

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-15-02

APN 139-21-701-002

Location 1405 W LAKE MEAD BLVD

Applicant JOHNSON FAMILY TRUST

Subject

PARCEL MAP FOR CVS STORE LOCATED AT LAKE
MEAD AND MARTIN LUTHER KING



**PARCEL MAP PROCESSING
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: PM-15-02 - CVS PHARMACY

MAP: PM-15-02 SURVEYOR / ENGINEER: CARTER BURGESS 938-5400

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7/9/02	HES	☒ ☐	7/10/02	FOR USE SURVEYORS ONLY	
TRAFFIC	7-10-02	VHB	☒ ☐	7-10-02		
RIGHT OF WAY	7-11-02	CMC	☒ ☐	7-17-02		
FLOOD CONTROL	7/11/02	BM	☒ ☐	7-11-02		
SANITATION	7/11/02	BAN	☒ ☐	7/11/02		
DEVCO	7/15/02	CUE	☒ ☐	7/15/02		
TRAFFIC (RICK S.)	7/16/02	RS	☒ ☐	7/16/02		
PLANNING & DEVELOPMENT	7/17/02	MP	☒ ☐	7/17/02		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT DONT REUSE MAP UNTIL \$30.00 PROCESSING FEE
HAS BEEN PD. OK

RIGHT - OF - WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

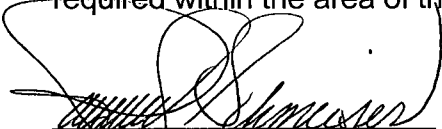
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: July 17, 2002
Re: Parcel Map of property southeast of Lake Mead Blvd. and M. L. K. Blvd. (RM-0008-02)

I have reviewed the subject map for compliance with the adopted trail routes for the City. No trail is required within the area of this map.


Donald Schmeiser, AICP
Senior Planner

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582

To: Martin T. Sprague, PLS
Carter-Burgess

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: June 4, 2002

Re: PM 15-02: Johnson Family Trust / C H H, LLC

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 name shown on this map is different from the one in the deed provided. Please ensure that the ownership is correct and provide an updated deed, when available.

Please complete the note in the legend for the sight visibility restriction zones to describe height limits, etc.

Please identify the adjoining properties as required by state law.

The curve data on the north line of Lot 1 does not agree with the two tangent bearings. If the bearings are held, the westerly distance of the area being dedicated is incorrect. Please revise as necessary.

The survey analysis does not close as shown. One of the record bearings is incorrect.

The street names for Doolittle Avenue, Owens Avenue, "H" Street and "J" Street are incorrect in the survey analysis.



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director, Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 10, 2002
Re: **PM-15-02** Johnson Family Trust and CHH, LLC SEC of Martin L King Blvd and Lake Mead Blvd
Parcel Map

CONDITIONS OF APPROVAL:

1. This Parcel Map needs to show the following dedication prior to recordation: an additional 5 feet of right-of-way adjacent to this site for Lake Mead Boulevard to accommodate both the dual left turn and a bus turnout in accordance with Standard Drawings #201.1 and #234.3 as required by the Department of Public Works.
2. A note must be added to the face of this Parcel Map to provide perpetual parking rights and vehicular access between both parcels and all driveways connecting this site to the abutting public streets, unless the City deems such adjacent uses incompatible.
3. Prior to the recordation of this parcel map or the submittal of any construction drawings, 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 need to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Future development of the parcels created with the recordation of this Parcel Map, shall be in compliance with all applicable conditions of approval for Zoning Reclassification Z-18-00, Site Development Plan Review SD-6-02, the approved Traffic Impact Analysis and all other applicable subsequent site-related actions.
5. No improvements, or bonds for improvements, are required prior to the recordation of this parcel map.
6. 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.

COMMENTS TO THE APPLICANT/CONSULTANT: *The following comments must be incorporated prior to the recordation of this Parcel Map:*

- a. Correct the Document # for the Martin Luther King Boulevard right-of-way; the correct # is 1750:1709856 ('83).
- b. Add ('57) to Document # 124:101833 and add ('83) to Document # 1748:1707294 for those documents that previously dedicated Lake Mead Boulevard.
- c. Revise the detailed box, along Lake Mead Boulevard, to be shown correctly outside of the area being dedicated.
- d. Revise the legend to include the complete S.V.R.Z Statement and to include the words "To be Privately Maintained".
- e. Provide the complete fire hydrant and streetlight easement statement on this Parcel Map prior to submittal for recordation.



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DATE: May 23, 2002
OWNER: CVS 5144 NV, LLC/Johnson Family Trust
PM NO: 15-2002
SURVEYOR: Martin L Sprague

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**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 16, 2002
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (SID) TRAFFIC ENGINEERING - RICK SCHROEDER	
SUBJECT: PARCEL MAP PM-15-02 SAMUEL G. JOHNSON, TRUSTEE, JOHNSON FAMILY TRUST and C H H, L.L.C.	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
ON OR BEFORE - MAY 30TH, 2002

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 16, 2002
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES\COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-15-02 SAMUEL G. JOHNSON, TRUSTEE, JOHNSON FAMILY TRUST and C H H, L.L.C.	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @DEVELOPMENT SERVICES CENTER,
731 S. 4TH ST., CURRENT PLANNING DIVISION
ON OR BEFORE MAY 30TH, 2002

ATTACHMENT: MAP

APPLICATION/PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location): 1405 W. Lake Mead Boulevard, Las Vegas, NV

Project Name: CVS-LV Store #5144 @SEC LM/MLK **Proposed Use:** Retail/Pharmacy

Assessor's Parcel No(s): 139-21-701-002, 004 **Ward #:** 5

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed C-1

Commercial Sq. Footage: 23,850 +/- **Floor Area Ratio:** 26.2%

Gross Acres: +/- 2.09 **Lots/Units** 2 **Density:** N/A

Additional Information: _____

PROPERTY OWNER	<u>Johnson Family Trust</u>	Contact:	<u>Samuel G. Johnson Trustee (Sam)</u>	
Address:	<u>10120 Button Willow Drive</u>	Phone:	<u>(702) 499-9905</u>	Fax: <u>(702) 648-1209</u>
City:	<u>Las Vegas,</u>	State:	<u>NV</u>	Zip: <u>89134</u>

APPLICANT:	<u>Armstrong/Gustine Properties</u>	Contact:	<u>Jack R. Bell,II</u>
Address	<u>2100 Wharton Street</u>	Phone:	<u>((412) 381-1122</u> Fax: <u>(702) 381-1615</u>
City:	<u>Pittsburgh</u>	State:	<u>PA</u> Zip: <u>15203</u>

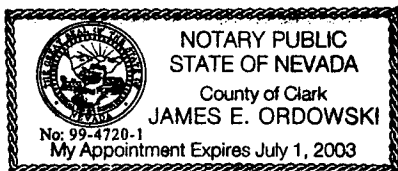
REPRESENTATIVE:	<u>Carter & Burgess, Inc.</u>	Contact:	<u>John J. Shields, P.E.</u>	
Address:	<u>6655 Bermuda Road</u>	Phone:	<u>(702) 938-5577</u>	Fax: <u>(702) 938-5497</u>
City:	Las Vegas	State:	NV	Zip: 89119

Property Owner Signature Johnson Family Trust
Print Name: JOHNSON FAMILY TRUST

Subscribed and sworn before me

This 9th day of 1 MAY, 20 02

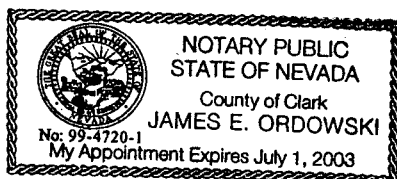
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	PM-15-02
Meeting Date:	—
Signs Required:	—
Map #	M-21-6
Total Fee:	\$300.00
Receipt #	85444
Date Accepted:	5/13/02*
Accepted By:	(Signature)

APPLICATION COMPLETE



139-21-701-002
139-21-701-004

8

20010323
00117

APN: 139-21-701-004
BPTT: \$1,500.00
Recorded at the Request of: Nevada Title Company
Escrow No: A1-03-0574-CLB

Mail tax bill to and
Where recorded Mail to:
Samuel Johnson, Trustee
10120 Button Willow Drive
Las Vegas, NV 89134

3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That IRWIN M. BROWN AND SARAH R. BROWN, TRUSTEES OF THE B & B TRUST, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to SAMUEL JOHNSON, TRUSTEE OF THE JOHNSON FAMILY TRUST DATED AUGUST 21, 1995 ✓, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including any supplemental taxes, which may come due.
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

CBS Deal

GBS Deed
Page 2

20010323
00117

IN WITNESS WHEREOF, this instrument has been executed this ____ day of _____, 2001.

B & B TRUST

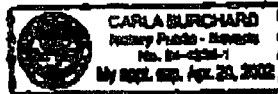
By: Irwin W. Brown
Irwin W. Brown, Trustee

By: Sarah R. Brown
Sarah R. Brown, Trustee

STATE OF Nevada
County of Clark SS

On this 13th day of March, 2001, before me, a Notary Public in and for said state, personally appeared IRWIN W. BROWN AND SARAH R. BROWN, personally known to me (or proved to me) to be the person who executed the above instrument, and acknowledged to me that (they/he/she) executed the same for purposes stated therein.

Carla Burckhard
Notary Public



STATE OF IDAHO
County of Blaine

March 16, 2001, Sarah R. Brown executed the above instrument and acknowledged as indicated above.

Heckey Klump
expires 11/10/01



GBS Deed

46A

20010323
ESCROW NUMBER: A1-03-0570111B

X

Parcel I

EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTH 104.66 FEET OF THE WEST 190.00 FEET OF THE NORTH HALF
(N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WEST 40.00 FEET OF SAID LAND AS CONVEYED
TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES BY DEED NO. 324016,
RECORDED OCTOBER 10, 1949, IN THE OFFICE OF THE COUNTY RECORDER
OF CLARK COUNTY, NEVADA.

AND FURTHER EXCEPTING THE SOUTHERLY 10 FEET THEREOF.

AND FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE
CITY OF LAS VEGAS BY DEED RECORDED APRIL 14, 1983 IN BOOK 1718 AS
DOCUMENT NO. 1677067, OF OFFICIAL RECORDS.

X

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
NEVADA TITLE COMPANY.
83-23-2881 88:82 DB1 3
OFFICIAL RECORDS
BOOK: 28810323 PAGE: 88117
FEE 9.00 RPT: 2,125.00

 **GLEND A CARLETON**
Notary Public, State of Nevada
Appointment No. 01-69019-1
My Comm. Expires June 12, 2005



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: PM-15-02 APN: 139-21-701-001

Name of Property Owner: **CHH,LLC**

Name of Applicant: **Juanita M. Elliot**

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official:

Partner(s):

APN:

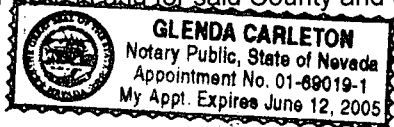
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 9th day of May, 20 02

Notary Public in and for said County and State



20001228
00241

Escrow Number: BE2185 KJ/K/ta

WHEN RECORDED, MAIL TO:
CH4, LLC, a Nevada limited liability company
324 Lance Ave.
North Las Vegas, NV 89030

RPTT: \$225.00
APN#: 139-21-701-001

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ella Mae Nelson, Trustee of The Robert L. Nelson and Ella Mae Nelson Revocable Living Trust dated March 23, 1995

do(es) hereby GRANT, BARGAIN, and SELL to

✓ CH4, LLC, a Nevada limited liability company ✓

the real property situate in the County of Clark, State of Nevada, described as follows:

See exhibit "A" attached hereto for complete legal description and by reference made a part hereof.

Subject to:

1. All general and special taxes for the fiscal year 2000-2001.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversion, remainder, rents, issues or profits thereof.

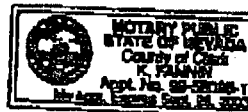
The Robert L. Nelson and Ella Mae Nelson Revocable Living dated March 23, 1995

Ella Mae Nelson 11-7-00
By: Ella Mae Nelson, Successor Trustee Date

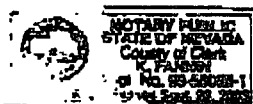
STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on November 7, 2000 by Ella Mae Nelson, Trustee of The Robert L. Nelson and Ella Mae Nelson Revocable Living dated March 23, 1995



K. Fanning
Notary Public
(My commission expires: Sept. 29, 2003)



20001228
00241

LV-882185-KLK

DESCRIPTION

X ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE WEST 125 FEET OF THE EAST 375 FEET OF THE NORTH 150 FEET OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, N. D. E. & M., CLARK COUNTY, NEVADA;

SAVING AND EXCEPTING THE NORTH 50 FEET.

EXCEPTING THEREFROM

***** X

JRW

- 6 -

CLARK COUNTY, NEVADA
JUDITHA VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
12-25-2008 08:33 DBI 2
OFFICIAL RECORDS
BOOK 28081225 PAGE 00241
FEE \$.00 RPTC 225.00

PLANNING &
DEVELOPMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No2. List the names of public access streets between this property and the nearest major streets: N/A3. Describe the existing improvements and/or condition of streets in item #2 above: N/A4. 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: SERVICE WILL BE PROVIDED. WATER WILL BE PROVIDED BY LAS VEGAS VALLEY WATER DISTRICT. THERE IS NO EXISTING WATER MAIN ON THE SOUTHSIDE OF LAKE MEAD BLVD.5. Will property be serviced by the City Sanitary Sewer System? Yes X No6. Is immediate development proposed on the parcels of land to be created: X Yes NoIf yes, on which Parcel (#1, #2, etc.)? NEW BUILDING ON PARCEL #2, EXISTING BUILDING TO REMAIN ON PARCEL #If yes, indicate type of development and anticipated date construction will commence: CVS PHARMACY - CONSTRUCTION TO COMMENCE 06/02

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 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.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☐ Assessor's Parcel Number of all adjoining properties.
- ☒ 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.