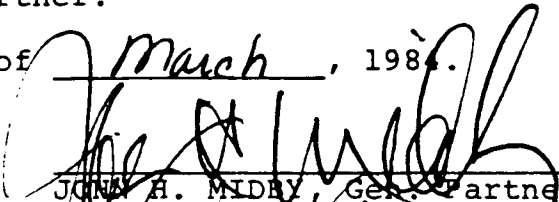
AUTHORIZATION FOR MANAGING PARTNER
TO ACT ON BEHALF OF PARTNERSHIP

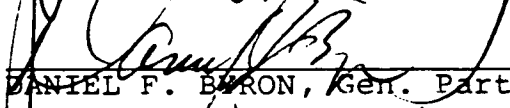
THE UNDERSIGNED, being all of the partners of JOHN H. MIDBY RANCHO PARTNERSHIP, shall and by these presents, do hereby expressly acknowledge, authorize and direct that JOHN H. MIDBY is the Managing Partner of JOHN H. MIDBY RANCHO PARTNERSHIP, and that the said JOHN H. MIDBY is hereby expressly authorized to enter into and execute any and all documents on behalf of JOHN H. MIDBY RANCHO PARTNERSHIP for the purposes of executing any and all loan documents, deeds of trust, promissory notes, building loan agreements, and any and all other documents on behalf of JOHN H. MIDBY RANCHO PARTNERSHIP, for any and all purposes necessary and appropriate in the exercise of the sole discretion of JOHN H. MIDBY in order to carry on generally in all respects the business of said partnership including, without limitation, any and all transactions for the purposes of obtaining loans for said partnership, pledging the credit of the partnership, assigning, selling, acquiring or securing the property of the said partnership for the purposes of said loans, or for any and all other purposes in any manner relating to the partnership business. It is the express intent and purpose of the undersigned to grant to JOHN H. MIDBY all authority that may be or become necessary as the said JOHN H. MIDBY shall, in the exercise of his sole discretion, determine to execute any and all documents on behalf of said partnership for the carrying on of any and all of the partnership business, and this Authorization is executed with the intent and purpose that it may be relied upon by third persons and that any and all documents so executed by the said JOHN H. MIDBY for any or all of the purposes hereinabove set forth, shall be binding upon said partnership and upon all of the partners

1 of said partnership.

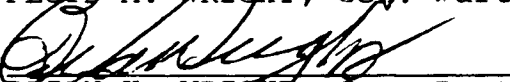
2 Without in any manner limiting the general authority and
3 power granted hereunder, specific mention is made and express
4 and specific authority given to JOHN H. MIDBY to execute any
5 and all documents necessary to enter into and close that certain
6 loan transaction between RANCHO BONITO ASSOCIATES and ICA
7 MORTGAGE CORPORATION in the amount of \$4,290,000.00 for the
8 purposes of financing the construction of Phase II of The
9 Plazas Office Park owned by RANCHO BONITO ASSOCIATES, a
10 Nevada General Partnership, of which JOHN H. MIDBY RANCHO
11 PARTNERSHIP is a General Partner.

12 DATED this 30th day of March, 1984.

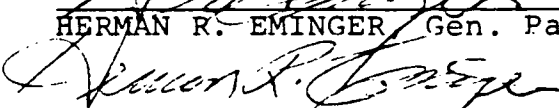
13
14 
JOHN H. MIDBY, Gen. Partner

15 
DANIEL F. BARON, Gen. Partner

16 
FLOYD M. WRIGHT, Gen. Partner

17 
BRIAN K. WRIGHT, Gen. Partner

18 
HERMAN R. EMINGER, Gen. Partner

19 
VERNON R. EMINGER

By this instrument dated June 5, 1979, for a valuable consideration,

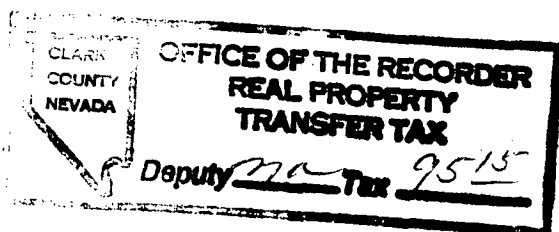
SECURITY FIDELITY PARTNERSHIP #1, a General Partnership

do.es... hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

JOHN H. MIDBY, a married man; and DANIEL F. BYRON, a married man

the following described real property in the State of Nevada, County of Clark:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 5, Township 21 South, Range 61 East, M. D. B& M., as fully described on Exhibit "A" attached hereto and by reference hereto made a part hereof.



DOCUMENTARY TRANSFER TAX \$ None
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED; OR
☒ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
 REMAINING THEREON AT TIME OF TRANSFER.
 UNDER PENALTY OF PERJURY:
 SIGNATURE OF DECLARANT OR AGENT
 DETERMINING TAX-FIRM NAME

STATE OF NEVADA
 COUNTY OF CLARK

ss.

On June 5, 1979 before me,
 the undersigned, a Notary Public in and for said County
 and State, personally appeared

John H. Midby and
 Daniel F. Byron

known to me to be the persons whose names
 subscribed to the within instrument, and acknowledged
 to me that they executed the same.

WITNESS my hand and Official Seal,

(SEAL) Julie De Mayo (SIGN)
 Notary Public Commissioned for said County and State
JULIE DE MAYO
 Notary Public-State Of Nevada
 COUNTY OF CLARK
 My Appointment Expires Apr. 21, 1983

SECURITY FIDELITY PARTNERSHIP #1

John H. Midby

Daniel F. Byron

Order No. 2000

AFTER RECORDING MAIL TO

Security Fidelity # 1
 2800 W. Sahara Avenue
 Las Vegas, Nevada 89102

SPACE ABOVE THIS LINE FOR RECORDER'S USE



EXHIBIT A

CONSULTING ENGINEERS PLANNERS 2209 PARADISE ROAD, LAS VEGAS, NEVADA 89105 (702) 735-0227

April 12, 1979
W.O. #2514

LEGAL DESCRIPTION

Lot 2 of Parcel Map (File 17, Page 26)

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 5, T. 21 S., R. 61 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter (SE $\frac{1}{4}$); thence N. 00°19'15" E., 535.00 feet; thence S. 89°40'45" E., 45.00 feet to the TRUE POINT OF BEGINNING; thence N. 00°19'15" E., 75.00 feet to a point of tangency with a curve concave Southeasterly and having a radius of 125.00 feet; thence Northeasterly along said curve through a central angle of 79°56'32" an arc distance of 174.41 feet to a point, a radial line to said point bears N. 09°44'13" W.; thence S. 89°40'45" E., 500.00 feet; thence N. 00°15'00" E., along a radial line, 262.00 feet to a point on a curve concave Southerly and having a radius of 1060.00 feet; thence Easterly along said curve through a central angle of 15°36'07" an arc distance of 288.64 feet to a point of tangency; thence S. 74°08'53" E., 340.06 feet; thence S. 00°19'15" W., 330.32 feet; thence N. 89°40'45" W., 1215.62 feet to the TRUE POINT OF BEGINNING.

Containing 8.423 acres, more or less.

Recorder's memo: Legibility
Questionable For Good Reproduction

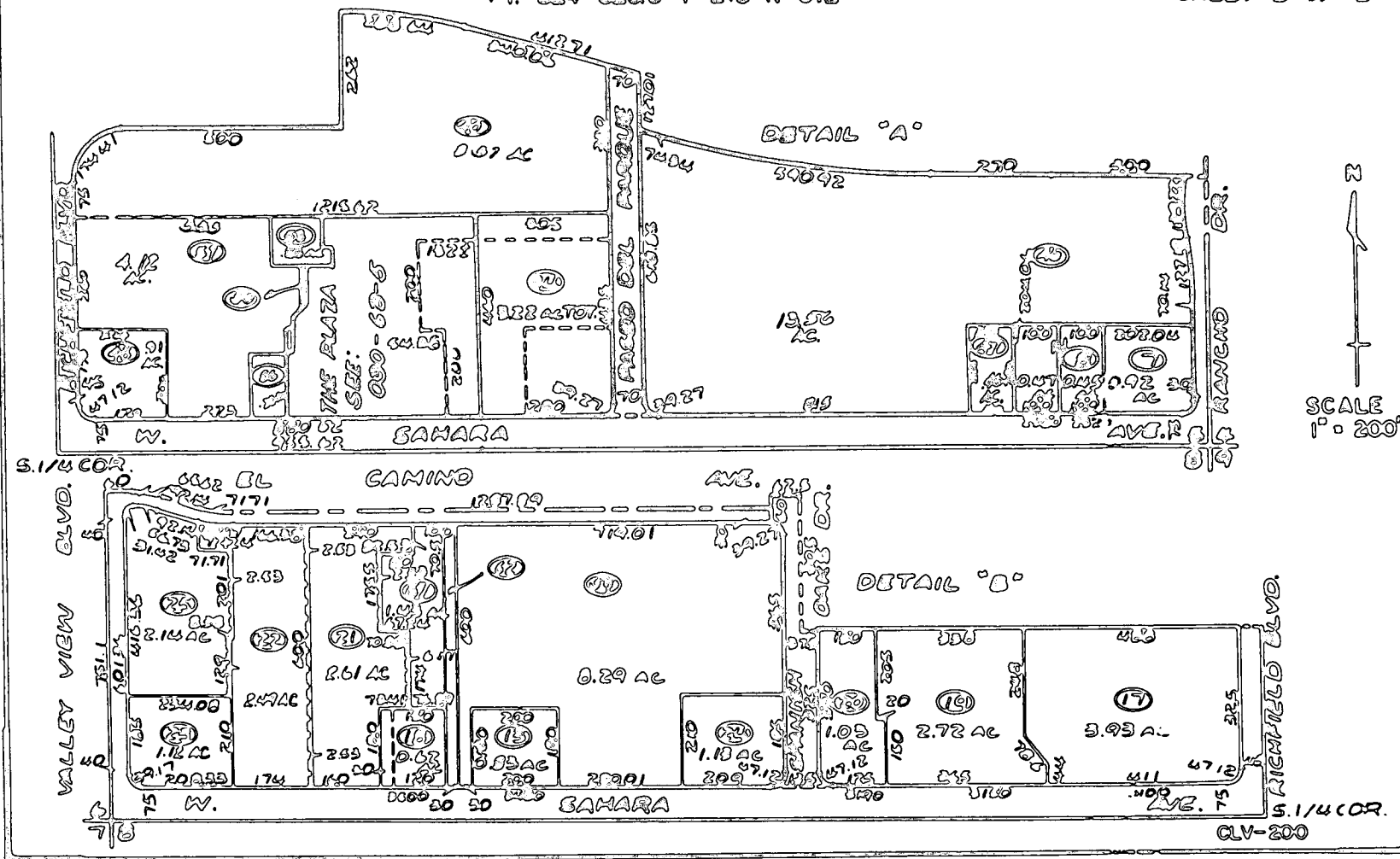
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NEVADA

MAR 12 4 14 PM '81

FEE 500 DEPUTY RD
OFFICIAL RECORDS
BOOK INSTRUMENT

4/2

030-630
SHEET 2 OF 2



LETTER OF TRANSMITTAL



nevada

2300 PASEO DEL PRADO, BUILDING A, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE: (702) 873-7550

To City of Las Vegas

Date Feb. 17, 1987

Project John H. Midby

Attn: Carl D. Peterson

Tract/W.O. No. 2849

Gentlemen:

We are forwarding

☐ By Mail

☒ By Messenger

<u>No. Copies</u>	<u>Description</u>	<u>Sheet No.</u>
<u>7 B/L</u>	<u>Parcel Map (Folded)</u>	<u></u>
<u>2</u>	<u>Duplicate - Mylar Grading Plans</u>	<u></u>
<u>1</u>	<u>Deed of Sale</u>	<u></u>
<u>1</u>	<u>Tax Assessor's Map</u>	<u></u>
<u>1</u>	<u>Check in the Amount of \$50.00 - City of Las Vegas</u>	<u></u>
<u>1</u>	<u>Parcel Map Application</u>	<u></u>

Remarks

1 Authorization for Managing Partner

Calc. Sheets & Comp. Sheets

This material is sent for ☐ Checking

☐ Approval

☐ Your Files

☐ Other

☐ Please sign _____ copies and return to our office.

By Gene Krametbauer, R.L.S.

Above material received by _____

_____ Date

CONSULTING ENGINEERS

PLANNERS

SURVEYORS