

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-16-97

APN See Below

Location Sahara Ave & El Camino Rd

Applicant C-Car (Cross Continent Auto Retailers)

Subject

163-02-801-003; 163-02-801-004



FINAL MAP PROCESSING (TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: (TOYOTA WEST) Q-2-8
CROSS-CONTINENT AUTO RETAILERS, INC.
 @ SAHARA AND VERDINAL DR.
 RPM 16-97 (REVERENDABLE)
 SURVEYOR/ENGINEER: CARTER J. BURGESS

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	8/22	mg	APP'D	9/5	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	9/3/97	cmc	App'd	9/9/97		
FLOOD CONTROL	9/8/97	CRCM	APP'D	9/8/97		
SANITATION	9/8/97	BHA	App'd	9/8/97		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/9/97	Linder	NOT App'd	9/9/97		
	9/12/97	LINDER	APP'D	9/18/97		
SURVEY 1ST	9/9/97	JKG	NOT APPROVED		9/9/97	
2ND						

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

LAND DEV. - IT APPEARS VERDINAL DRIVE IS MISLABELED AS EL CAMINO ROAD.

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT SEE ABOVE CORRECTION

SURVEY SEE ABOVE CORRECTIONS

FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: (TOROTA WEST) Q-2-8
CROSS-CONTINENT AUTO RETAILERS, INC.
 @ SAHARA AND VERDINAL DR.
 PM- 16-97 (RE/RECORD ONLY)
 SURVEYOR/ENGINEER: CARTER & BURGESS

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FLOOD CONTROL	9/8/97	GREG M	APP'D	9/8/97		
SANITATION	9/8/97	BWA	APP'D	9/8/97		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	9/9/97	Linder	NOT APP'D	9/9/97		
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2ND						

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

LAND DEV. - IT APPEARS VERDINAL DRIVE IS MISLABELED AS EL CAMINO ROAD.

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT SEE ABOVE CORRECTION

SURVEY _____

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

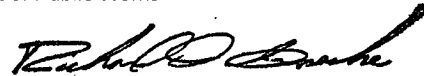
August 14, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Reversionary Parcel Map
PM-16-97
C-Car (Cross-Continent Auto Retailers, Inc.)

(NWC Sahara Avenue and Verdinal Drive)

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. We have no objection to this reversionary parcel map application for the purpose of reverting to acreage Parcels 1 and 2 of Parcel Map File 18, Page 15. No improvements, bonds nor drainage plans/studies are required prior to the recordation of this reversionary parcel map.
2. Future development of the reverted acreage shall be in accordance with the conditions of approval of Zoning Application Z-99-96. No performance bonds for such requirements shall be required in conjunction with this reversionary parcel map.

PLANNING AND
DEVELOPMENT

AUG 15 9 47 AM '97

RECEIVED

July 16, 1997

MEMORANDUM

TO: Jerry Cook, Jr., PLS Carter-Burgess	FROM: Rita M. Lumos, PLS City Surveyor <i>RML</i>
SUBJECT: PM 16-97(R) Reversion to Acreage Cross Continent Auto Retailers, Inc.	COPIES TO: Matt Pinjuv Planning and Development Dept.

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 letter from Cross Continent Auto Retailers, Inc. naming Greg Jeffries as authorized agent is not sufficient authorization for him to sign the Owner's Certificate and Dedication on the map. That authorization only allows him to sign the applications for approval by the City of Las Vegas. In order for him to sign on the map, he must have a properly executed and notarized Power of Attorney to complete transactions on the land.

The notary acknowledgment is not correct language. It implies that Greg Jeffries will notarize his own signature. Please see NRS 240 for correct verbiage.

Please change the name in the approval certificate for the Director of Planning and Development to Theresa O'Donnell.

Please furnish this office with a copy of a current deed showing the correct ownership. We did not receive a deed in our application package.

RECEIVED
JUL 17 3 02 PM '97
PLANNING AND
DEVELOPMENT



CLARK COUNTY HEALTH DISTRICT

RECEIVED

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

JUL 2 10 10 AM '97

PLANNING AND
DEVELOPMENT

DATE: June 25, 1997
OWNER: CROSS-CONTINENT AUTO RETAILERS INC
PM NO: 16-97 (CITY/REVERSIONARY)
SURVEYOR: JERRY A COOK, JR

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.



MEMO

RECEIVED

DATE 6-25-97

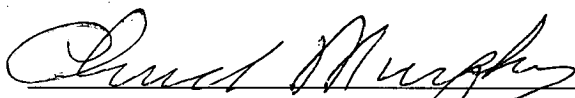
TO: **PLANNING AND DEVELOPMENT DEPT.** JUN 27 3 04 PM '97

FROM: **FIRE PREVENTION DIVISION**

PLANNING AND
DEVELOPMENT

SUBJECT: PM 16-97 C-CAR

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

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE June 17, 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 PM-16-97 (REVERSIONARY) C-CAR (CROSS-CONTINENT AUTO RETAILERS, INC.)	

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:
July 7, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE June 17, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-16-97 (REVERSIONARY) C-CAR (CROSS-CONTINENT AUTO RETAILERS, INC.)	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
JULY 7, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: _____

APPLICATION/PETITION FOR: REVERSIONARY PARCEL MAP
(Type of Action Requested)

Project Address (Location): NORTHWEST CORNER OF SAHARA AVE & EL CAMINO RD.
 Proposed Use: REVERT TO ACREAGE LOTS 1 & 2 Assessor's Parcel No.: 163-02-801-003
163-02-801-004
 Project Name: DOUGLAS TOYOTA WEST Ward No.: _____
 Existing General Plan: _____ Sixteenth Section: _____ of the SEA of Section: 2 Township: 21 Range: 560E
 Proposed General Plan: _____ Existing Zoning: NU Proposed Zoning: C-2
 Gross Acres: 8.806 Lots/Units: 2 LOTS Density: _____ Commercial Sq. Ft.: 383,573
 Comments/Additional Information/Special Notification: THIS MAP WAS PREPARED FROM
RECORD INFORMATION AND IS NOT THE RESULT OF
A FIELD SURVEY

APPLICANT INFORMATION:

Property Owner(s): CROSS-CONTINENT AUTO REPAIRERS, INC. (AUTHORIZED AGENT)
R. DOUGLAS SPEDDING VEC. PRES. Contact: GREG JEFFREYS
 Address: 90 5312 N. VISTA COURT.
 City: SPOKANE State: WA. Zip: 99212 Tel: 907-8685 Fax: 928-1908
 Applicant: G.J.'S GENERAL CONTRACTORS INC. Contact: GREG JEFFREYS
 Address: 5312 N. VISTA COURT.
 City: SPOKANE State: WA. Zip: 99212 Tel: 907-8685 Fax: 928-1908
 Represented By: CARTER BURGESS Contact: JERRY COOK JR.
 Address: 2955 EAST SUNSET RD. SUITE 105
 City: LAS VEGAS State: NV. Zip: 89120 Tel: 798-1007 Fax: 798-7056

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

Owner(s): _____

Subscribed and sworn before me this 7th day of May 1997

Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-16-97

Meeting Date: N/A

Date Accepted: 6/6/97

Accepted By: sl

Map No.: Q-2-8

Total Fee(s): \$ 300.00

Receipt No.: 6445



CROSS-CONTINENT AUTO RETAILERS, INC.
1201 S. TAYLOR ST.
P.O. BOX 750
AMARILLO, TEXAS 79105-0750
PH: 806.374.8653
FAX 806.374.3818

June 5, 1997

Mr. Walter Candelaria
Carter - Burgess
2955 East Sunset Road, Suite 105
Las Vegas, NV. 89120

Re: Lot 1 and 2
Sahara and Verdinal
Las Vegas, Nevada

Dear Mr. Candelaria:

This letter will serve as our authorization for Greg D. Jeffreys, President of G.J.'s General Contractors, to act as our agent with respect to any and all building and municipalities issues for the above referenced property.

Should you need any additional information, please contact Susan Rhoads at (303) 355-3549.

Sincerely,

Bobby Hall
Senior Vice Chairman

BH/jm



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: EL CAMINO RD. & TORREY PINES - SAHARA AVE.
3. Describe the existing improvements and/or condition of streets in item #2 above: THE PURPOSE OF THIS MAP IS TO REVERT TO ACREAGE LOTS 1 & 2 AS SHOWN IN FILE 18 PAGE 15 OF PARCEL MAP BOOK 863 INSTRUMENT # 822241
4. 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: LAS VEGAS VALLEY WATER DISTRICT
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: Yes No
On which Parcel? #1 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence: AUTO DEALERSHIP, WORK TO START AS SOON AS POSSIBLE

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. 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.
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. 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.

06/17/97

12:23:08:40

P A R C E L F I L E

CROSS-CONTINENT AUTO RETAILERS

PARCEL 163 02 801 003 THROUGH 200 1201 S TAYLOR ST
LAST UPDATE 06/03/97 ZIP AMARILLO TX 79105-0750
GEOGRAPHIC PT SW4 SE4 02 21 60 WARD 00 PARCEL MAP FILE 18 PAGE 15
DOCUMENT # 97041601594-2-F 4/16/97 LOT 2
200 SCALE MAP NO Q-2-8
ZONING N-U C-2 JBH 10/22/96

SETBACKS: FRONT REAR SIDE 00 CORNER
ROI ZONING FILE Z-99-96 EXPIRATION 10/16/97
ROI ZONING C-2
ZONING FILE Z-99-96
USE PERMIT FL
VARIANCE FILE
MISC FILE GPA-44-96

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK

06/17/97

12:23:25:35

P A R C E L F I L E

CROSS-CONTINENT AUTO RETAILERS

PARCEL 163 02 801 004 THROUGH 200 1201 S TAYLOR ST
LAST UPDATE 06/03/97 ZIP AMARILLO TX 79105-0750
GEOGRAPHIC PT SW4 SE4 02 21 60 WARD 00 PARCEL MAP FILE 18 PAGE 15
DOCUMENT # 97041601594-2-F 4/16/97 LOT 1
200 SCALE MAP NO Q-2-8
ZONING N-U C-2 JBH 10/22/96

SETBACKS: FRONT REAR SIDE 00 CORNER

ROI ZONING FILE Z-99-96 EXPIRATION 10/16/97

ROI ZONING C-2

ZONING FILE Z-99-96

USE PERMIT FL

VARIANCE FILE

MISC FILE

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK

APR 16 1997 7,150.00

APN 163-02-801-004 /163-02-801-003

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
R. DOUGLAS SPEDDING, a married man

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to

CROSS-CONTINENT AUTO RETAILERS, INC., A DELAWARE CORPORATION

that property in CLARK
described as:

County, Nevada,

That portion of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4)
of Section 2, Township 21 South, Range 60 East M.D.B. & M., described as Lots 1
and 2 of Parcel Map located in File 18, Page 15, recorded March 23, 1978 in Book
863 of Official Records, as Document No. 822241, in the Office of the County
Recorder of Clark County, Nevada.

Dated February 10, 1997

R. Douglas Spedding
R. DOUGLAS SPEDDING

STATE OF ~~NEVADA~~ COLORADO

COUNTY OF ARAPAHOE

On April 10, 1997 before me, the
undersigned, a Notary Public in and for said State, personally appeared
R. Douglas Spedding

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Haidi Aemmer

Name HAIDI AEMMER
(typed or printed)

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-51-700

Escrow No. 97-51-700-DS

WHEN RECORDED MAIL TO

Name Wayne Moore, Esq.
Street Cross-Continent Auto Retailers, Inc.
Address 1201 S. Taylor St.
City & State Amesville, TX 79105-0750

FTOS-00791

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
04-16-97 15:17 PAR 1
OFFICIAL RECORDS
BOOK: 970416 INST: 01594
FEE: 7.00 RPT: 7,150.00



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/Petition Form	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	●	●	●			●				●				
Plot Plan Review	●		●	●		●		●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●	×	●	×	×	●						●	×	●
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.

Walter L. Caudill
Carter Burgess
 Applicant's Signature

5-12-97
 Date