

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-18-3

APN

Location N OF W CHARLESTON @ CLAIM AVE.

Applicant UNION PACIFIC LAND RESOURCES CORP.

Subject

PARCEL MAP



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 2, 1974

TO:

DON J. SAYLOR, AIP

DIRECTOR OF PLANNING

FROM:

George Judd
GEORGE JUDD

ASSISTANT FIRE MARSHAL

SUBJECT:

PM-18-73

UNION PACIFIC LAND

COPIES TO:

No objection to this parcel map.

GJ/vh
Attachment

Mr. Foster indicated this abuts Jones Boulevard and Deer Springs Way along the north side of the property. It consists of three lots which are a continuation of other lot divisions in the area that were previously approved. The lots are just less than an acre in size each. Staff recommended approval subject to the normal conditions.

Mr. Tiberti moved PM-17-73 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.
4. No access to Jones Boulevard shall be indicated on the parcel map.

The motion carried by unanimous vote.

Submitted by UNION PACIFIC LAND RESOURCES CORPORATION concerning property generally located north of West Charleston Boulevard at Claim Avenue between Statehood Street and Discovery Drive.

Mr. Foster indicated this is industrial property owned by the Railroad. They are proposing four parcels on this block that has improved streets around it at the present time. The Zellerbach Paper Company, which is not a part of this is located on the top part of the map and the Calor Gas Company owns a parcel that also is not a part of this. He stated there were some minor changes needed on the map in terms of the requirements to meet the State Statutes. They indicate this was a Parcel 3 and that has to be changed on the title block. Staff recommended approval subject to the normal requirements.

Mr. Busch moved PM-18-73 be APPROVED subject to the following conditions:

1. The title block and other minor changes shall be as required by the Department of Community Development.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Conformance to code requirements and design standards of City departments.
4. Street names shall be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

14. AV-20-73

APPROVED

Submitted by DEAN E. HARROD for Administrative Variance to allow the five percent deficiency in both frontage and area on property described as Lots 23 and 24, Block 6, Elstner Estates.

Mr. Foster indicated this is in an R-E zone. There are two lots involved that exist in this recorded subdivision. They propose to divide the two lots into three. Each lot is proposed to be 96.67 feet by 199 feet, which is close to 20,000 sq.ft. and close to 100' in width. However, the ordinance does require that they have a 100' minimum width and there must be a minimum of 20,000 sq. ft. The three lots will be deficient; however, there is a provision in the Zoning Ordinance under an Administrative Variance which allows for a 5 percent deficiency without an adver-

January 14, 1974

ENGINEERING DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

PM-18-73

The parcel map submitted by UNION PACIFIC LAND RESOURCES CORPORATION concerning property generally located north of West Charleston Boulevard at Claim Avenue between Statehood Street and Discovery Drive was APPROVED by the City Planning Commission on January 10, 1974, subject to the following conditions:

1. The title block and other minor changes shall be as required by the Department of Community Development.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Conformance to code requirements and design standards of City departments.
4. Street names shall be provided as required by the Department of Community Development.

DJS:HPF:bjw

Original delivered 15 Jan 74
EP Stinson

INTER-OFFICE MEMORANDUM

January 7, 1974

TO:

FOSTER

FROM:

STORMSON

SUBJECT:

PARCEL MAP - PM-18-73

COPIES TO:

This parcel map located on Statehood and Claim Avenue contains four lots to be developed as industrial property. Within the same block there are two lots previously sold during 1971 as individual parcels and not a part of this parcel map. All streets surrounding the property are dedicated and improved, not including street lights.

Staff recommends approval as submitted subject to all conditions of the Public Works, Building, and State and local codes. See Public Works memore.

Title block change required

GPS:bjw

INTER-OFFICE MEMORANDUM

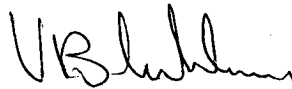
Jan. 4, 1974

TO: COMMUNITY DEVELOPMENT	FROM: DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT: PM-18-73, Lot Division Map U.P. Land Resources Co.	COPIES TO: Art Veeder

Your memorandum of December 22, 1973 asked for comments on a parcel map submitted by the Union Pacific Land Resources Company. The following comments are made in connection with this submittal:

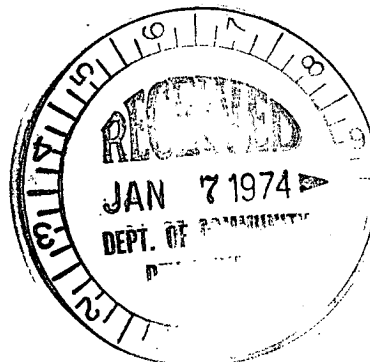
1. The title block should be changed to delete the reference to parcel 3. This appears to be confusing in review of the parcels indicated on the map.

2. The offsite improvements which provide access to these parcels have been completed. Upon the application for a building permit it should be required that the owner sign an assessment district agreement for other required improvements.



V. B. UEHLING

VBU/lm



UNION PACIFIC LAND RESOURCES CORPORATION

5480 FERGUSON DRIVE
LOS ANGELES, CALIFORNIA 90022
(213) 722-1200

D. E. CLARK
DIRECTOR - LAND AND INDUSTRIAL DEVELOPMENT

R. L. ROBERTS
ASSISTANT DIRECTOR
LAND AND INDUSTRIAL DEVELOPMENT

M. C. GUSTIN
ASSISTANT TO DIRECTOR
LAND AND INDUSTRIAL DEVELOPMENT

M. G. JENSEN
INDUSTRIAL AGENT

A. S. BEATTIE
LEASE AGENT

December 20, 1973

310-3
8-40

Mr. Don Saylor, Planning Director
City of Las Vegas
400 Stewart
Las Vegas, Nevada

Dear Mr. Saylor:

The Union Pacific Land Resources Corporation, a subsidiary of Union Pacific Corporation hereby requests to divide a legal parcel of land, Lot Number 3 presently owned by the Corporation into four smaller parcels located in the southeast $\frac{1}{4}$ of Section 33, T 20 S R 61 E, MDB&M.

Forwarded to you under separate cover are:

1. Original and six blue line copies of the Parcel Map signed by a Registered Licensed Land Surveyor showing the proposed lot division.
2. Six blue line copies of the general map showing existing public rights of way which serve the lots and include our entire industrial district.
3. Six blue line copies of a topographic map showing the elevation at one foot contours based on City of Las Vegas datum.

The proposed parcels are Parcel 1 containing 1.171 acres, Parcel 2 containing 7.218 acres, Parcel 3 containing 12.540 acres and Parcel 4 containing 4.311 acres.

Two smaller parcels are excluded and are not a part of this subdivision. One parcel (1.316 acres) is located at the northwest corner of Lot 3 conveyed by deed to Crown Zellerbach Corporation on June 24, 1971 and recorded as Instrument Number 108902 in Book 137, Official Records of Clark County, Nevada. The certified copy of the recorded deed is attached for your ready reference. Another

Mr. Don Saylor
Las Vegas, Nevada

December 20, 1973

2

parcel (1.05) acres) is located northerly of the proposed Parcel Number 4 is conveyed by deed to Calor Gas Service, Inc. on June 19, 1973 and recorded as Instrument Number 254331 in Book 295, Official Records of Clark County, Nevada. A certified copy of the recorded deed is also attached for your ready reference.

We would appreciate if the Planning Department would make arrangements to put this subdivision matter up to the Planning Commission's meeting to be held on January 10, 1974. If you have any questions regarding this Parcel Map would appreciate you to contact L. L. Devay, area code 213, 722-1200, extension 677.

Very truly yours,

D. E. Clark

LLD/sf
Attachments

Mr. Don Saylor
Las Vegas, Nevada

December 20, 1973

2

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Very truly yours,

D E Clark

LLD/sf
Attachments

"N" L.D. 3903

R.P.T.T. # 29.20

D E E D

For a valuable consideration, the receipt of which is hereby acknowledged, UNION PACIFIC LAND RESOURCES CORPORATION, a Utah corporation, GRANTOR, does hereby grant to CROWN ZELLERBACH CORPORATION, a Nevada corporation, GRANTEE, the parcel of land described in Exhibit A attached hereto.

EXCEPTING from this grant and reserving unto the GRANTOR, its successors and assigns, forever, an easement for railroad purposes over, along and across the easterly 14.00 feet of the parcel of land described in Exhibit A hereto.

FURTHER EXCEPTING from this grant and reserving unto the GRANTOR, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the GRANTOR, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the GRANTEE.

FURTHER EXCEPTING from this grant, and reserving unto the GRANTOR, its successors and assigns, forever, all water and all water rights, and the right to drill for, produce and put to beneficial use all water produced from the land hereby conveyed, but without entering upon or using the surface of said lands.

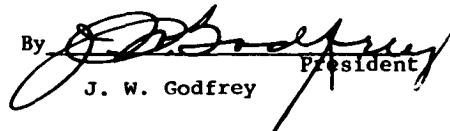
The property described on Exhibit A is conveyed
subject to:

1. Taxes for the fiscal year 1970-1971.
2. Conditions, restrictions, reservations,
easements and encumbrances of record.

IN WITNESS WHEREOF, the GRANTOR has caused these
presents to be executed on its behalf, by its officers there-
unto duly authorized, this 4th day of JUNE, 1971.

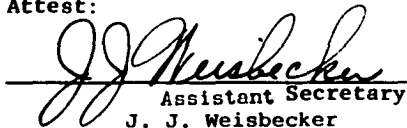
UNION PACIFIC LAND RESOURCES CORPORATION

By


President

J. W. Godfrey

Attest:


Assistant Secretary
J. J. Weisbecker



STATE OF NEBRASKA)
)ss:
COUNTY OF DOUGLAS)

On June 4, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. W. Godfrey, known to me to be the _____ President, and J. J. Weisbecker, known to me to be the Assistant Secretary, of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its Bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

M. R. Sheridan
Notary Public in and for said
County and State

Q.1

That certain parcel of land situate in the City of Las Vegas, County of Clark, State of Nevada, and being that portion of the NW 1/4 of the SE 1/4 of Section 33, T. 20 S., R. 61 E., M.D.B.&M., more particularly described as follows:

Commencing at the most southeasterly corner of parcel 420-A as condemned by Judgment of Condemnation on Verdict, Case No. A-32228, State of Nevada vs. Los Angeles & Salt Lake Railroad Company, et al., of the District Court of the State of Nevada, and as described in a Final Order of Condemnation, filed therein on September 11, 1968 and recorded September 11, 1968, as Document No. 721652 in Book 899, Official Records, Clark County, Nevada; thence along the easterly prolongation of the southerly line of said Parcel 420-A, S. 89° 52' 25" E., 148.74 feet to a point on a tangent curve, concave northeasterly, having a radius of 80.00 feet, thence northwesterly along said curve, an arc distance of 105.45 feet; thence tangent to said curve, N. 14° 21' 05" W., 33.04 feet to the beginning of a tangent curve, concave easterly, having a radius of 95.00 feet; thence northerly along said curve, an arc distance of 24.01 feet; thence N. 0° 07' 35" E., 365.25 feet; thence N. 89° 42' 08" W., 17.90 feet to the beginning of a tangent curve; concave northeasterly, having a radius of 30.00 feet; thence northwesterly along said curve, an arc distance of 47.12 feet; thence tangent to said curve, N. 0° 17' 52" E., 1,855.06 feet to the True Point of Beginning; thence continuing N. 0° 17' 52" E., 195.73 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 30.00 feet; thence northeasterly along said curve, an arc distance of 47.22 feet; thence tangent to said curve, S 89° 31' 06" E., 225.00 feet; thence S. 0° 17' 52" W., 225.00 feet; thence N. 89° 42' 08" W., 255.10 feet to the True Point of Beginning.

Return to: Title Ins.

INST. NO. 108902
OFFICIAL RECORD BOOK NO.
RECORDED AT REQUEST OF 137
TITLE INSURANCE AND TRUST CO.

JUN 24 9 53 AM '71

CLARK COUNTY, NEVADA
PAULE HORN, RECORDER
FEE 6.00 DEPUTY *[Signature]*

Exhibit A

MAIL TAX STATEMENT TO:
Zellerbach Paper Company
P. O. Box 3639, Terminal Annex
Los Angeles, California 90054

[Handwritten initials]

CERTIFICATION OF COPY

STATE OF NEVADA }
COUNTY OF CLARK } SS.

I, PAUL E. HORN, the duly elected, qualified and acting Recorder of Clark County, in the State of Nevada, do hereby certify that the attached is a true, full and correct copy of the original Instrument now on record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office in Las Vegas, Nevada this

26 day of December A.D. 1973

PAUL E. HORN, County Recorder

By Barbara McGowan
Deputy

(SEAL)

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

LOT DIVISION MAPS

DATE December 21, 1973

TO: Engineering Department *Welling* ✓
Fire Department - *OK M. Fairland* ✓
Las Vegas Valley Water District *Tom Rice* ✓
Nevada Power Company *Fitzharris* ✓
Central Telephone Company *Jarvis* ✓

Re: PM-18-73

Submitted by: Union Pacific Land

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

January 4, 1974
~~January 10, 1974~~. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: *January 10, 1974*
~~January 4, 1974~~

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment