

Planning & Development Department
Scanning Cover Sheet

Case No PM-16-82

APN ?

Location SEE BELOW

Applicant WING FONG

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE WEST
SIDE OF VALLEY VIEW BLVD AND THE SOUTH SIDE
OF MEADOWS LANE



1 2 3 4 5 6

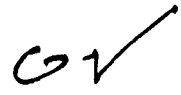
INTER-OFFICE MEMORANDUM

April 28, 1982

TO:

WILLIAM J. PURVIS
FIELD OPERATIONS ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER 
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION

PM-16-82 WING FONG

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster,
Director. The map(s) are submitted to you for signature and
recordation.

RSG:rsg

Attachment(s)

INTER-OFFICE MEMORANDUM

Date

APRIL 27, 1982

TO:

NULL

FROM:

GENZER


SUBJECT:

PM-16-82
WING FONG

COPIES TO:

This property is located on the west side of Valley View Boulevard and the south side of Meadows Lane in Zoning District R-1, under Resolution of Intent to C-1. The property is being divided for the purpose of construction of a new headquarters for Central Telephone Company on lot #1. The Zoning Division has reviewed the application and indicated that it meets their requirements for development of an office building and parking area.

The Department of Public Services indicated several corrections to be made on the map, all of which have been done by the surveyor. Staff feels that this application is in order and recommends approval subject to all conditions of City departments and State Subdivision Statutes.

RSG:bjl

INTER-OFFICE MEMORANDUM

Date

April 19, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Wing Fong
PM-16-82

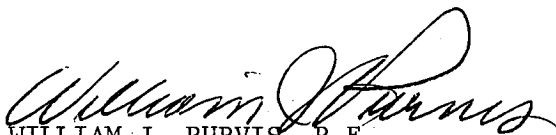
COPIES TO:

C. D. Peterson
Right-of-Way

Your transmittal dated April 5, 1982 requested comments from this Department by no later than April 12, 1982 concerning the parcel map and application submitted by Wing Fong.

Prior to our approval of this parcel map, this Department requests that the following matters be attended to:

1. Show the monuments set to delineate the parcels.
- ② The surveyor must sign his name across his seal as required by the regulations of the State Board of Registered Professional Engineers and Land Surveyors.
3. Show the width and dimensions of all easements.
- ④ Show the width of the right-of-way and green belt area along Meadows Lane.

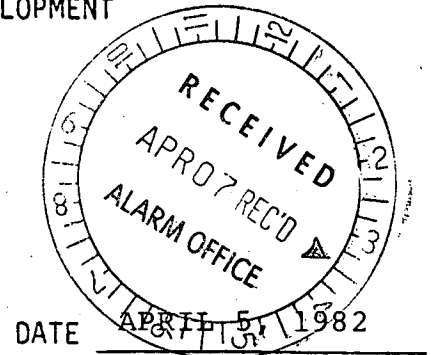

WILLIAM J. PURVIS, P.E.
Field Operations Engineer

WJP/CDP/jb



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS



TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
• FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-16-82

Submitted by: WING FONG

May we have your comments, recommendations, and suggestions no later than
April 12, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment
On Vilbert
Planning Aide
4-7-82

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

attachment

cc: Robert Clemmer, Zoning Division

FILED
APR 9 1982
PLANNING AND
DEVELOPMENT

DATE

4-6-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

Pm-16-82

Wing Tong

- ☒ 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 City Ordinance 2077.
- ☒ 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. Two (2) sets of as-builts to be provided this office.
- ☒ 8. Must meet requirements of Uniform Fire Code.
- ☐ 9. Must meet requirements of Uniform Building Code.
- ☐ 10. Building is to conform to the occupancy use requirements.
- ☐ 11. To be approved under permit from the Las Vegas Building Department.
- ☐ 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

APR 7 1982
PLANNING AND
DEVELOPMENT

M. Byrne

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE APRIL 5, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-16-82

Submitted by: WING FONG

May we have your comments, recommendations, and suggestions no later than
April 12, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

attachment

cc: Robert Clemmer, Zoning Division

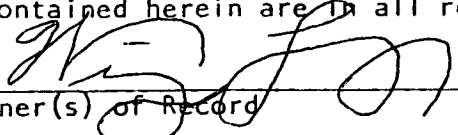
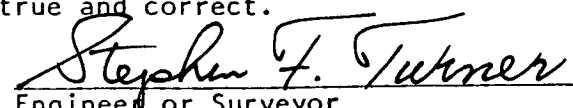
PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 30, 1982

1. Owner(s) of Record: Wing Fong
1553 North Decatur Blvd.
 Address: Las Vegas, NV 89108 Phone No.: 646-3112
2. Name of Engineer or Surveyor: Baughman & Turner, Inc.
2325 W. Charleston Blvd.
 Address: Las Vegas, NV 89102 Phone No.: 870-8771
3. Location of Parcel Map: Section 31 Township 20 Range 61
 Tax Parcel No.: 030-120-031
4. Acreage: 12.621 Number of Parcels to be Created: 3 Land Use Zone: (C-1 R-1)
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 street:
Valley View Blvd./Meadows Lane
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Excellent
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:
Las Vegas Valley Water District
9. Will the property be serviced by the City Sanitary Service 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 X No
 On which parcel? #1 X #2 #3 #4
 If yes, indicate type of development and anticipated date construction will commence:
Office Building - June, 1982

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 Record
 Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$55.00 Received by: R. G. Z
 Receipt No.: 17530
 Case No.: PM-16-82 Date: 4/2/82

1. The original linen prepared by an Engineer or 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. Eight (8) copies of the original map must be provided of which a minimum of four (4) must be at the same size as the original linen.

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 feet (300') 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 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.
- 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 COMMISSION IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE WILL BUILDING PERMITS BE ISSUED.

X

Robert H. Adams

FORM 3

GRANT, BARGAIN, SALE DEED

CONFORMED COPY

HIS INDENTURE WITNESSETH: That VALLEY VIEW SQUARE ASSOCIATES, a Limited Partnership

FOR VALUABLE CONSIDERATION, ~~XXXXXXXXXXXX~~, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to WING FONG, a married man

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

That portion of the Northeast Quarter (NE 1/4) of Section 31, Township 20 South, Range 61 East, described as follows:

Parcel Two (2) as shown on Parcel Map in File 24 of Parcel Maps, Page 1, Official Records of Clark County, Nevada.

The undersigned hereby certifies
this to be a true and correct copy
of the original document

STEWART TITLE OF NEVADA
By: Colleen Vroom

SUBJECT TO: 1. Taxes for the fiscal year 1980 - 1981
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand this Eighteenth day of MAY, 1981

VALLEY VIEW SQUARE ASSOCIATES,
a Limited Partnership
By HAIN DEVCORP, a California
Corporation, a General Partner

By: Stanley W. Gribble
STANLEY W. GRIBBLE, President

~~STATE OF NEVADA } ss.
County of _____
On _____ personally appeared before
me, a Notary Public.

known to me to be the person who executed
the foregoing instrument and who acknowledged that he
executed the above instrument.
WITNESS my hand and official seal.

Notary Public in and for said County and State~~

ESCROW NO. 89-17224-CF
ORDER NO. _____
WHEN RECORDED MAIL TO: Wing Fong, C/O K. Michael
Leavitt, Attorney, 601 E. Bridger Ave., Las
Vegas, Nevada 89101

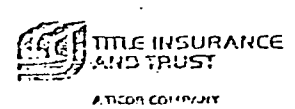
SPACE BELOW FOR RECORDER'S USE ONLY

SEE EXHIBIT "A" ATTACHED FOR ACKNOWLEDGEMENT

11CV-3-711

TO 1984 CA (8-74)

(Corporation as a Partner of a Partnership)



STATE OF CALIFORNIA } SS.
COUNTY OF Los Angeles

On May 21, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Stanley W. Gribble, known to me to be the President, ~~and~~ XXXXXXXXXXXX

~~Secretary~~ of Hahn Devcorp, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Valley View Square Associates, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Lenore M. Corzan

(This area for official notarial seal)

EXHIBIT "A"

CLARK COUNTY NEVADA
JOAN L. SMITH, RECORDER
RECORDED AT REQUEST OF

MAY 25 2 58 PM '81

FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT

1407 1346302