

Planning & Development Department
Scanning Cover Sheet

Case No PM-19-01

APN 125-25-501-009

Location NW CORNER OF DECATUR & TROPICAL

Applicant DECATUR III, LLC

Subject

PARCEL MAP FOR DECATUR III - COMMERCIAL USE



1 2 3 4 5 6

MAP PROCESSING TO REMAIN WITH MYLAR WHILE PROCESSING

PROJECT NAME / LOCATION: Decatur III NWC Decatur & Tropical Project #5279

MAP: PM-19-01 SURVEYOR / ENGINEER: Southwest 648-9700 PLS Jayne E. Leavitt

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	1/24/01	DAVID G.	☐ ☒	1/24/02	FOR SURVEYORS USE ONLY	
TRAFFIC (GARY P.)	1/24/02	J.P.	☒ ☐	1/24/02		
RIGHT OF WAY	Yes/02	cmc	☐ ☒	1/29/02		
FLOOD CONTROL	1/28/01	JWS	☐ ☒	1/28/02		
SANITATION	1/20/02	J. DAY	☐ ☒	1/20/02		
DEVCO	1/29/02	BTA	☒ ☐	1/29/02		
TRAFFIC (RICK S.)	1/29/02	RED	☒ ☐	1/29/02		
PLANNING & DEVELOPMENT	1/29/02	T.H.	☒ ☐	1/31/02		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT Not approved for fees, flood study fee, \$500.00 & map processing fee, \$32.00 not paid.

FYI ONLY - It is noted that the sewer easements do not explicitly indicate "CLV" easements.

RIGHT - OF - WAY See Attached comments. CAROLYN 229-10342

FLOOD CONTROL Need Drainage Easement "Public Drainage Easement to be Privately maintained" Across parcel 1, Doc 20010720:01665 Does not Grant.

SANITATION NEED SEWER EASEMENT Across Parcel 1, Doc 20010720:01665 DOES NOT GRANT P.S.E.

DEVELOPMENT COORDINATION

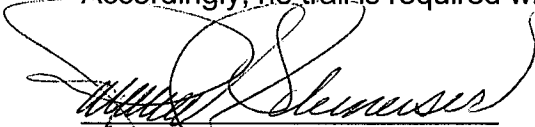
PLANNING & DEVELOPMENT

SURVEY

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: January 30, 2002
Re: Parcel Map of NW Corner of Decatur Boulevard and Tropical Parkway (PM-0019-01)

I have reviewed the subject map for compliance with the adopted trail routes of the City. Accordingly, no trail is required within the area of this map.

A handwritten signature in cursive script, appearing to read "Donald Schmeiser", written over a horizontal line.

Donald Schmeiser, AICP
Senior Planner

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582

To: Jayne Leavitt, PLS
Southwest Engineering

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: October 3, 2001

Re: **PM 19-01**
Decatur III LLC

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 ensure that all recording information is complete prior to returning the mylar for final approval.

In the Basis of Bearings, Decatur Boulevard is called out as being in Section 25, Township 19 South, Range 60 East, when in fact it is in Section 30, Township 19 South, Range 61 East. Please revise as noted.

The township and range for Section 25 are missing in the title block and in the Surveyor's Certificate. Please complete.

There are some record dimensions shown along the centerline of Bradley Road which are incomplete and difficult to read. Please correct.

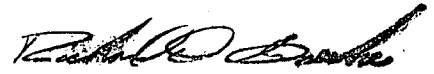
A parcel map by Red Rock Engineering is in process which creates the which you are dividing. The boundary that they show at the right turn lane and bus turnout at the southeast corner of the property differs from yours. Please coordinate so the two maps will agree.

RML

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: October 2, 2001
Re: **PM-19-01** Decatur III, LLC NWC of Decatur Boulevard and Tropical Parkway
Parcel Map



CONDITIONS OF APPROVAL:

1. This Parcel Map needs to show and dimension right-of-way dedication for all additional rights-of-way required to meet Standard Drawings #201.1 and #245.1 prior to recordation.
2. Construct half-street improvements on Decatur Boulevard and Tropical Parkway adjacent to this site concurrent with the development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Provide a public sewer easement across this property to service the property to the northwest prior to the recordation of this Parcel Map.
4. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
5. Future development of the parcels created with the recordation of this Parcel Map, shall be in compliance with all applicable conditions of approval for Zoning Reclassification Z-109-97 and all other site-related actions.
6. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performances security method(s), if allowed.
7. 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 TO THE APPLICANT/CONSULTANT:

The following comments must be incorporated prior to the recordation of this Parcel Map:

- a. If the existing public access easement is not vacated prior to this parcel map recording, show and label the existing easement as "to be vacated" on this map. Relabel the proposed easement to read "Public access, and public drainage easement (to be privately maintained) granted per this map".



DATE: September 18, 2001
OWNER: Decatur III, LLC
PM NO: CLV 19-2001
SURVEYOR: Jayne E Leavitt

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.

RECEIVED
SEP 25 8 13 AM '01
PLANNING AND
DEVELOPMENT



RL 8196

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 12, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-19-01 DECATUR III, LLC	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @

Development Services Center, 731 S. 4TH ST.

CURRENT PLANNING DIVISION

On or Before September 24th, 2001

No street names 9/14/01
M Dobosh

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 12, 2001
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (SID)	
SUBJECT: PARCEL MAP PM-19-01 DECATUR III, LLC	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
On or Before September 24th, 2001

ATTACHMENTS: APPLICATION, DEED, & MAP.

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 12, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-19-01 DECATUR III, LLC	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @
Development Services Center, 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before September 24th, 2001

ATTACHMENT: MAP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel map
 Project Address (Location) NWC Decatur & Tropical
 Project Name Decatur III Proposed Use Commercial
 Assessor's Parcel #(s) 125-25-501-009 : 125-25-601-009 Ward # 6
 General Plan: existing R-E proposed C-1 Zoning: existing _____ proposed _____
 Commercial Square Footage 262,640 Floor Area Ratio _____
 Gross Acres 27.6 Lots/Units _____ Density _____
 Additional Information Z-0018-01(1), Z-0109-97(1), Z-0110-97(2)

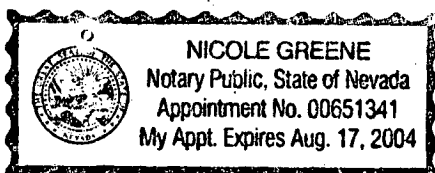
PROPERTY OWNER Decatur III, LLC Contact Phillip Nourafchan
 Address 3015 E. Flamingo, #102A Phone: 547-3705 Fax: 547-3712
 City Las Vegas State NV Zip 89121

APPLICANT Decatur III, LLC Contact Phillip Nourafchan
 Address 3015 E. Flamingo, #102A Phone: 547-3705 Fax: 547-3712
 City Las Vegas State NV Zip 89121

REPRESENTATIVE Southwest Eng Contact Sally Pelham
 Address 3610 N. Rancho Phone: 648-9700 Fax: 648-4143
 City Las Vegas State NV Zip 89130

Property Owner Signature [Signature]
 Print Name R. PHILLIP NOURAFCHAN
 Subscribed and sworn before me
 This 4th day of September, 20 01
Nicole Greene

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>PM-19-01</u>
Meeting Date:	<u>ADMIN</u>
Signs Required:	<u>-</u>
Map #	<u>G-25-Z</u>
Total Fee:	<u>300.00</u>
Receipt #	<u>73181</u>
Date Accepted:	<u>9/10/01</u>
Accepted By:	<u>[Signature]</u>



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-25-501-009 & 125-25-601-009

Name of Property Owner: Decatur III, LLC

Name of Applicant: Decatur III, LLC

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ ☒ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

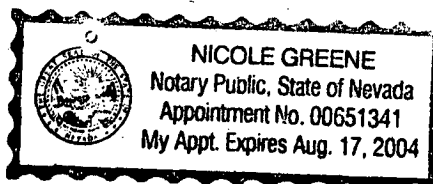
Signature of Property Owner/Authorized Agent: X

R. PHILLIP NOURACHAN

Subscribed and sworn before me

This 4th day of September, 2001

Nicole Greene
Notary Public in and for said County and State



010110

Exhibit A

That portion of Section 25, Township 19 South, Range 60 East, M.D.B. & M., City of Las Vegas, Clark County, Nevada described as follows:

That portion of Parcel 2, shown on the Parcel Map in File 90, Page 69, Official Records of Clark County, Nevada described as follows:

Beginning at the most Northwestern Corner of said Parcel 2, said point being on the South Line of Parcel 4 of said Parcel Map.

Thence from said point of beginning, Southeasterly along a curve concave Southerly having a radial bearing at this point of North $09^{\circ}53'06''$ East, a radius of 1892.00 feet and a Central Angle of $10^{\circ}29'36''$ for an arc length distance of 346.51 feet; Thence, tangent to said curve South $69^{\circ}37'18''$ East, 277.96 feet; Thence along a tangent curve, concave Northerly, having a radius of 1720.00 feet and a Central Angle of $00^{\circ}46'59''$, for an arc length distance of 23.51 feet; to the corner common to Parcels 2 and 3 (File 90 Page 69); the radial bearing at this point bears south $19^{\circ}35'43''$ West; Thence leaving the Boundary Line of said Parcel 4 and running along the line between said Parcels 2 and 3, south $02^{\circ}58'26''$ West, 780.11 feet; Thence leaving said line, North $87^{\circ}01'34''$ West 641.35 feet; Thence North $03^{\circ}54'29''$ East, 943.13 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion of said land as dedicated for roadway and public utility purposes.

Said land is further described as being a portion of parcel Two (2) of that certain Amended Parcel Map recorded in file 92 of Parcel Maps, Page 7, in the Office of the County Recorder of Clark County, Nevada.

Additional Property

P. 07
PAGE 7 OF 11

DATE: 08/31/00 TIME: 11:50:20 AM

FAX NO.

FROM: BOB GOREKYN MCKINLEY 702-570-1228 TO: SAID FOMULZAN-RAO
AUG-31-00 THU 10:41 AM

APN: 125-25-601-007 AND 125-25-601-009
Affix R.P.T.T. \$14,000.00
WHEN RECORDED MAIL TO:
Decatur III LLC a Nevada limited liability company
3075 East Flamingo Road
Las Vegas, Nevada 89121

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

R&S Decatur Plaza, LLC, a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Decatur III, LLC, a Nevada limited liability company

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

That portion of the Northeast Quarter (NE1/4) of Section 25, Township 19 South, Range 60 East, M.D.B. & M., described as follows:

Parcel Three (3) of that certain Parcel Map on file in File 90 of Parcel Maps, Page 69, in the Office of the County Recorder of Clark County, Nevada.

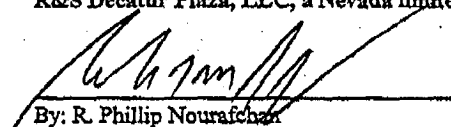
Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

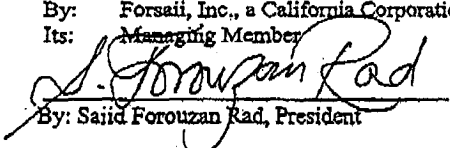
Witness my/our hand(s) this 11th day of November 2000.

SELLERS:

R&S Decatur Plaza, LLC, a Nevada limited liability company


By: R. Phillip Nourafchan
Its: Managing Member

By: Forsait, Inc., a California Corporation
Its: Managing Member


By: Sajid Forouzan Rad, President

STATE OF NEVADA

)
) ss.
)

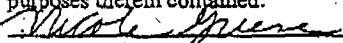
Escrow No. 00108736-036-AG

COUNTY OF Clark

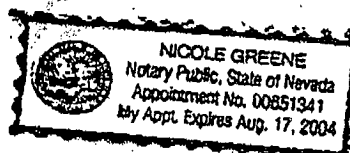
On this 11/16/00

appeared before me, a Notary Public,

R. Phillip Nourafchan, and
Sajid Forouzan Rad
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.


Notary Public

My commission expires: August 17, 2004



PLANNING & 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: DECATUR
BLVD. & TROPICAL PKWY. & THE BELTWAY (215)
3. Describe the existing improvements and/or condition of streets in item #2 above: TEMPORARY
PAVEMENT ONLY
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: LVVWD - EXIST. 10" MAIN
IN TROPICAL PKWY
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, etc.)?
If yes, indicate type of development and anticipated date construction will commence:

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.