

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-1-86

APN 01E-150-014

Location Meisenheimer Ave, Jones Blvd, Racel St

Applicant See Below

Subject

Ralph J. Litton, Pension & Profit Sharing
Plan



INTER-OFFICE MEMORANDUM

Date

Feb. 7, 1986

TO: DEPARTMENT OF PUBLIC WORKS	FROM: <i>Gv</i> ROBERT S. GENZER PRINCIPAL PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAP(S) FOR RECORDATION PM-1-86 RALPH J. LITTON, PENSION & PROFIT SHARING PLAN	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.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: January 27, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

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

☐ FIRE SERVICES (RAY PEEPLES)

☐ ZONING DIVISION (JOHN HERBERT)

RE: PM- 1-86

SUBMITTED BY: RALPH J. LITTON, PENSION & PROFIT SHARING PLAN

May we have your comments, recommendations, and suggestions, no later than February 10, 1986. It is important that a reply be received at this office, even though you may not have any requirements affecting this map.

No Comment

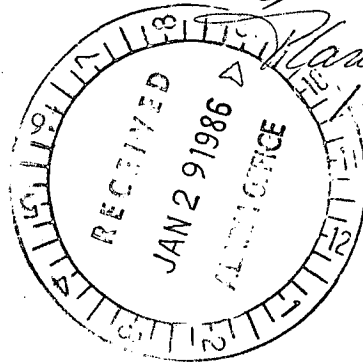
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM -1-86

Ralph J. Litton PENSIONS & PROFIT SHARING PLAN

- ✓
- _____ 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'.
 - _____ 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(s).
- _____ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS: _____

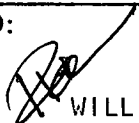
1-31-86

H. Mares

INTER-OFFICE MEMORANDUM

Feb. 6, 1986

TO:


WILLIAMS

FROM:


GENZER

SUBJECT:

PM-1-86 RALPH J. LITTON, PENSION & PROFIT
SHARING PLAN

COPIES TO:

This property is located on the west side of Jones Boulevard between Meisenheimer Avenue and Racel Street in zoning district R-E, and is a further division of a previously approved and recorded parcel map. The applicant is proposing to divide the property into four parcels, each of which is in excess of two acres and which lend themselves to further division. The Department of Public Works has required two map corrections which have been made. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

INTER-OFFICE MEMORANDUM

Date

February 3, 1986

TO:

Community Planning & Development

FROM:

Public Works

SUBJECT:

Ralph J. Litton, Pension & Profit Sharing
Plan PM-1-86

COPIES TO:

RECEIVED
FEB 4 1986
PLANNING AND
DEVELOPMENT
Land Development
Right-of-Way
Survey
Traffic Engineering

Your memorandum dated Jan 27, 1986 requested comments from this Department by no later than February 10, 1986 concerning the parcel map and application submitted by Ralph J. Litton, Pension and Profit Sharing Plan.

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

1. In the Owner's Certification insert Pension and Profit Sharing Plan as it appears on the recorded deed.
2. In the approvals change Engineering Service to Public Works.

C. D. Peterson
C. D. PETERSON

CDP:grc

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: January 27, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES (RAY PEEPLES)
ZONING DIVISION (JOHN HERBERT)

RE: PM- 1-86

SUBMITTED BY: RALPH J. LITTON, PENSION & PROFIT SHARING PLAN

May we have your comments, recommendations, and suggestions, no later than
February 10, 1986. 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, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map

RONDA INMAN
645-1903
389-5339

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: January 21, 1986

1. Owner(s) of Record: Ralph J. Litton, Pension & Profit Sharing Plan
Address: 6120 Grand Teton Phone No.: 645-1903
2. Name of Surveyor: Baughman & Turner, INC.
Address: 2325 West Charleston Blvd. Phone No.: 870-8771
3. Location of Parcel Map: Section 11 Township 19S Range 60E
4. Tax Parcel No.: 01E-150-014
5. Acreage: 8.98± Number of Parcels to be Created: 4 Land Use Zone: RE
6. Does the land front on a public (dedicated) street? Yes XX No
7. List names of public access streets between this property and nearest major streets:
Meisenheimer Avenue, Jones Blvd., & Racel Street
8. Describe the existing improvements and/or condition of streets in item #6 above:
Meisenheimer is not improved- Jones & Racel are good gravel
9. 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:
Water Well
10. Will the property be serviced by the City Sanitary Sewer System? Yes No XX
If no, indicate how sewer service will be provided: Septic Tank
11. Is immediate development proposed on the parcels of land to be created? Yes No XX
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:

Ralph J. Litton
Owner(s) of Record

Stephen F. Turner
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: LES

Receipt No.: GR 082818

Case No.: PM-1-86

Date: 1/22/86

GRANT, BARGAIN, SALE DEED.

THIS INDENTURE WITNESSETH: That RICHARD N. KING, TrusteeFOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to RALPH J. LITTON, PENSION & PROFIT SHARING PLANall that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

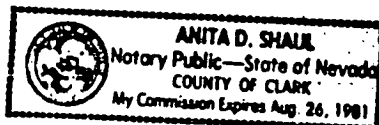
- SUBJECT TO: (1) Taxes for the fiscal year 1979 - 1980.
- (2) Restrictions, Conditions, Reservations, Rights
Rights of Way and Easements now of record.
- (3) Deeds of Trust of record in favor of Charles Keith,
Esther Keith and William Stewart Johnston, Jr.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.Witness MY hand this 4th day of February, 1980STATE OF NEVADA
COUNTY OF Clark

ss.

On February 4, 1980personally appeared before me, a Notary Public, Richard N. Kingwho acknowledged that he executed the above
instrument.Signature Anita D. Shaul
(Notary Public)

(Notarial Seal)



RECORDED NO. 80-27279-AS
 ORDER NO. 1
 WHEN RECORDED AS TO: Ralph J. Litton Pension
& PROFIT SHARING PLAN, C/O FNB TRUST DEPARTMENT
300 South 3rd Street, Las Vegas, NV.

BOOK 1182

1141840
2-2

EXHIBIT "A"

PARCEL ONE:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 19 South, Range 60 East.

PARCEL TWO:

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 19 South, Range 60 East.

PARCEL THREE:

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 11, Township 19 South, Range 60.

CLARK COUNTY, NEVADA
JAMES L. SWIFT, RECORDER
RECORDED AT REQUEST OF

NEVADA TITLE CO.

FOR \$ 9.25

PER 1/10

OFFICIAL RECORDS

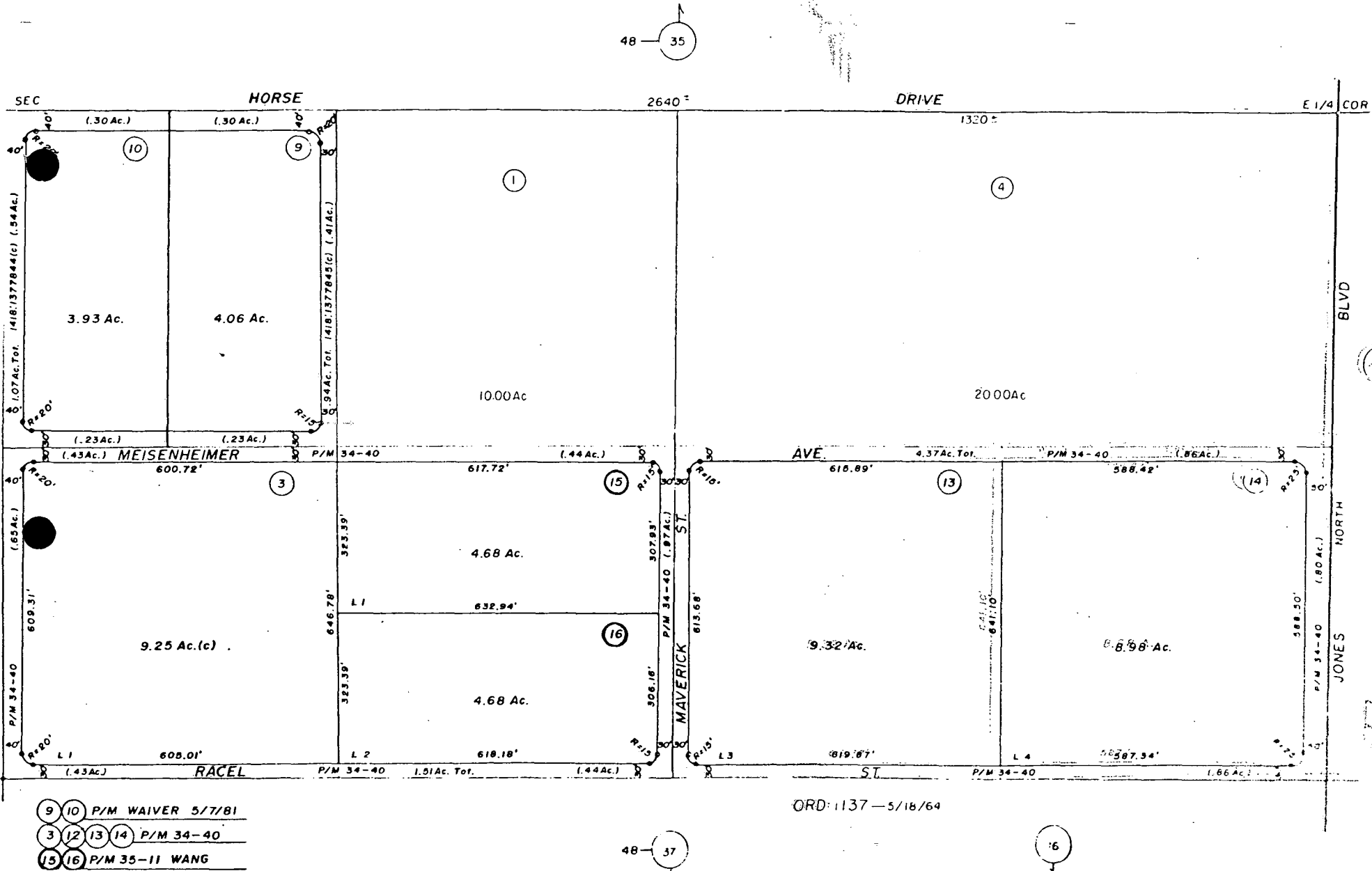
BOOK 1182

PAGE 1141840

N² SE⁴ SEC II T 19 S R 60 E

48-36
1E-15

This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



Baughman & Turner Inc.

Consulting Engineers & Land Surveyors

2325 W CHARLESTON BLVD.

PHONE 870-8771

LAS VEGAS, NEVADA 89102

LETTER OF TRANSMITTAL

DATE	1/22/86	JOB NO.	11-19-60
ATTENTION			
Bob Genzer			
RE:			
Ralph J. Litton			
(Parcel Map)			

TO Las Vegas City Hall

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
- ☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
7			Copies of Parcel Map
1			Deed
1			Parcel Map Application
1			Check \$50.00 for Filing Fee
1			Original Parcel Map

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
- ☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
- ☐ For review and comment ☐ _____
- ☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: CHUCK CAVE /cf