

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-16-85

APN ?

Location SEE BELOW

Applicant BECKER & SONS

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
SOUTHWEST CORNER OF LAKE MEAD BLVD AND
SAYLOR WAY



INTER-OFFICE MEMORANDUM

Date

May 14, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:

ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-16-85 BECKER & SONS

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

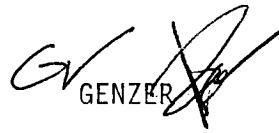
Date

May 13, 1985

TO:

WILLIAMS

FROM:


GENZER

SUBJECT:

PM-16-85 BECKER & SONS

COPIES TO:

This property is located on the southwest corner of Lake Mead Boulevard and Saylor Way in zoning district R-1 (under Resolution of Intent to R-3; Z-167-63), and is a further division of a previously approved and recorded parcel map. John has checked the map and indicated that it meets zoning requirements. The Department of Design and Development required one correction which has been done. They have also indicated that off-site improvements will be required at the time of construction. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS



DATE: April 29, 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 - 16-85

SUBMITTED BY: BECKER AND SONS

May we have your comments, recommendations, and suggestions no later than
MAY 13, 1985. 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

HPF:RG:jcd

Attachments:

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

Don Kilbert
Planning Aide
5-10-85

5-9-85

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-16-85



- ☒ 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. Pugh
5/2/85

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

RECEIVED
MAY 01 1985
PLANNING AND
DEVELOPMENT

DATE: April 29, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

FIRE SERVICES. (RAY PEEPLES)

✓ RICK WILLIAMS (ZONING DEPT.) *OK*

RE: PM - 16-85

SUBMITTED BY: BECKER AND SONS

May we have your comments, recommendations, and suggestions no later than
MAY 13, 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

INTER-OFFICE MEMORANDUM

Date

May 1, 1985

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

DESIGN & DEVELOPMENT

SUBJECT:

BECKER & SONS
PM-16-85

COPIES TO:

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

Your transmittal dated April 29, 1985, requested comments from this Department by no later than May 13, 1985, concerning the parcel map and application submitted by Becker and Sons, a Partnership.

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

1. Change Engineering Services to Design and Development.

At the time of development full off-site improvements conforming to City of Las Vegas Standards and Specifications will be required on Lake Mead Boulevard and Saylor Way.

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

CDP:bjc

INTER-OFFICE MEMORANDUM

Date

May 30, 1985

TO:

Doug Peterson, Chief
Survey Department

FROM:

Nancy Miller
Nancy Miller
Assistant Right of Way Agent

SUBJECT:

PM-16-85
BECKER AND SONS

COPIES TO:

BOB GENZER

This Department requests that the following condition be met before approving this application.

1. Dedicate twenty (20') feet of right of way on Lake Mead Boulevard for a total of fifty feet.

RECEIVED
APR 30 1985
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: April 29, 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 - 16-85

SUBMITTED BY: BECKER AND SONS

May we have your comments, recommendations, and suggestions no later than
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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: April 19, 1985

1. Owner(s) of Record: Becker & Sons, A Partnership
Address: 50 South Jones #1 Las Vegas, NV 89107 Phone No.: 878-1903
2. Name of Surveyor: Baughman & Turner, Inc.
Address: 2325 W. Charleston Blvd Las Vegas, NV 89102 Phone No.: 870-8771
3. Location of Parcel Map: Section 24 Township 20S Range 60E
Tax Parcel No.: 01A-290-010
4. Acreage: 10.4 ± Number of Parcels to be Created: 2 Land Use Zone: R-1 ^(R-1 R-3)
Z-167-63
5. Does the land front on a public (dedicated) street? Yes XX No
6. List names of public access streets between this property and nearest major streets:
Saylor Way & Lake Mead Blvd.
7. Describe the existing improvements and/or condition of streets in item #6 above:
Saylor Way - fully improved (curb, gutter & sidewalk) Lake Mead Blvd. - dirt road
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.V.W.D.
9. Will the property be serviced by the City Sanitary Sewer System? Yes XX No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes XX No
On which parcel? #1 XX #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Apartment Complex - September 1985

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: Barry W. Becker Stephen F. Turner
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R. C.
Receipt No.: 70188
Case No.: PM-16-85 Date: 4/24/85

1178

-0-

QUITCLAIM DEED

THIS DEED WITNESSETH That ERNEST A. BECKER, An Individual and
SUNSET DEVELOPMENT CO., a Nevada Partnership
 in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby release and forever quitclaim to
BECKER & SONS, a Nevada Partnership
 all that real property situate in the City of Las Vegas County of Clark
 State of Nevada, bounded and described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RESERVING AND EXCEPTING from this conveyance all the mineral, oil and gas rights on the property hereinabove described, they forming no part of this conveyance. Further, with no right of entry on the above described premises insofar as mineral, oil and gas rights are concerned.

SUBJECT TO: 1. Taxes for the fiscal year 1978-1979.
 2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness their hands the 29th day of September 19 78
ERNEST A. BECKER SUNSET DEVELOPMENT CO.
Ernest A. Becker Ernest A. Becker, Jr. - Agent

STATE OF NEVADA
 County of CLARK
 On this 29th day of September 19 78
 personally appeared before me, a Notary Public, in and for said
 County and State
Ernest A. Becker and
Ernest A. Becker, Jr.

I hereby certify that the persons described in and who presented the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein contained.

Anne W. Anderson
 Notary Public in and for said County and State.



Notary Public - State of Nevada
 CLARK COUNTY
 Anne W. Anderson
 My Commission Expires Mar. 7, 1981

ESCROW NO. 7-76100-A
 WHEN RECORDED MAIL TO: BECKER & SONS
6115 Clarice Avenue, Las Vegas, NV 89107

E-11

BOOK 855

014322
2-2

EXHIBIT "A"

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 20 South, Range 60 East, M.D.B.&M. Clark County, Nevada, described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter (NW 1/4) of said Section 24, said point also being the centerline intersection point of Jones Boulevard and Carl Avenue; thence South 87°28'22" East, along the centerline of said Carl Avenue, 30.01 feet to the TRUE POINT OF BEGINNING; thence continuing South 87°28'22" East, 702.24 feet, more or less; thence North 01°01'06" East, 30.00 feet to the Southwest Corner of that certain parcel conveyed to the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day-Saints by Ernest A. Becker by a document recorded in Clark County Recorder's Office as Book 730, Document Number 586630; thence North 01°01'06" East, along the West Line of said parcel, 417.00 feet; thence South 87°28'22" East, along the North Line of said parcel and the Westerly prolongation thereof, 441.50 feet; thence North 01°01'06" East, 698.52 feet, more or less, to a point on the Westerly prolongation of the North Line of Lot 17, Block 2 in Charleston Heights Tract No. 49-A as shown by a plat thereof on file in the Clark County Recorder's Office as Page 60 of Book 17 of plats; thence South 89°58'54" East, along said North Line and its Westerly prolongation 148.10 feet to the Northeast Corner thereof; thence North 01°07'39" East, along the Northerly prolongation of the East Line of the aforesaid Block 2, 175.44 feet; thence North 88°58'52" West, along a line being parallel with and 30.00 feet South (measured at right angles) from the North line of the Southwest Quarter (SW 1/4) of said Section 24, a distance of 1264.30 feet, more or less; thence South 01°01'08" West, 20.00 feet; to a point on a curve being concave Southeast and having a radius of 25.00 feet, a radial line to said point bears North 01°01'08" East; thence curving to the left along said curve, through a central angle of 89°53'13", an arc length of 39.22 feet; thence South 01°07'55" West, along a line being parallel with and 30.00 feet East (measured at right angles) from the West Line of the Northwest Quarter of said Section 24 a distance 1245.91 feet to the TRUE POINT OF BEGINNING.

Containing 30.2924 acres, more or less. *CLB*

MAD-7A
ARE-1

814322
BEST NO
OFFICIAL RECORDED BOOK NO. 955
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
OCT 11 10 03 AM '78
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
REC'D DEPUTY *md* *HCB*