

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-18-85

APN ?

Location SEE BELOW

Applicant GATES MILL DEVELOPMENT CORP.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND
TENAYA WAY



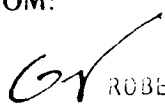
INTER-OFFICE MEMORANDUM

July 16, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:


ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-18-85 GATES MILL DEVELOPMENT CORP.
PM-25-85 THOMAS & JEANNE SENIUR

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.

RSG:

Attachment(s)

INTER-OFFICE MEMORANDUM

July 15, 1985

TO:

WILLIAMS

FROM:

 GENZER

SUBJECT:

PM-18-85 GATES MILL DEVELOPMENT CORP.

COPIES TO:

This property is located on the southeast corner of Smoke Ranch Road and Tenaya Way in zoning district N-U, under Resolution of Intent to R-CL and R-3. There is an approved subdivision for parcels 1 and 4. John has checked the application and indicated it meets zoning requirements. The Department of Design and Development had several required corrections, all of which have been done. 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

May 28, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

GATES MILL DEVELOPMENT CORP.
PM-18-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your memorandum dated May 14, 1985, requested comments from this Department by no later than May 28, 1985, concerning the parcel map and application submitted by the Gates Mill Development Corporation.

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

1. Place a heavy border along the Centerlines of Tenaya Street, Smoke Ranch Road, Rock Springs Road and Eugene Avenue in order to dedicate the required rights-of-way and radius corners.
2. Show two (2) found monuments for the establishment of the basis of bearing.
3. Place radials on the map at all non-tangent curves.
4. Place the square footage of each parcel on the map as required by the City of Las Vegas Municipal Code.
5. In the Title Block correct the Township number from T.22S. to T.20S.



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

CDP:bjc

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS



DATE: May 14, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

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

FIRE SERVICES (RAY PEEPLES)

RICK WILLIAMS (ZONING DEPT.)

RE: PM - 18 - 85

SUBMITTED BY: GATES MILL DEVELOPMENT CORPORATION

May we have your comments, recommendations, and suggestions no later than
May 28, 1985. 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

COMMENT: (OVER)

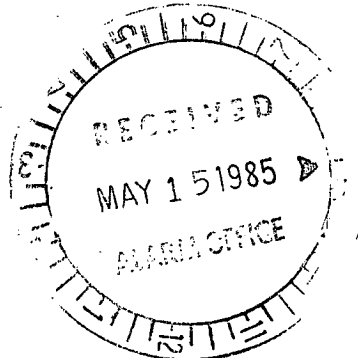
HPF:RG:jcd

Ann Kilbert
Planning Code
5-16-85

HAROLD P. FOSTER, DIRECTOR

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map



INTER-OFFICE MEMORANDUM

May 16, 1985

TO:

Doug Peterson, Chief
Survey Department

FROM:

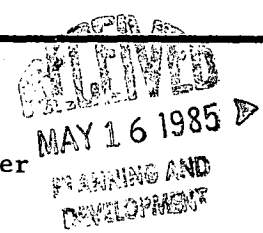
N. Miller
Nancy Miller
Assistant Right of Way Agent

SUBJECT:

PM-18-85
GATES MILL DEVELOPMENT CORPORATION

COPIES TO:

Bob Genzer



This Department requests that the following conditions be met before approving this application.

1. Dedicate fifty (50) feet of right of way on Smoke Ranch Road, and forty (40) feet of right of way on Tenaya, thirty (30) feet on Rock Springs Way and Eugene and fifty (50) feet on Gates Mill Drive.
2. Dedicate twenty-five foot (25) radius corners at Smoke Ranch Road & Tenaya St. Smoke Ranch Road and Rock Springs Drive, twenty (20) foot radius corners at Gates Mill Drive and Tenaya, Tenaya and Eugene, Rock Springs Drive and Gates Mill Drive, fifteen (15) foot radius corners at Eugene and Rock Springs Drive and Rock Springs Drive and Gates Mill Drive.

RECEIVED
MAY 21 1985
PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-18-85

- ☒ 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 current fire code adopting ordinance.
- ☐ 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. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. ~~OK to exceed 100'~~ Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. Pugh
5/17/85

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: May 14, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES. (RAY PEEPLES)
RICK WILLIAMS (ZONING DEPT.)

RE: PM - 18 - 85

SUBMITTED BY: GATES MILL DEVELOPMENT CORPORATION

May we have your comments, recommendations, and suggestions no later than
May 28, 1985. 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

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: May 3, 1985

1. Owner(s) of Record: Gates Mill Development, Corporation
Address: 500 So. Third St. L.V. NV 89101 Phone No.: 386-6161
2. Name of Surveyor: Engineers & Surveyors, Inc. Dene E. Krametbauer
Address: 7022 W. Charleston Blvd. L.V. NV 89117 Phone No.: 363-6415
3. Location of Parcel Map: Section 22 Township 22 S. Range 60 E.
4. Tax Parcel No.: 300-630-026
5. Acreage: 35.51 Number of Parcels to be Created: 4 Land Use Zone: N-U ^(R-CL 4 R-3)
2-94-84
6. Does the land front on a public (dedicated) street? Yes X No X
7. List names of public access streets between this property and nearest major streets:
Smoke Ranch Road
8. Describe the existing improvements and/or condition of streets in item #6 above:
Paved- This is the ingress-egress to Oran K. Gragson expressway
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:
Las Vegas Valley Water District nearest main is at Vegas Dr.
and Rock Springs Rd.
10. Will the property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided:
11. 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:
R-CL (Gates Mill Phase 1) waiting for approve plans.

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: John R. Bird Ronald Libert Dene E. Krametbauer
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R.G.
Receipt No.: 70220
Case No.: PM-18-85 Date: 5/3/85

ORIGINAL NOT SUBMITTED

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.

The United States of America

N-39197

To all to whom these presents shall come, Greeting:

WHEREAS, Gates Mill Development Corporation is entitled to a Land Patent pursuant to the Act of December 23, 1980, 94 Stat. 3381, for the following described land:

Mount Diablo Meridian

T. 20 S., R. 60 E.,
sec. 22, NW $\frac{1}{4}$ NE $\frac{1}{4}$.

The area described above contains 40 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto the above named claimant, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, its successors and assigns, forever:

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. (a) The United States reserves all minerals in the lands subject to this conveyance, including, without limitation, substances subject to disposition under the general mining laws, the general mineral leasing laws, the Materials Act and the Geothermal Steam Act.

(b) The United States reserves to itself, its permittees, licensees, lessees and mining claimants, the right to prospect for, mine and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe. This reservation includes all necessary and incidental activities conducted in accordance with the provisions of the mining, geothermal and mineral leasing, and material disposal laws in effect at the time such activities are undertaken, including, without limitation, necessary access and exit rights, all drilling, underground, open pit or surface mining operations, storage and transportation facilities deemed necessary and authorized under law and implementing regulations.

Patent Number

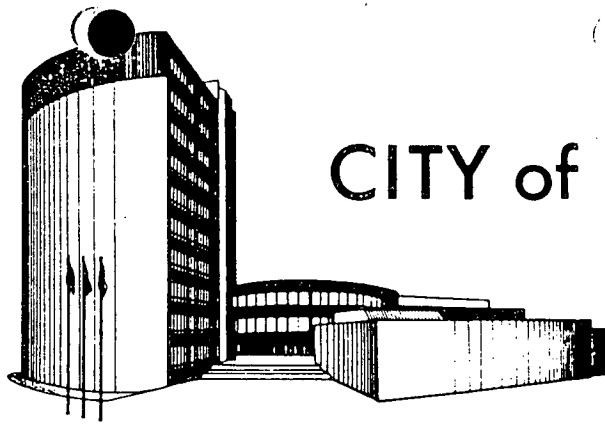
27-85-0032

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 15, 1985

Mr. John R. Blood
Tiberti-Blood, Inc.
500 S. Third Street
Las Vegas, Nevada 89101

John 4/29
Reed Legal.
Janice

RECEIVED
FEB 19 1985
PLANNING AND
DEVELOPMENT

Re: RECLASSIFICATION OF PROPERTY
Z-94-84

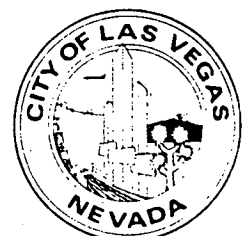
Dear Mr. Blood:

The City Council at a regular meeting held February 6, 1985, APPROVED the Reclassification of Property generally located as follows:

- Parcel I: The southwest corner of Lorenzi Boulevard and Lake Mead Boulevard, From: R-E (Residence Estates), To: C-1 (Limited Commercial), Proposed Use: Commercial
- Parcel II: The east side of Rock Springs Drive, approximately 600 feet south of Lake Mead Boulevard, From: R-E (Residence Estates), To: C-1 (Limited Commercial), Proposed Use: Commercial
- Parcel III: The southeast corner of Smoke Ranch Road and Tenaya Way, From: R-E (Residence Estates), To: R-CL (Single Family Compact Lot) and R-3 (Limited Multiple Residence), Proposed Use: Single Family Residential and apartments

Subject to the following conditions:

1. There shall be a Resolution of Intent with a 5 year time limit.
2. The plot plans and elevations shall be reviewed by the Planning Commission and approved by the City Council on the R-3 and C-1 portions prior to development.
3. The surrounding property owners will be notified when each plot plan is reviewed on the R-CL, R-3 and C-1 portions.



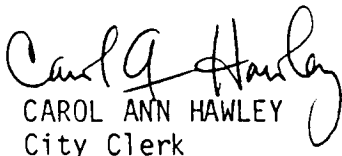
Mr. John R. Blood
Tiberti-Blood, Inc.
Reclassification of Property - Z-94-84
February 15, 1985
Page -2-

4. Dedication of right-of-way on each parcel as required by the Department of Design and Development at the time of development.
5. Install street improvements on each parcel as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

The following conditions shall apply to the R-3 and C-1 portions at the time of development:

6. Conformance to the plot plan and elevations.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,


CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Design and Development
Dept. of Building and Safety
Land Development and Flood Control