

Planning & Development Department

Scanning Cover Sheet

Case No PM-16-88

APN N/A

Location Nellis Blvd

Applicant Morgan K. Trust & Hing Y. Watt Trustee

Subject



INTER-OFFICE MEMORANDUM

Date

May 12, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-16-88
Morgan K. Trust/Hing Y. Watt, Trustee

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

May 12, 1988

TO: *ca* Bob Genzer
Les Comeau

SUBJECT: PM-16-88
Morgan K. Trust/Hing Y. Watt, Trustee

FROM: Rob Pyzel *28.*

COPIES TO:

The property is located on the west side of Nellis Blvd., north of Stewart Ave.. The property is zoned C-2 and C-2 under R.O.I. to R-3. This is a subdivision of ~~a~~previously approved and recorded parcel map. Three parcels are being created: lot 1 is 6.09 acres, lot 2 is 1.25 acres and lot 3 is 1.16 acres. The Department of Public Works required the easement on lot 3 to be recorded as a private sewer easement, a drainage study/plan to be submitted and approved prior to building permit issuance on any lot and compliance with Conditions of Approval of their respective plot plan reviews; no improvements are required at this time. The Survey Division had no corrections on the map. 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.

INTER-OFFICE MEMORANDUM

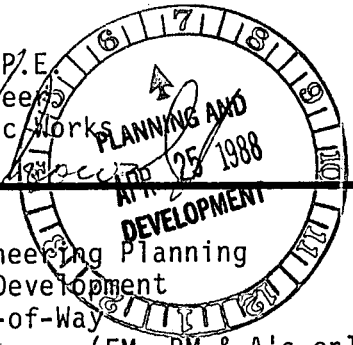
Date

April 22, 1988

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

FROM:

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



SUBJECT: COMMENTS RE:

PM-16-88
Morgan K. Trust
Hing Y. Watt, Trustee

COPIES TO:

John McNellis, Engineering Planning
C. E. Gilpin, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

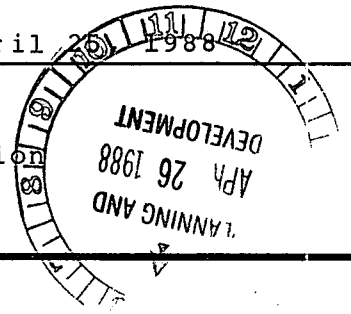
1. Drainage plan and technical drainage study required to be submitted and approved prior to the issuance of building permits on any lot.
2. The easement shown on Lot 3 must be recorded as a "private" sewer easement.
3. Each lot to comply with their respective Conditions of Approval of their plot plan reviews. No requirements need be met prior to the recordation of this parcel map.

NOTE: The construction plans for Lot 1 done by SEA Engineering shows a 27' radius on the northeast corner of Lot #3. We also recommend a larger radius be used on Lot #2. VTN and SEA should coordinate their efforts to assure both plans match each other.

KJM4/030

INTER-OFFICE MEMORANDUM

April 26, 1988



TO:

Community Planning
and Development

FROM:

Public Works
Survey Division

SUBJECT:

Morgan K. Trust
PM-16-88

COPIES TO:

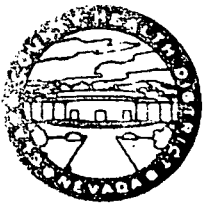
City Engineer
Survey

This Division has no objections to approving the subject parcel map.

A handwritten signature in cursive script, appearing to read "C. D. Peterson".

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

CDP:rk



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-335-1200

DATE: April 19, 1988

OWNER: MORGAN K. TRUST

PM NO: PM 16-88 (CITY)

SURVEYOR: Gene D. Krametbauer

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is available to property.

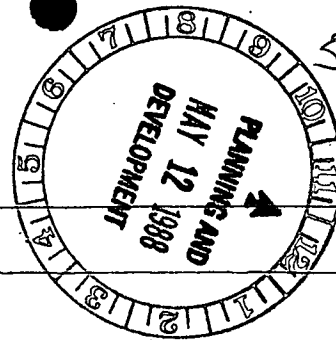
According to the Las Vegas Valley Water District, municipal water is available to property.

According to the parcel map three (3) lots are involved, approximately 1 ac and 6 ac each.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal sewer and water are available. No individual wells or individual septic systems are to be installed.

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: PM-16-87



- ☐ 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' ^(UNLESS PROVIDED WITH AN APPROVED TURNING RADIUS OF 45' 6")
- ☒ 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.

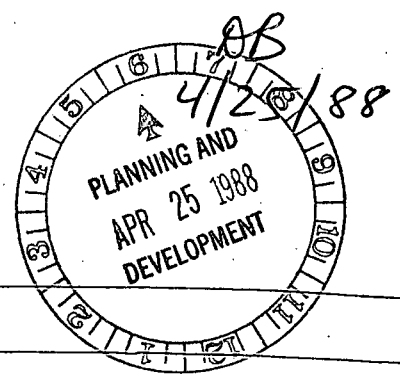
OTHER:

- ☐ 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.
- ☐ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

~~Subsequent~~

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: PM-16-88



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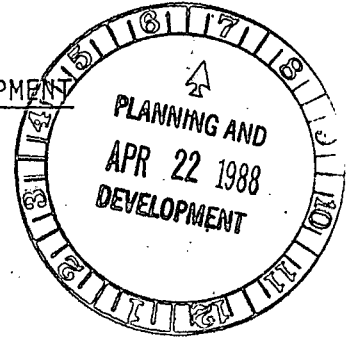
COMMENTS: Sub-division ONLY

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 4/11/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
~~FIRE~~ SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-16-88

SUBMITTED BY: Morgan K. Trust / Hing Y. Watt, Trustee

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.

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

Ann Vilbert
Fire Alarm Office
4-21-88

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 4/11/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
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CLARK COUNTY HEALTH DISTRICT

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

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1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: April 12, 1988

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
✓ CLARK COUNTY HEALTH DISTRICT

RE: PM-16-88

SUBMITTED BY: MORGAN K. TRUST/HING Y. WATT, TRUSTEE

May we have your comments, recommendations, and suggestions, no later than
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 4/11/88

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~
~~ZONING DIVISION, JOHN HERBERT~~
~~FIRE SERVICES, LARRY POWELL, FIRE MARSHALL~~
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~
CLARK COUNTY HEALTH DISTRICT

RE: PM-16-88

SUBMITTED BY: Morgan K. Trust / Ming Y. Watt, Trustee

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, PRINCIPAL PLANNER

HPF:RSG:jp

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 VEGAS

Date: 4/7/88

1. Owner(s) of Record: Morgan K. Trust Hing Y. Watt, Trustee
Address: 13 Hemlock Hill Rd., Amherst, NH 03031 Phone No.: _____
2. Name of Surveyor: Gene D. Krametbauer
Address: 2300 Paseo Del Prado A-100, Las Vegas, NV 89102 Phone No.: 873-7550
3. Location of Parcel Map: Section 32 Township 20 S Range 62 E
Tax Parcel No.: 060 - 330 - 005
4. Acreage: 8.499 Number of Parcels to be Created: 3 ^{R-E & C-2 (per. under}
Land Use Zone: ROI R-3
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:
Nellis Blvd.
7. Describe the existing improvements and/or condition of streets in item #6 above:
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:
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: _____
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:
Apartment Complex

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: X Hing Y. Watt Trustee Watt Family Trust Gene D. Krametbauer Surveyor
Owner(s) of Record

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: R.P.

Receipt No.: 36487

Case No.: PM-16-88

Date: 4/8/88

N-32-4

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.

Submitted: S. and J. [illegible] [illegible] [illegible] [illegible]

8 2 0 2 2 7 0 1 4 5 3

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Trustee's Deed Upon Sale

T. O. No. 117961-PR

Adm. I.R.S. 9 -00-

This Indenture, made November 26, 1986, between LAWYERS TITLE OF LAS VEGAS, INC., a Nevada corporation, as Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee), and MORGAN K. TRUST, dated August 11, 1977, HING Y. WATT, TRUSTEE

(herein called Grantee), Witnesseth:

Whereas, PROGRESSIVE INVESTMENT CORP., a Nevada Corporation

by Deed of Trust dated January 16, 1985 and recorded July 16, 1985
as Document No. 2108507, in book 2130, at page -0-
of Official Records, in the office of the county recorder of the County of Clark,
Nevada

did grant and convey to said Trustee upon the Trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of ONE certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

Whereas, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and

Whereas, on December 9, 1985 the then Beneficiary or holder of said note did execute and deliver to Trustee written Declaration of Default and Demand for Sale, and thereafter there was filed for record on December 23, 1985, in the office of the county recorder of said County, a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was duly recorded in book 2237, Document #2196167 of Official Records of said County; and Re-Recorded February 6, 1986 in Book 860206, an Document No. 00345, of Official Records of said County; and

Whereas, Trustee, in consequence of said Declaration of Default, Election, Demand for Sale, and in compliance with the terms of said Deed of Trust did execute its Notice of Trustee's Sale stating that it, as such Trustee, by virtue of the authority in it vested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property particularly therein and hereinafter described, said property being in the County of Clark, State of Nevada and fixing the time and place of sale as on June 9, 1986 at 10:00 o'clock A.M., at the entrance of Lawyers Title of Las Vegas, Inc., 333 South Third Street, Las Vegas, Nevada, said sale was postponed until November 26, 1986 at 10:00 o'clock A.M., at the same location, and did cause copies of said Notice to be posted for not less than twenty days before the date of sale therein fixed, as follows:

In three public places in the said City of Las Vegas, wherein said property was to be sold, to-wit:

Also one in a conspicuous place on the property to be sold;
and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in NEVADA LEGAL NEWS
a newspaper of general circulation, printed and published in the city or district in which said real property is situated, the first date of such publication being May 15, 1986; and

Whereas, all applicable statutory provisions of the State of Nevada and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

Whereas, Trustee did at the time and place of sale fixed as aforesaid, then and there call, at public auction, to said Grantee, aforesaid, being the highest bidder therefor, the property hereinafter described, for the sum of \$ 709,263.76 by the satisfaction in full of the indebtedness then secured by said Deed of Trust.

Now, Therefore, Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, aforesaid, but without any covenant or warranty, express or implied, all that certain property situate in the County of Clark, State of Nevada, described as follows:

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 62 East, N.D.B. & M., more particularly described as Parcel No. 1 of that certain Parcel Map recorded February 14, 1974 as Document No. 361103 in File 1, Page 81 of Parcel Maps.

In Witness Whereof, said LAWYERS TITLE OF LAS VEGAS, INC. as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

LAWYERS TITLE INSURANCE CORPORATION, as Agent for
LAWYERS TITLE LAS VEGAS, INC. as TRUSTEE aforesaid.

By: David L. Schoolcraft
DAVID L. SCHOOLCRAFT

By: _____

VO 0000.1 CV

STATE OF NEVADA, } ss.
COUNTY OF Clark }
On November 26, 1986 } personally
appeared before me, a Notary Public,
David L. Schoolcraft

who acknowledged that he executed the above instrument.
Signature: Evelyn J. Kaufman
(Notary Public)



EVELYN J. KAUFMAN
Notary Public - State of Nevada
COUNTY OF CLARK
My Appointment Expires
March 21, 1989

Notary Seal

SPACE BELOW FOR RECORDER'S USE ONLY

When Recorded Mail To: Mr. Hing Y. Watt, 13 Hemlock Hill Road
Amherst, New Hampshire 03031

Title Order No.
T.O. No.
Recorded at the request of:

When Recorded Mail To

Trustee's Deed
Upon Sale

Lawyers Title

of LAS VEGAS

P. O. Box 1957

CLARK COUNTY, NEVADA

CLARK COUNTY, NEVADA

89125

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
BULLY LEROY (T) 21

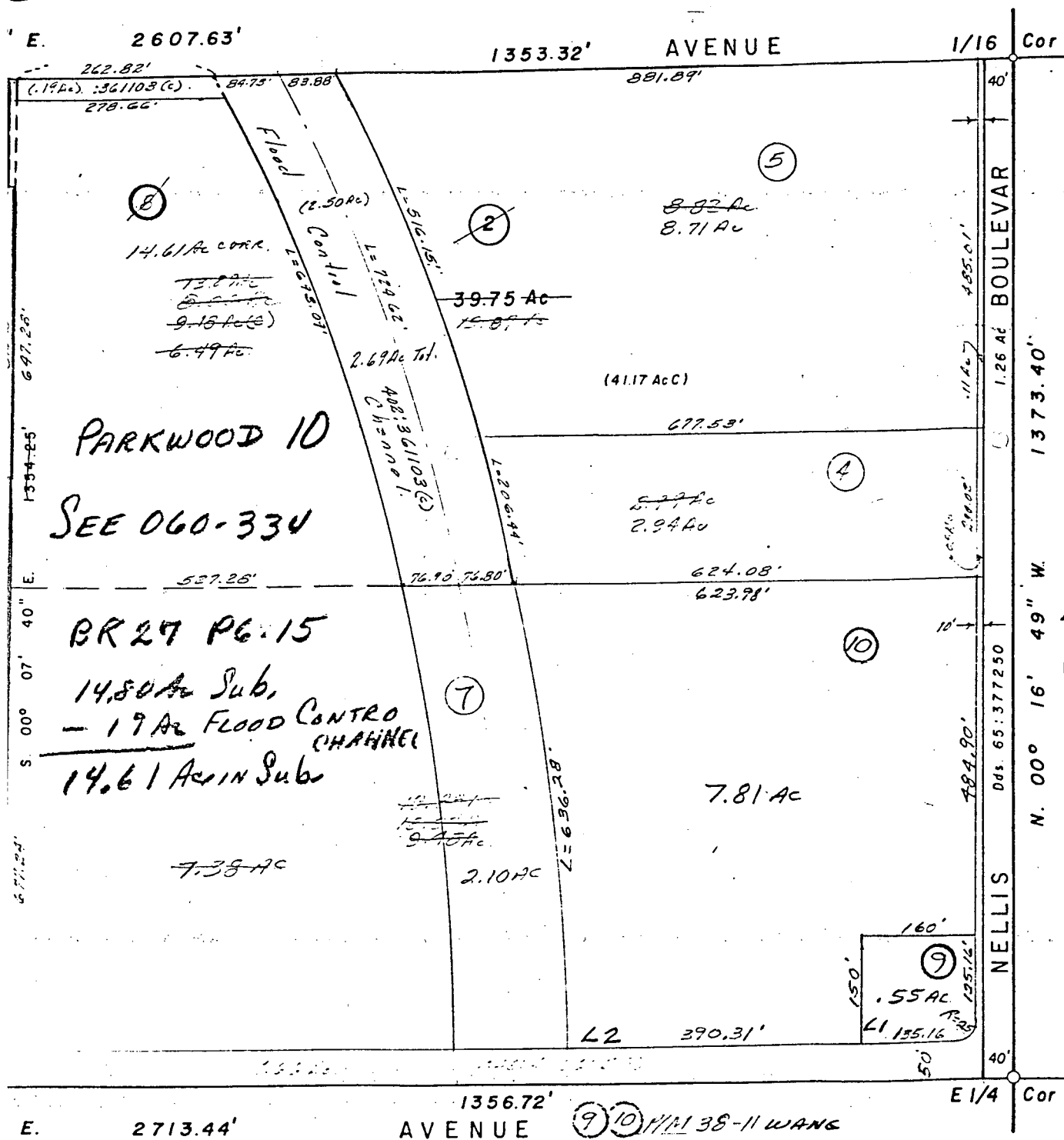
02/27/07 15:33 PRA

BOOK 070227 DIST. 01453

PER: G. M. RPT.



32



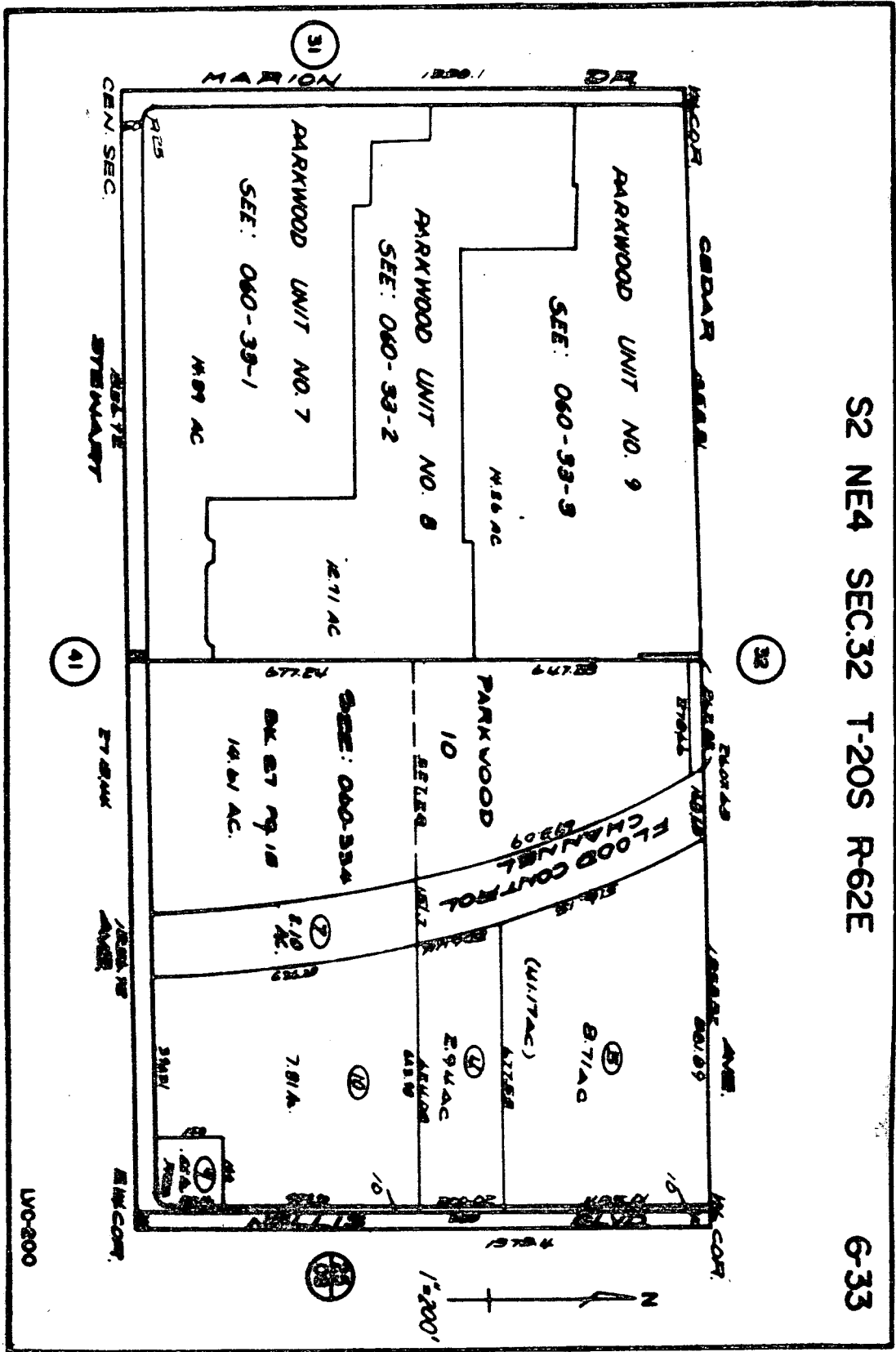
SCALE
1" = 200'

25
08

060-330-05

S2 NE4 SEC.32 T-20S R-62E

6-33





nevada

LETTER OF TRANSMITTAL

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

To City of Las Vegas

Date 4/7/88

Project Morgan K. Trust

Attn: Rob Pyzell

Tract/W.O. No. 3600

Gentlemen:

We are forwarding ☐ By Mail ☒ By Messenger

<u>No. Copies</u>	<u>Description</u>	<u>Sheet No.</u>
<u>1</u>	<u>Parcel Map Application</u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

Remarks

This material is sent for ☐ Checking ☐ Approval
☐ Your Files ☐ Other
☐ Please sign copies and return to our office.

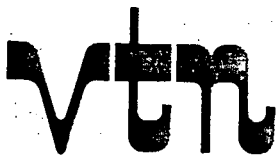
By Gene Krametbauer jh

Above material received by Date

CONSULTING ENGINEERS

PLANNERS

SURVEYORS



nevada

LETTER OF TRANSMITTAL

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

To City of Las Vegas

Date April 1, 1988

Project Morgan K. Trust Nellis

Parcel Map

Attn: Doug Peterson

Tract/W.O. No. 3600

Gentlemen:

We are forwarding

☐ By Mail

☒ By Messenger

<u>No. Copies</u>	<u>Description</u>	<u>Sheet No.</u>
<u>7</u>	<u>B/L Parcel Map</u>	<u>1</u>
<u>1</u>	<u>Copy of Assessors Map</u>	
<u>1</u>	<u>Copy of Deed</u>	
<u>1</u>	<u>Check for \$50.00</u>	

Remarks

This material is sent for ☐ Checking

☐ Approval

☐ Your Files

☐ Other

☐ Please sign _____ copies and return to our office.

By Steve Gurlides

Above material received by _____

Date _____

CONSULTING ENGINEERS

PLANNERS

SURVEYORS