

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-18-98

APN 138-22-302-607

Location SW CORNER TENAYA & LAKE MEADE

Applicant MICHAEL & NANCY CORRIGAN

Subject

PARCEL MAP



PARCEL MAP PROCESSING

(TO REMAIN WITH MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: LEE'S LIQUOR / SONIC BURGER

PM 18-98

SURVEYOR/ENGINEER: WESCO SURVEY 367-0588

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11/25/98	<i>David G. Burns</i> DAVID G.	APPROVED	11/25/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	11/25/98	<i>ONE</i>	<i>APPROVED</i>	<i>12-1-98</i>		
FLOOD CONTROL	11/25/98	<i>CREE</i>	<i>APPROVED</i>	11/25/98		
SANITATION	11/25/98	<i>David G. Burns</i>	<i>APPROVED</i>	11/25/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	12/1/98	<i>MP</i>	<i>APPROVED</i>	12/9/98		
SURVEY	1ST					
	2ND					

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

LAND DEVELOPMENT: _____

RIGHT-OF-WAY Is the 15.01 + Public DRAINAGE EASEMENT ALSO A FIRE ACCESS EASEMENT?
IF SO, PLEASE LABEL AS SUCH.

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

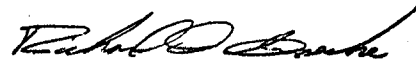
July 2, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-18-98
Michael and Nancy Corrigan Family Trust

(S side of Lake Mead Blvd, W of Tenaya Wy)

COPIES TO:

Cheri Edelman, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. Prior to the recordation of this parcel map, an update to the previously approved Drainage Plan and Technical Drainage Study (or other information acceptable to Flood Control) must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
2. In accordance with Parcel Map PM-88-78 (**CLV #PM-54-96 Revised**), this site shall be required to contribute \$5,000.00 for traffic signalization. These contributions will be collected prior to the issuance of any permits for development of either of the two parcels created with the recordation of this parcel map. No bonds nor guarantees are required prior to the recordation of this parcel map to ensure these future payments.
3. A note must be added to the face of this parcel map prior to recordation to establish common access and parking rights between the parcels being created and all driveways connecting the overall commercial parcel map site to the abutting public streets as required by the Department of Public Works. The number and location of the driveways shall be in accordance with the approved site plan and approved Traffic Impact Analysis for the related Special Use Permit U-78-98 unless a different site plan is submitted to and approved by the Traffic Engineer.
4. No off-site improvements are required in conjunction with the approval of this parcel map. The future development of each of the two individual parcels created with the recordation of this parcel map shall be in accordance with all applicable conditions of approval for Zoning Application Z-53-95 and all subsequent, site-related actions.
5. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

COMMENTS:

We note that the Parcel Map should clearly identify each lot by number and should show a solid line dividing the two parcels.

June 9, 1998

MEMORANDUM

RECEIVED

TO:

WILLIAM AVERY, PLS
WESTCO SURVEYS, INC.

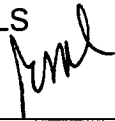
98 JUN 11

FROM:

PM 12:56

PLANNING AND
DEVELOPMENT

Rita M. Lumos, PLS
City Surveyor



SUBJECT:

PM 18-98
CORRIGAN TRUST

COPIES TO:

Matt Pinjuv
Planning and Development

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:

Please add parcel numbers to the two parcels being created.

Please change the name of the director of Planning (not Panning) and Development.

Ref. 3991

CUB 100-20000 1400400

CITY OF LAS VEGAS REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 22, 1998
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-18-98 MICHAEL AND NANCY CORRIGAN FAMILY TRUST	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: JUNE 8TH, 1998

*No Comment**Don Gilbert
Planm Office*

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 22, 1998
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - STACEY CAMPBELL SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GARY PHILIPS/RICK SCHRODER SPECIAL IMPROVEMENT DISTRICT - D. BLISS	
SUBJECT: PARCEL MAP PM-18-98 MICHAEL AND NANCY CORRIGAN FAMILY TRUST	

PLEASE RETURN ANY COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION

by: JUNE 8TH, 1998

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE May 22, 1998
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-18-98 MICHAEL AND NANCY CORRIGAN FAMILY TRUST	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: JUNE 8TH, 1998

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: 5.6.98

APPLICATION/PETITION FOR:

PARCEL MAP

(Type of Action Requested)

Project Address (Location): SW corner of Tenaya and Lake Meade

Proposed Use: Commercial Assessor's Parcel No(s): 138-22-302-007

Project Name: NONE

Existing General Plan Designation: Comm. Proposed General Plan Designation: Comm.

Existing Zoning: C-1 Proposed Zoning: C1 Ward No.: 2

Commercial Sq. Ft.: _____ Floor Area Ratio: _____

NET Gross Acres: 2.198 AC ± NET Lots/Units: 2 LOTS Density: N/A

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): Michael & Nancy Corrigan Family Trust Contact: Michael Corrigan Jr.

Address: 4100 W. Flamingo Road Tel: 222-4300 Fax: _____

City: LAS VEGAS, NV 89103 State: NV Zip: 89103

Applicant: MICHAEL & NANCY CORRIGAN Contact: Michael Corrigan Jr.

Address: 4100 W. Flamingo Road Tel: 222-4300 Fax: _____

City: LAS VEGAS, NV 89103 State: NV Zip: 89103

Represented By: WESCO SURVEYS INC Contact: Bill Avery

Address: 3305 Spring Mtn Road #82 Tel: 367 0582 Fax: 367 8145

City: LAS VEGAS, NV 89102 State: NV Zip: 89102

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)Michael CorriganPROPERTY OWNER(S): MICHAEL & NANCY CORRIGAN FAMILY TRUSTPrint First & Last Name: F. MICHAEL CORRIGAN

Subscribed and sworn before me this

7th

day of

May

19

98Paula Solata

PAULA GOLATA
Notary Public, State of Nevada
Appointment No. 9424301
My Anst. Expires Dec. 10, 2001

FOR DEPARTMENT USE ONLY

Case No.: PM-18-98Meeting Date: N/ARequired Signs: N/AMap No.: 6-22-5Total Fee(s): \$ 300.00Receipt No.: 19672Date Accepted: 5/8/98Accepted By: [Signature]



PLANNING AND DEVELOPMENT DEPARTMENT

PRE - APPLICATION CONFERENCE CHECKLIST

On _____ a pre-application conference was held with _____
regarding property located at _____. It was determined that the following application(s)
will be required:

Application: _____	Use: _____
Application: _____	Use: _____
Application: _____	Use: _____

The following items were discussed with the applicant and / or his agent:

Possible meeting date: _____ Filing deadline: _____

Traffic Impact Analysis (NW Area only) Required Not Required Already on File _____

Current Zoning: _____ Do the Residential Adjacency Standards apply? Yes No

Adjacent Uses: N: _____ S: _____
E: _____ W: _____

Do the Residential Adjacency Standards apply? Yes No

Are there any known uses which will require a Special Use Permit? Yes No

If yes, which use(s): _____

Justification Letter: A justification letter must briefly describe the type of request, the reason for the request and justification that the request is in the best interest of the City of Las Vegas, it's residents, and that the request further promotes the objectives of the General Plan.

Application Packet (One for each submittal): An application packet was highlighted and explained to the applicant for each submittal to be made.

Submittal Checklist: The Submittal Checklist items were stressed as the minimum information which would be accepted for each submittal.

Explanation of Requirements: Applicable requirements were highlighted and briefly discussed with the applicant.

Sign Posting: The applicant's responsibilities were explained with regard to sign posting and maintenance of the signs on the subject property until final action has been taken.

Additional Comments / Information / Codes Referenced / Case & Parcel History: _____

This form must accompany the application at the time of submittal

Applicant / Agent

Planner

Date

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: LAKE MEAD Blvd - 800' WEST OF TENAYA WAY.
3. Describe the existing improvements and/or condition of streets in item #2 above: Full improvements on LAKE MEAD
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 DIST. - EXISTING WATER IN LAKE MEAD
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: Yes X No
If yes, on which Parcel (#1, #2, 3tc.)?
If yes, indicate type of development and anticipated date construction will commence:

B. PARCEL MAP CONTENTS

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



PLANNING AND DEVELOPMENT DEPARTMENT

MINOR EXCEPTION CERTIFICATION FORM

(Please Print and Use a Pen)

INSTRUCTION:

This certification form shall be completed and attached to an application for a Minor Exception. Signatures shall be collected by the property owner, applicant or representative. If the applicant is not the property owner, this certification form must be signed by both parties. False or erroneous information may be cause for revocation of a building permit.

CERTIFICATION (Required pursuant to Section 19A.18.080 of the City of Las Vegas Municipal Code):

Property Owner/Applicant _____ Phone _____

Property Address _____

Zoning _____ Assessor's Parcel No. _____

I, (We) _____

do hereby swear or affirm under the penalty of perjury that the names and addresses listed below of the abutting property owners are in agreement to the granting of a Minor Exception for: _____

ABUTTING PROPERTY OWNERS:

(Signature)	(Name)	(Address)

SIGNATURE OF CERTIFICATION:

Property Owner Signature

Applicant Signature

Subscribed and sworn to before me

This _____ day of _____, 19 _____

Notary of Public in and for Said County and State

Accepted _____ Date _____

QUITCLAIM DEED

(2)

F. M. CORRIGAN and NANCY CORRIGAN, as individuals, do hereby quitclaim, convey, and transfer all of their right, title, and interest to F. MICHAEL CORRIGAN AND NANCY L. CORRIGAN, TRUSTEES OF THE MICHAEL AND NANCY CORRIGAN FAMILY TRUST

Dated October 26, 1996, as amended, the real property situate in the County of Clark, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 20 South, Range 60 East, M.D.M. being more particularly described as follows:

Lot Two (2) as shown by map thereof on file in File 88 of Parcel Maps Page 78 in the Office of the County Recorder, Clark County, Nevada.

Subject to:

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and

2. All covenants, conditions, restrictions, reservations, rights, right of way and easements recorded against the property and all other matters of record or apparent from a visual inspection of the property and all matters which an accurate survey of the property would disclose.

APN: A portion of 138-22-302-007

Grantees Address: 3131 La Canada, Ste 216, Las Vegas, NV 89109

Dated this 12th day of January, 1998.

GRANTORS:

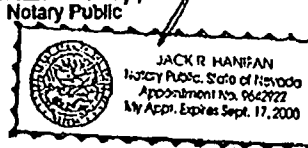
F. M. Corrigan
F. M. CORRIGAN

Nancy L. Corrigan
NANCY CORRIGAN

STATE OF NEVADA)
)ss:
 COUNTY OF CLARK)

This instrument was acknowledged before me on Jan 12
 1998, by F. M. CORRIGAN as Grantor.

My Commission Expires: 9-17-2000



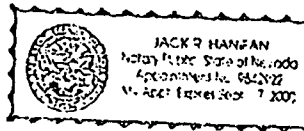
STATE OF NEVADA)
)ss:
 COUNTY OF CLARK)

This instrument was acknowledged before me on Jan 12
 1998, by NANCY CORRIGAN as Grantor.

My Commission Expires: 9-17-2000

Notary Public

WHEN RECORDED MAIL TO GRANTEE AT:
 CORSTAN
 Attn: F. Michael Corrigan
 3131 La Canada
 Suite 216
 Las Vegas, Nevada 89109



CLARK COUNTY, NEVADA
 JUDITH A. VANDEVER, RECORDER
 RECORDED AT REQUEST OF:
 LAW OFFICES OF JACK R. HANIFAN

C:\CLIENT\CORRIGAN\STATE\DEED7.WP0
 1/11/98

2

01-26-98 11:02 AM 2
 OFFICIAL RECORDS
 BOOK: 98126 INST: 00571
 FEE: 3.00 RPT: EX0000

BOOK 980126
 INST 00571