

Planning & Development Department
Scanning Cover Sheet

Case No PM-14-97

APN See Below

Location Btwn 23rd St & Eastern Ave on Searless

Applicant L. Steven Marx; Autozone Inc.

Subject

139-26-508-009; 139-26-508-010



PROJECT NAME/LOCATION: AMENDED PARCEL MAP FOR GORDON LEON MARK (NOT IN COMPUTER)
 PM
 FM-14-97 SURVEYOR/ENGINEER: BAUGHMAN + TURNER

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	1/8/98	mg	APP'd	1/9/98	FOR	SURVEYOR'S
RIGHT-OF-WAY	1/9/98	CMC	App'd	1/12/98	USE	ONLY
FLOOD CONTROL	1/12/98	CREE	APPD	1/12/98		
SANITATION	1/12/98	BAA	App'd	1/12/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	1-13-98	LINDER	APP'D	1-13-98		
SURVEY 1ST						
2ND						

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

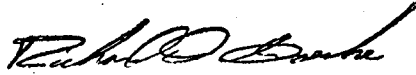
PLANNING & DEVELOPMENT _____

SURVEY _____

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

DATE

October 2, 1997

TO: Department of Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works 
SUBJECT: PM-14-97 (Amends Recorded Parcel Map File 25, Page 93) L. Steven Marx, et al (NEC 23rd Street & Searles Avenue)	COPIES TO: John McNellis, Anderson, Edelman, Development Coordination Ed Byrge, Right-of-Way Chuck Turk, Land Development (with B&T's letter) Rita Lumos, Survey (FM, PM, & A's only) Gordon Derr, Traffic Engineering

REVISED COMMENTS: -- These comments supercede all previous memos\comments:

NOTE: We note that this parcel map is amending the property line between lots 1 and 2 of recorded parcel map file 25, page 93.

1. Based on the information contained in the letter from Baughman and Turner dated August 26, 1997, no drainage plan/study is required prior to the recordation of this parcel map. *[Although we will accept the consultant's rationale for why a drainage plan/study is not required in conjunction with this parcel map (which is amending the common property line between Lots 1 and 2), we question whether Item #1 in their letter will actually be adhered to. Based on the 100 foot long eastward-extending finger of property protruding from the east edge of Lot #1, we question whether this "finger" will actually be graded/developed to back drain through Lot #1 out to Searles Avenue. With the area to the southeast of this parcel map site already developed, it appears more reasonable to expect this "finger" will have little functional use in conjunction with the future development of Lot #1. As such, the "finger" will most likely become a dumpster or landscape area with questionable grading and drainage. Because of the proposed amended lot line layout, it appears more reasonable that an outlet drainage easement along the south portion of Lot #2 should be granted on this parcel map. Also, based on the site plan of Lot #2 detailed with AR-3-97, it appears that an outlet drainage easement could be easily accommodated on Lot #2.]*

2. The construction of all incomplete half-street improvements on 23rd Street and Searles Avenue adjacent to Lot #1 of this parcel map are not required at this time nor are bonds required for their future installation. All needed street improvements adjacent to Lot #1 shall be determined and imposed concurrent with the future development of Lot #1. *(We are currently unaware of any development proposals for Lot #1.)*

3. Full street improvements on Eastern Avenue adjacent to Lot #2 already exist. Such improvements may need to be modified and/or upgraded concurrent with construction on Lot #2. Lot #2 has recently been approved for development subject to the conditions of approval of Aesthetic Review AR-3-97. No performance guarantees for such street improvement changes/upgrades are required in conjunction with this parcel map.

4. These revised 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 revised memo. Construction plans approved subsequently are valid only for a one year period following the date of this revised memo unless Public Works allows the plans to be valid for a longer period of time.

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

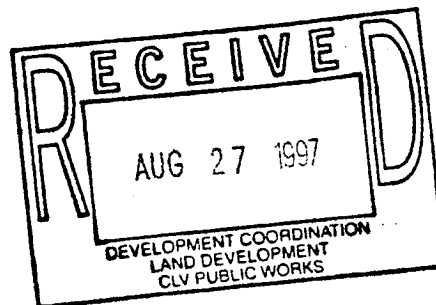
PHONE (702) 870-8771
FAX (702) 878-2695

August 26, 1997
26-20-61

City of Las Vegas
Land Development
400 East Stewart
Las Vegas, Nevada 89101

Attn.: Mr. John McNellis

Subject: PM #14-97



Dear Mr. McNellis:

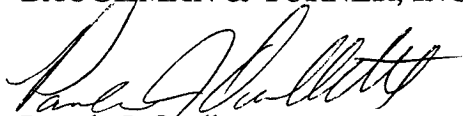
As requested, we have investigated the flood potential to the parcel located north of Searles on the west side of Eastern and find no adverse conditions associated with the site.

We feel, in fact, that a drainage study is not necessary and request that this letter serve to meet that condition of the amended parcel map. We feel a drainage study is not required because:

- 1) On-site generated flows have an unhindered discharge point at the southeast corner of the site eliminating the need for a drainage easement across Lot 2.
- 2) Dennis Stransky of City of Las Vegas Flood Control has already reviewed and accepted the minimum finished floor based on the "twice the depth" in Eastern criteria.
- 3) The site is located in a Zone X which has been determined to be outside the 100-year flood plain.
- 4) Off-site storm water is carried east past the site in Hinkle or Searles. A high point in 23rd Street prevents a build up of flow along the west property line.

We hope this letter has addressed the concerns listed in the conditions for PM 14-97. If you have any further questions, please feel free to contact this office.

Sincerely,
BAUGHMAN & TURNER, INC.


Pamela J. Ouellette
Drainage Services Manager

PJO/pe

Dave Turner of ^{ETA 8/20/97} 9-20-97? ^{MAC.}
Baughman & Turner wants
to talk to you re:
a parcel Map for Eastern
& Searles (an Autozone site)
He recalls that you were
going to relax on reg's
for Drainage Studies?
certain off-sites. Please
call at earliest convenience.

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

August 14, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Amended Parcel Map
PM-14-97
L. Steven Marx, et al

(NEC 23rd Street & Searles 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. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
2. The construction of all incomplete half-street improvements adjacent to Lot #1 of this amended parcel map shall not be requested at this time. All needed street improvements shall be determined and Imposed concurrent with the future development of Lot #1. *We note that this amended parcel map amends recorded parcel map file 25, page 93, and that no development of Lot #1 is planned at this time.*
3. The future development of Lot #2 shall be in accordance with the conditions of approval for Aesthetic Review AR-3-97. No performance guarantees for such requirements are required in conjunction with this amended parcel map.
4. 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.

PLANNING AND
DEVELOPMENT

AUG 15 9 47 AM '97

RECEIVED

MEMO

RECEIVED

DATE

6/2/97

TO:

PLANNING AND DEVELOPMENT DEPT.

JUN 3 2 35 PM '97

FROM:

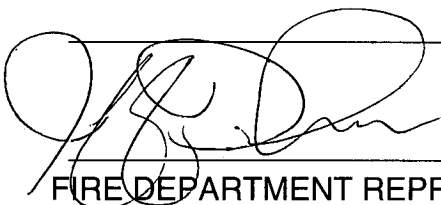
FIRE PREVENTION DIVISION

PLANNING AND
DEVELOPMENT

SUBJECT:

Pm-14-97 L. STEVEN MARK

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



CLARK COUNTY HEALTH DISTRICT

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

RECEIVED

JUN 6 1 36 PM '97

PLANNING AND
DEVELOPMENT

DATE: June 2, 1997
OWNER: MARX, GORDON LEON ET AL
PM NO: 14-97 (CITY)
SURVEYOR: CAVE, CHARLES E

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.



INTEROFFICE MEMORANDUM**REQUEST FOR COMMENTS**

PLANNING AND DEVELOPMENT DEPARTMENT	DATE May 20, 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 (AMENDED) PM-14-97 L. STEVEN MARX,, et al	

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:

June 2, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE May 20, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP (AMENDED) PM-14-97 L. STEVEN MARX, et al	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
JUNE 2, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: _____

APPLICATION/PETITION FOR: Amended Parcel Map
(Type of Action Requested)

Project Address (Location): Between 23rd Street and Eastern Ave. on the north side of Searles Ave.

Proposed Use: Auto Zone Shop and undeveloped Assessor's Parcel No.: 139-26-508-009 and 010

Project Name: Amended Parcel Map for Gordon Leon Marx Ward No.: _____

Existing General Plan: GC Sixteenth Section: NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section: 26 Township: 20 S Range: 61 E

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

Gross Acres: 4+ Lots/Units: 2 Density: N/A Commercial Sq. Ft.: All

Comments/Additional Information/Special Notification: Purpose to adjust lines of former two parcels created by Parcel Map File 25, Page 93

APPLICANT INFORMATION:

Applicant: Autozone, Inc. Dept. 8320 Contact: Lew Ellis

Address: P.O. Box 2198

City: Memphis State: TN Zip: 38101 Tel: (901)495-8707 Fax: (901)495-8901

Owner(s): Steven L. Marx et al Contact: Steven Marx

Address: 5990 Thiros Circle

City: Las Vegas State: NV Zip: 89102 Tel: (702)384-2932 Fax: None

Represented By: Baughman & Turner, Inc. Contact: David Turner/Charles Cave

Address: 1210 Hinson Street

City: Las Vegas State: NV Zip: 89102 Tel: (702)870-8771 Fax: (702)878-2695

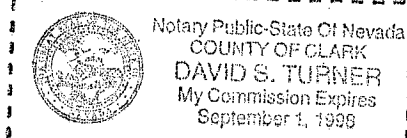
SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s): Steven Marx

Subscribed and sworn before me this 2ND day of MAY 1997

N. A. T.

Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-14-97

Meeting Date: _____

Date Accepted: 5/5/97

Accepted By: MP

Map No.: M-26-2

Total Fee: 300.00

Receipt No.: 5135

804451

291.50

108439-DJ

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That ROBERT J. PELTON, TRUSTEE OF THE ROBERT P. PELTON

TRUST U/A/D SEPTEMBER 15, 1957

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to GORDON LEON MARX, a married man as his sole and separate property as to an undivided 40% interest; and L. STEVEN MARX, a married man as his sole and separate property as to an undivided 40% interest; and RANDY MARX, an unmarried man as to an undivided 20% interest

all that certain property situated in the CITY OF LAS VEGAS County of CLARK

State of Nevada, bounded and described as follows:

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

- Subject to: 1. Taxes for the fiscal year 1980/81.
2. Restrictions, Conditions, Reservations, Rights, Rights of Way, and Easements Now of Record.

Parcel No. 020-060-325 and
020-060-047

Together with all and singular the accretions, improvements and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 1ST day of NOVEMBER, 1980

STATE OF NEVADA
COUNTY OF CLARK

ROBERT J. PELTON, TRUSTEE

On January 2, 1981

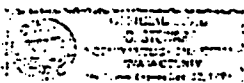
personally appeared before me, a Notary Public,
ROBERT J. PELTON, PERSONALLY KNOWN
OR PROVEN TO ME TO BE THE PERSONS
WHOSE NAME NAME IS SUBSCRIBED TO THE
ABOVE INSTRUMENT

and acknowledged that he executed the above
instrument.

Notary Public

(Notary Seal)

RECORD NO. 90 108439 DJ
ORDER NO. 3150
WHEN RECEIVED MAIL TO: L. Steven Marx, 3150
Mountain Spring Rd., L.V., Nev. 89102



Escrow No. 100455-03

91101140017 /

EXHIBIT "A"
(legal description)

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

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Lot One (1) of the certain Parcel Map on file in File 25, page 93, in the Office of the County Recorder of Clark County, Nevada and recorded May 10, 1979 in Book 1053 of Official Records as Document No. 1012559.

(Parcel No. 020-060-025)

Encrow No. 108439-DJ

91011400197

EXHIBIT "A"

(legal description)

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

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 20 South, Range 61 East, M.D.B. & N., described as follows:

Lot Two (2) of that certain Parcel Map on file in File 25, page 93, in the Office of the County Recorder of Clark County, Nevada and recorded May 10, 1979 in Book 1053 of Official Records as Document No. 1012559.

(Parcel No. 020-060-047)

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

01-14-91 08:00 HRI 3

OFFICIAL RECORDS
BOOK 910114 INST 00197

7.00 NPTR 291.50



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition	Notarized Signature	Fee	Deed	Legal Description	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 For Rezoning	●	●	●			●								
Plot Plan Review	●		●	●				●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map (Amended)	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●			●		●		●				
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
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.

Steven Marx
Applicant's Signature

5.29.97
Date