

Planning & Development Department
Scanning Cover Sheet

Case No PM-17-82

APN ?

Location SEE BELOW

Applicant STADIUM INVESTORS, LTD.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE NORTH
SIDE OF WASHINGTON AVE AND THE EAST SIDE OF
MAIN STREET



1 2 3 4 5 6

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

May 13, 1982

TO: WILLIAM J. PURVIS FIELD OPERATIONS ENGINEER PUBLIC SERVICES	FROM: ROBERT S. GENZER <i>GV</i> SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAPS APPROVED FOR RECORDATION PM-17-82 STADIUM INVESTORS LTD.	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

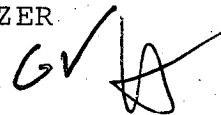
MAY 12, 1982

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-17-82
STADIUM INVESTORS, LTD.

COPIES TO:

This property is located on the north side of Washington Avenue and the east side of Main Street in Zoning Districts C-M and R-4. There is an existing motel complex on lot 1 and an existing apartment building on lot 2. The application has been reviewed by the Zoning Division and Mr. Clemmer has indicated that the application is acceptable.

The Department of Public Services has required several corrections on the map, all of which have now 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

April 23, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Stadium Investors, Ltd.
PM-17-82

COPIES TO:

C. D. Peterson
Right-of-Way

Your transmittal dated April 13, 1982 requested comments from this Department by no later than April 20, 1982 concerning the parcel map and application submitted by Stadium Investors, Limited.

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

- ① Dedicate four (4) feet of right-of-way for Main Street either on the map or by separate document.
2. Show a second found monument for the establishment of the Basis of Bearing.
3. Correct the spelling of "personally" in the Acknowledgement".
4. In the "Approvals Section" change "197__ to 198__.
- 5. The Surveyor must place his signature across his seal as requested by the regulations of the State Board of Registered Professional Engineers and Land Surveyors.


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

WJP/CDP/jb

RECEIVED
APR 23 1982
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 13, 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-17-82

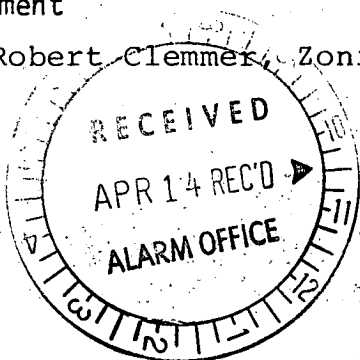
Submitted by: Stadium Investors, Ltd.

May we have your comments, recommendations, and suggestions no later than
April 20, 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

No Comment
Don Kilbert
Planning Aide
4-15-82
attachment

cc: Robert Clemmer, Zoning Division



DATE

4-13-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

Pm-17-82

Stadium Investors, Ltd.

☒ 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:

RECEIVED
APR 15 1982
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 13, 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-17-82

Submitted by: Stadium Investors, Ltd.

May we have your comments, recommendations, and suggestions no later than
April 20, 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: 4-12-82

1. Owner(s) of Record: STADIUM INVESTORS LTD
Address: 905 Las Vegas Blvd N. Phone No.: 386-0202
2. Name of Engineer or Surveyor: Joe Kolasky
Address: 531- N- RADWICK DR LV. 89110 Phone No.: 452-6187
3. Location of Parcel Map: Section 27 Township 20 Range 61
Tax Parcel No.: 020-700-007 + 005
4. Acreage: 2.3 Number of Parcels to be Created: 2 Land Use Zone C-M & R-4
5. Does the land front on a public (dedicated) street? Yes ☒ No ☐
6. List names of public access streets between this property and nearest major street:

7. Describe the existing improvements and/or condition of streets in Item #6 above:
MAIN = CURB CUTTER & SIDE WALK, STREET LIGHT
WASHINGTON - SAME
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 Dist. & Well.
9. Will the property be serviced by the City Sanitary Service System? Yes ☒ No ☐
If no, indicate how sewer service will be provided: _____
10. Is immediate development proposed on the parcels of land to be created? Yes ☐ No ☒
On which parcel? #1 _____ #2 _____ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence: _____

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

Joseph M. Kolasky
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 17538

Case No.: FM-17-82

Date: 4/12/82

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

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.

Affix I.R.S. \$ 577.50 RPTT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That..... JAMES VANDERMEER, as to an undivided 50% interest and
..... SUSAN VANDERMEER PINJUV, as to an undivided 50% interest
in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell
and Convey to STADIUM INVESTORS, LTD. A Limited Partnership

all that real property situate in the..... County of Clark
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO: (1) Taxes for the fiscal year 1981-82
(2) Restrictions, conditions, reservations, rights, rights of
way and easements now of record.

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

Witness..... our..... hand..... S..... this..... 16th..... day of..... December....., 19 81.....

James Van Der Meer
JAMES VANDERMEER

Susan VanderMeer Pinjuv
SUSAN VANDERMEER PINJUV

STATE OF NEVADA

County of CLARK } ss.

On this 16th day of December, 19 81,

personally appeared before me, a Notary Public,
James VanDerMeer and Susan VanDerMeer
Pinjuv

who acknowledged that they executed the above
instrument.

Signed

Paul H. Hufey
Notary Public



Notary Public-State of Nevada
CLARK COUNTY
Paul H. Hufey
My Commission Expires July 25, 1982

Order No. LV 91602-BP.

When Recorded, mail to Stadium Investors
905 Las Vegas Blvd, No.
Las Vegas, Nevada 89101

CHICAGO TITLE INSURANCE COMPANY
428 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101

385-6811

CHICAGO TITLE INSURANCE COMPANY

2

LV 91602

EXHIBIT "A"

Recorder's memo: Legibility
Questionable For Good Reproduction

PARCEL I:

That portion of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., Clark County, Nevada being more particularly described as follows:

COMMENCING at the intersection of the South line of the Northeast Quarter (NE1/4) of said Section 27 and the Southeasterly right-of-way line of Main Street (present alignment 86 feet wide); thence North 28°15'00" East along said Southeasterly right-of-way line a distance of 234.55 feet to a point being the most Northerly corner of that certain parcel of land as conveyed to W. R. Smith, et al, by deed recorded November 14, 1947 as Document No. 273569, Official Records, Clark County, Nevada, said point also being the TRUE POINT OF BEGINNING; thence continuing North 28°15'00" East a distance of 176.64 feet to a point being the most Westerly corner of that certain parcel of land as conveyed to Polar Ice Company, Inc. by deed recorded October 21, 1955 as Document No. 59606, Official Records, Clark County, Nevada; thence along the Southwesterly and Southeasterly lines of said Polar Ice Company parcel the following two courses: South 61°45'00" East a distance of 163.30 feet to a point; thence North 28°15'00" East a distance of 163.14 feet to a point on the Southwesterly line of that certain parcel of land as conveyed to Louis W. Forster, et al, by deed recorded January 11, 1966 as Document No. 550512, Official Records, Clark County, Nevada; thence South 61°45'00" East along said Southwesterly line a distance of 42.88 feet to a point on the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 27; thence South 00°15'00" West along said East line a distance of 119.39 feet to a point; thence North 89°53'00" West a distance of 10.00 feet to a point; thence South 05°04'33" West a distance of 235.36 feet to a point on the proposed North right-of-way line of Washington Avenue (proposed alignment 100 feet wide); thence South 89°54'34" West along said North right-of-way line a distance of 112.66 feet to a point on the East line of the aforementioned W. R. Smith parcel; thence along the Easterly and Northeasterly line of said Smith parcel the following two courses: North 05°38'00" West a distance of 82.12 feet to a point; thence North 69°47'40" West a distance of 204.22 feet to the TRUE POINT OF BEGINNING.

Recorder's memo: Legibility
Questionable For Good Reproduction

CHICAGO TITLE INSURANCE COMPANY

3

EXHIBIT "A" (Continued)

LV 91602

PARCEL II:

Recorder's memo: Legibility
Questionable For Good Reproduction

That portion of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 27, Township 20 South, Range 61 East, M.D.B. & M., Clark County, Nevada being more particularly described as follows:

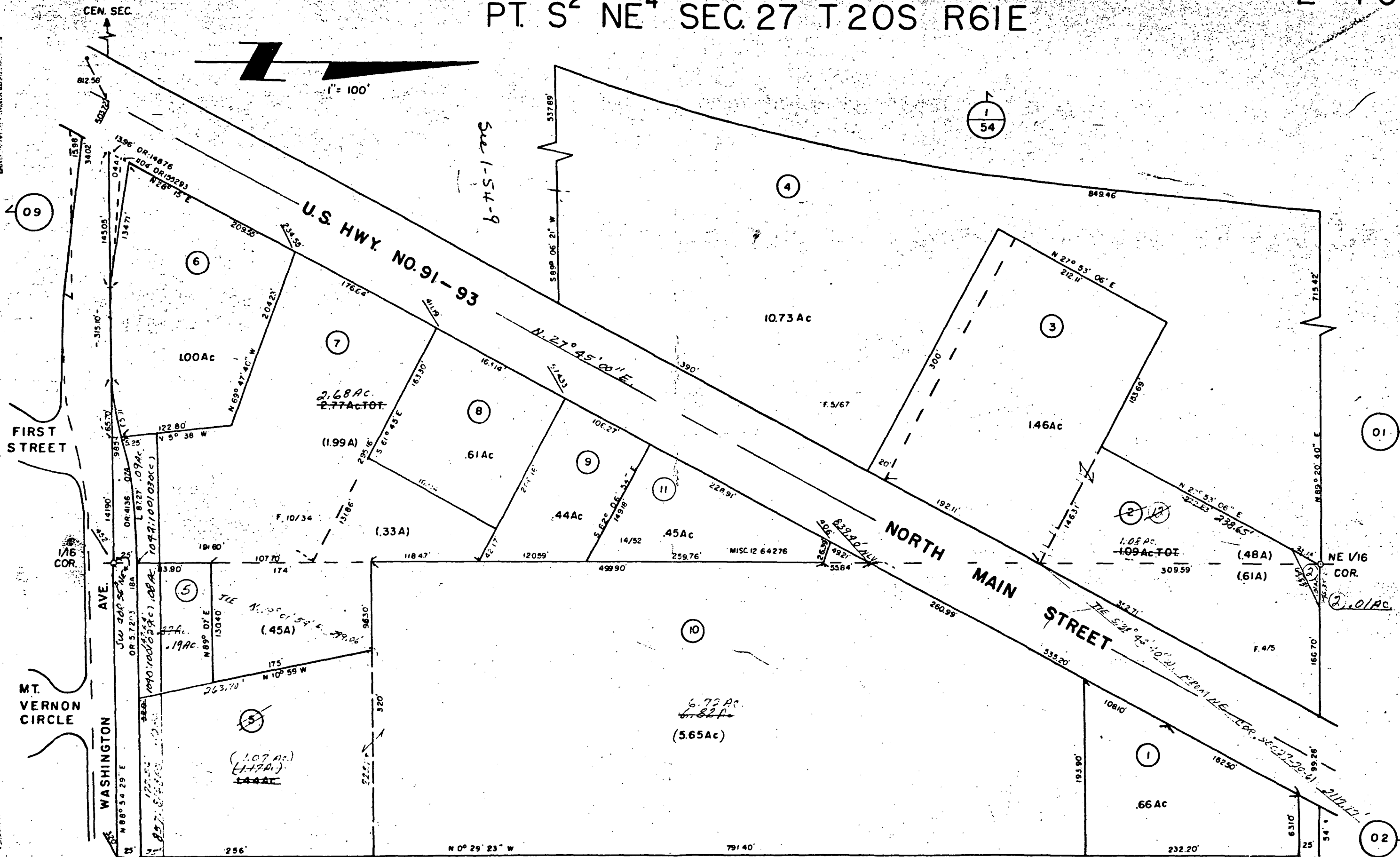
COMMENCING at the intersection of the South line of the Northeast Quarter (NE1/4) of said Section 27 and the Southeasterly right-of-way line of Main Street (present alignment 86 feet wide); thence North 28°15'00" East along said Southeasterly right-of-way line a distance of 234.55 feet to a point being the most Northerly corner of that certain parcel of land as conveyed to W. R. Smith, et al, by deed recorded November 14, 1947 as Document No. 273569, Official Records, Clark County, Nevada; thence continuing North 28°15'00" East a distance of 176.64 feet to a point being the most Westerly corner of that certain parcel of land as conveyed to Polar Ice Company, Inc. by deed recorded October 21, 1955 as Document No. 59606, Official Records, Clark County, Nevada; thence along the Southwesterly and Southeasterly lines of said Polar Ice Company parcel the following two courses: South 61°45'00" East a distance of 163.30 feet to a point; thence North 28°15'00" East a distance of 163.14 feet to a point on the Southwesterly line of that certain parcel of land as conveyed to Louis W. Forster, et al, by deed recorded January 11, 1966 as Document No. 550512, Official Records, Clark County, Nevada; thence South 61°45'00" East along said Southwesterly line a distance of 42.88 feet to a point on the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 27; thence South 00°15'00" West along said East line a distance of 119.39 feet to a point, being the Southwest corner of that certain parcel of land as conveyed to Fred S. Alward by deed recorded January 22, 1934 as Document No. 51157, Official Records, Clark County, Nevada, said point also being the TRUE POINT OF BEGINNING; thence South 89°53'00" East along the South line of said Alward parcel a distance of 96.30 feet to a point on the West line of that certain parcel of land as conveyed to Lambert Van Der Meer, et ux, by deed recorded January 31, 1956 as Document No. 68731, Official Records, Clark County, Nevada; thence South 10°59'00" East along the West line of said Van Der Meer parcel a distance of 236.14 feet to a point on the proposed North right-of-way line of Washington Avenue (proposed alignment 100 feet wide); thence South 89°12'00" West along said North right-of-way line a distance of 172.13 feet to a point; thence North 05°04'33" East a distance of 235.36 feet to a point; thence South 89°53'00" East a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement three (3) feet in width extending Northerly from the well located on the land described in the deed to W. R. Smith, et al, recorded December 23, 1947 as Document No. 273569, Official Records, Clark County, Nevada, parallel with the East line of said land, to the Northerly line of said land.

Recorder's memo: Legibility
Questionable For Good Reproduction

PT. S² NE⁴ SEC. 27 T 20S R 61E

2-70



This plat is for assessment use only and does not represent