

# Planning & Development Department

## Scanning Cover Sheet

Case No PM-19-88

APN N/A

Location Gowan Rd, Teneya Way & U.S. 95

Applicant See Below

Subject

Applicant: Rainbow Ridge Partners &  
Charleston Heights Development Co.



## INTER-OFFICE MEMORANDUM

June 13, 1988

## TO:

DEPARTMENT OF PUBLIC WORKS

## FROM:

ROBERT S. GENZER  
PRINCIPAL PLANNER  
COMMUNITY PLANNING & DEVELOPMENT

## SUBJECT:

PARCEL MAP(S) FOR RECORDATION  
PM-19-88  
Rainbow Ridge Partners &  
Charleston Heights Development Co.

## 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.

## INTER-OFFICE MEMORANDUM

June 13, 1988

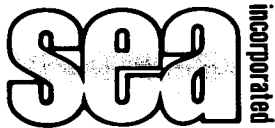
**TO:** Bob Genzer  
Les Comeau 

**SUBJECT:**  
PM-19-88  
Rainbow Ridge Partners &  
Charleston Heights Development Company

**FROM:**  
Rob Pyzel *R.P.*

**COPIES TO:**

The property is located on the southwest corner of Gowan Rd. and the Oran K. Gragson Expressway. The zoning is N-U under R.O.I. to R-3. Three parcels are being created: lot 1 is 520,716 sq.ft., lot 2 is 602,128 sq.ft. and lot 3 is 5,064 sq.ft.. The Department of Public Works required compliance with the Conditions of Approval of Plot Plan Review for Z-133-77; no improvements nor bonding are required prior to map recordation. The Survey Division had no corrections on the map. There are no zoning problems; lot 3 was created because of the encroachment of Metropolitan Subdivision's block wall from the north - parcel 3 will be sold to Metropolitan in recording of the parcel map, then deeded to the individual property owners and not become a land-locked parcel( see letter from SEA Engineering ). Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.



**Consulting Engineers**

1405 ARVILLE STREET  
LAS VEGAS, NEVADA 89102  
(702) 877-3000

June 8, 1988  
Project No. 2-270-031-871

CITY OF LAS VEGAS  
ZONING DEPARTMENT  
400 E. Stewart Avenue  
Las Vegas, Nevada 89101

Attn: Mr. Bob Genzer

Re: Robert V. Jones Parcel Map - PM 19-88 - Parcel 3

Dear Bob:

In regard to the above mentioned Parcel Map and a previous conversation with you, Parcel 3 has been created because of the encroachment of the Metropolitan Subdivision block wall. Parcel 3 will be sold to Metropolitan in recording of the Parcel Map in which they will deed to the individual property owners.

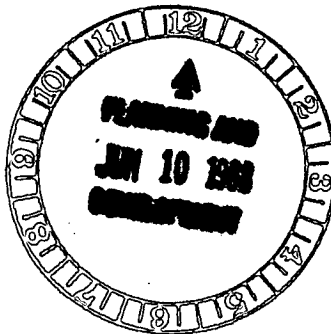
Since Parcel 1 is under Resolution of Intent to be rezoned R-3 (underlying N-U), Parcel 3 will be attached to the presently zoned R-1 which should not cause any zoning problems.

Sincerely,

SEA, INCORPORATED  
Consulting Engineers

*Sharon Keyser*

Sharon Keyser



*Bob*

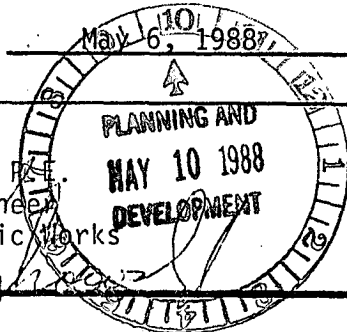
RICHARD W. ARDEN, P.E.  
President

MICHAEL S. KOIZUMI, P.E.  
Vice President

RITA M. LUMOS, R.L.S.  
Principal Land Surveyor

## INTER-OFFICE MEMORANDUM

May 6, 1988



TO:

Harold P. Foster, Director  
Department of Community Planning  
and Development

FROM:

Charles Kajkowski, P.E.  
City Planning Engineer  
Department of Public Works

SUBJECT: COMMENTS RE:

PM-19-88  
Rainbow Ridge and  
Charleston Heights Development

COPIES TO:

John McNellis, Engineering Planning  
C. E. Gilpin, Land Development  
Nancy Miller, Right-of-Way  
Doug Peterson, Survey (FM, PM & A's only)

1. We have no objection to the recordation of this parcel map if the Conditions of Approval of the Plot Plan Review of this site (Planning Commission 1-4-88) are ultimately complied with.

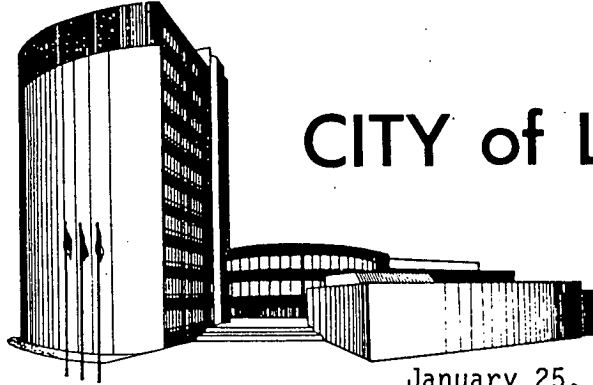
NOTE: Why is Lot #3 being created?

KJM4/048

MAYOR RON LURIE

COUNCILMEN  
BOB NOLEN  
W. WAYNE BUNKER  
STEVE MILLER  
ARNIE ADAMSEN

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

January 25, 1988

Ernest A. Becker Enterprises  
50 S. Jones Boulevard, Suite 100  
Las Vegas, Nevada 89107-2699

RE: Z-133-77 - PLOT PLAN REVIEW

Gentlemen:

Your request for a Plot Plan Review regarding proposed apartments on property located west of the Oran K. Gragson Highway, between Gowan Road and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-3), was considered by the Planning Commission on January 14, 1988.

The Planning Commission unanimously voted to APPROVE your request, subject to:

1. Conformance to the original Conditions of Approval for Zoning Application Z-133-77.
2. Redesign the plot plan so that all portions of the buildings are within 150 feet of a fire equipment access point as required by the Department of Fire Services.
3. Align the ingress/egress point on Tenaya Way with Atwood Avenue as required by the Department of Public Works.
4. Construct a six foot high decorative block wall set back eight feet along Dalecrest Road for a landscaped area which includes a three foot high undulating berm and mature trees as required by the Department of Community Planning and Development.
5. Install mature trees in the landscape planter along the east property line as required by the Department of Community Planning and Development.
6. Dedicate 20 feet of right-of-way for Dalecrest Drive and a 25' radius for the southeast corner of Gowan Road and Dalecrest Drive, as required by the Department of Public Works.

- Continued -



TO: Ernest A. Becker Enterprises  
RE: Z-133-77 - Plot Plan Review

January 25, 1988  
Page Two

7. Construct half-street improvements on Dalecrest Drive, Tenaya Way and 81 lineal feet on Gowan Road, as required by the Department of Public Works.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits.
9. Conformance to the plot plan as amended to reflect the above conditions.
10. Conformance to the building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
17. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Frank Wyatt  
Robert V. Jones Corporation  
601 S. Rancho, #A-10  
Las Vegas, Nevada 89106

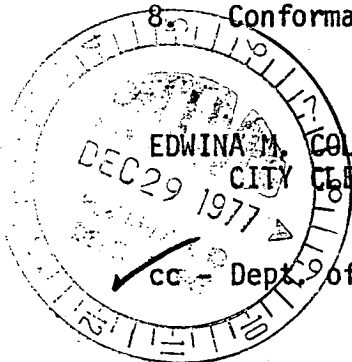
December 28, 1977

MR. ERNEST A. BECKER  
6115 Clarice Avenue  
Las Vegas, Nevada 89107

✓ Re: ~~152-133-77~~ Z-138-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property extending North from Cheyenne Avenue to a point 1,014 ft. North of Gowan Road, between Tenaya Way and the proposed Rainbow Freeway, from N-U to R-1, R-4, R-PD-18 and C-1, subject to the following conditions:

1. The R-4 zoning requested to be amended to R-3.
2. Subject to a Resolution of Intent.
3. Installation of half-street improvements on Tenaya Way and Cheyenne Ave. frontages, as required by the Department of Public Services.
4. Installation of full-street improvements on Gowan Road frontage, as required by the Department of Public Services.
5. Dedication of 20 ft. additional right-of-way for Cheyenne (Total 50 ft.); dedication of a 25 ft. radius corner at Cheyenne Ave. and Tenaya; dedication of 30 ft. for Gowan Road and dedication of a 20 ft. radius corner at Gowan and Tenaya, as required by the Department of Public Services.
6. Submission and approval of a Plot Plan for the C-1 portion of this property prior to development.
7. Conformance to the Plot Plan to reflect the above conditions.
8. Conformance to Code requirements and Design Standards of all City departments.



EDWINA M. COLE, CMC  
CITY CLERK

cc - Dept. of Community Planning & Development





## CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291

DATE: April 27, 1988

OWNER: Robert V Jones Corp

PM NO: PM 19-88 (CITY)

SURVEYOR: Rita M Lumos

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel map three (3) lots are involved, approximately 11 ac, 13 ac, and .1 ac each.

### COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal sewer and water are available to proerty. No individual wells or individual septic systems are to be installed.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: *5/1/88*

TO: ✓ DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING  
✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: *Revised PM-19-88*

SUBMITTED BY: *Rainbow Ridge Partners & Charleston Heights  
Development Co. P.*

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

*R.S.G.*  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

## INTER-OFFICE MEMORANDUM

Date

April 25, 1988

## TO:

Community Planning  
and Development

## FROM:

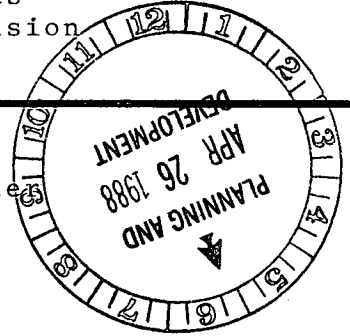
Public Works  
Survey Division

## SUBJECT:

Rainbow Ridge Partners, Et Al  
PM-19-88

## COPIES TO:

City Engineer  
Survey



This Division has no objections to approving the subject parcel map.

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

CDP:rk

TO: COMMUNITY PLANNING & DEVELOPMENT  
FROM: FIRE PREVENTION DIVISION  
SUBJECT: PM-19-88



- ☒ 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' *(UNLESS PROVIDED WITH AN APPROVED TURNING RADIUS OF 45' 6")*
- ☐ 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
- ☐ 4. Peak demands of domestic and irrigation water must be considered in water analysis.

COMMENTS: Sub-division ONLY.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE:

4/13/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
✓ FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM - 19-88

SUBMITTED BY: Rainbow Ridge Partners & Charleston Heights  
Development Co.

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

ASAP 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

*R.S.G.*  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

*Ann Vilbert*  
*Fire Alarm Office*  
*4-21-88*

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE:

4/13/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM- 19-88

SUBMITTED BY: Rainbow Ridge Partners & Charleston Heights  
Development Co.

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

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

*Robert S. Genzer*  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: April 19, 1988

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
✓ CLARK COUNTY HEALTH DISTRICT

RE: PM-19-88

SUBMITTED BY: RAINBOW RIDGE PARTNERS & CHARLESTON HEIGHTS  
DEVELOPMENT COMPANY

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

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, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE:

4/13/88

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~  
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~  
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~  
~~ZONING DIVISION, JOHN HERBERT~~  
~~FIRE SERVICES, LARRY POWELL, FIRE MARSHALL~~  
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~  
CLARK COUNTY HEALTH DISTRICT

RE: PM- 19-88

SUBMITTED BY: *Rainbow Ridge Partners & Charleston Heights Development Co.*

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

*ASAP* 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

*R.S.G.*  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map



PARCEL MAP APPLICATION  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY OF LAS VEGAS

Date: March 18, 1988

1. Owner of Record: RAINBOW RIDGE PARTNERS & CHARLESTON HEIGHTS DEVELOPMENT, CO.  
Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_
2. Name of Engineer or Surveyor: SEA ENGINEERS  
Address: 1405 Arville Street Phone No.: 877-3000
3. Location of Parcel Map: Section 10 Township 20S Range 60E  
Tax Parcel No.: 280-710-003,  
280-720-020,
4. Acreage: 12.4 Number of Parcels to be Created: 2 Land Use Zone: N-4 (R-3 RoI)
5. Does the land front on a public (dedicated) street? Yes XX No \_\_\_\_\_
6. List names of public access streets between this property and nearest major street:  
Gowan Rd., Tenaya Way, U.S. 95
7. Describe the existing improvements and/or condition of streets in Item #6 above: \_\_\_\_\_  
Tenaya - 1/2 street improvement 80' R/W  
Dolecrest Drive - 1/2 street 20' R/W
8. 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: Two ties @ Tenaya Way
9. Will the property be serviced by the City Sanitary Service System? Yes X No \_\_\_\_\_  
If no, indicate how sewer service will be provided: \_\_\_\_\_
10. Is immediate development proposed on the parcels of land to be created? Yes X No \_\_\_\_\_  
If yes, indicate type of development and anticipated date construction will commence:  
Engineering is in progress for a 232 unit apartment complex on Parcel 1 for RV Jones Corp.

The undersigned owner 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:

Robert V. Jones  
Owner of Record

BARRY BECKER

Rita M. Lumos  
Engineer or Surveyor

RITA M. LUMOS, RLS

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

\*\*\* FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY \*\*\*

Filing Fee: \$ 50.

Receipt No.: 36491

Case No.: PM-19-88

Received by: Rid.

Date: 4/11/88

L-10-6,-8

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLAYTON C. TITUS AND WILMA FERN TITUS, husband and wifein consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CHARLESTON HEIGHTS DEVELOPMENT CO., A PARTNERSHIPall that real property situate in the \_\_\_\_\_ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS SPECIFIC REFERENCE FOR  
LEGAL DESCRIPTION. . .

*Page (3) of this document covers all of the property outlined in yellow on attach map.*

SUBJECT TO: 1. Taxes for the fiscal year 1976-77  
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

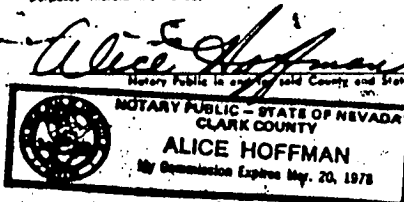
Witness OUR hands this 19th day of October 19 76.  
Clayton C. Titus Wilma Fern Titus  
CLAYTON C. TITUS WILMA FERN TITUS

STATE OF NEVADA  
County of CLARK  
On this 23rd day of February 19 77  
personally appeared before me, a Notary Public in and for said  
County and State, Clayton C. Titus and  
Wilma Fern Titus

ESCROW NO. 63785-AH

WHEN RECORDED MAIL TO: Charleston Heights Development Co.,  
6115 Clarice Street, Las Vegas, Nevada 89107

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that (s)he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



BOOK 716

EXHIBIT "A"

675689

3-3

A portion of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

COMMENCING at the Southeast corner of said Section 10;  
 THENCE North 00°06'14" West, along the East line thereof, 30.00 feet;  
 THENCE departing said East line, North 89°52'00" West, along a line parallel with and 30.00 feet North from the South line of said Section 10, a distance of 1988.95 feet to the TRUE POINT OF BEGINNING; said TRUE POINT OF BEGINNING also being a point on the Westerly highway right of way line of the proposed U. S. 95 Expressway-Vegas;  
 THENCE proceeding along said Westerly highway right of way line the following described courses; North 00°08'00" East, 20.00 feet;  
 THENCE North 67°06'26" East, 135.00 feet;  
 THENCE North 17°07'16" East, 1053.21 feet;  
 THENCE North 09°26'45" East, 355.11 feet;  
 THENCE North 04°28'55" East, 301.04 feet;  
 THENCE North 00°16'54" West, 829.97 feet;  
 THENCE North 80°48'04" West, 456.54 feet;  
 THENCE North 00°11'07" East, 40.00 feet to the point of intersection of said Westerly highway right of way line with the North line of the Southeast Quarter (SE 1/4) of said Section 10;  
 THENCE continuing along the aforesaid Westerly highway right of way line, North 00°11'07" East, 40.00 feet;  
 THENCE North 80°53'39" East 455.04 feet;  
 THENCE North 00°54'43" East, 562.36 feet to the point of intersection of the said Westerly highway right of way line with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 10;  
 THENCE departing the said Westerly highway right of way line, North 89°47'40" West, along the said North line, 553.95 feet;  
 THENCE North 00°21'06" West, 338.01 feet, to a point on the North line of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 10;  
 THENCE North 89°47'03" West, along said North line, 643.11 feet;  
 THENCE South 00°28'04" East, along a line parallel with and 40.00 feet East from the West line of the Northeast Quarter (NE 1/4) of said Section 10; a distance of 1014.38 feet;  
 THENCE South 00°27'33" East, along a line parallel with and 40.00 feet East from the West line of the Southeast Quarter (SE 1/4) of said Section 10, a distance of 2673.35 feet;  
 THENCE South 89°52'00" East, along a line, parallel with and 30.00 feet North from the South line of the Southeast Quarter (SE 1/4) of Section 10, a distance of 649.42 feet to the TRUE POINT OF BEGINNING.

INST. NO. 675689  
 OFFICIAL RECORD BOOK NO. 716  
 RECORDED AT REQUEST OF

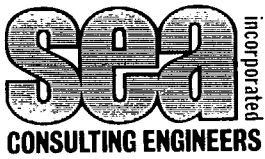
LAWYERS TITLE OF LAS VEGAS, INC.

MAR 11 4 14 PM '77

CLARK COUNTY NEVADA  
 JOAN L. SWIFT RECORDER

FEE 5.00 DEPUTY *me*

*500*



# LETTER OF TRANSMITTAL

- ☐ **RENO/SPARKS** SEA, Incorporated  
950 Industrial Way  
Sparks, NV 89431-6092  
(702) 358-6931
- ☒ **LAS VEGAS** SEA, Incorporated  
1405 Arville Street  
Las Vegas, NV 89102  
(702) 877-3000
- ☐ **PHOENIX** SEA, Incorporated  
2920 N. 24th Ave., No. 6  
Phoenix, AZ 85015-5948  
(602) 257-4699

TO CITY OF LAS VEGAS  
Stewart Avenue  
Las Vegas, NV

|                      |                         |
|----------------------|-------------------------|
| DATE<br>4/7/88       | JOB NO<br>2-270-031-871 |
| ATTENTION<br>Rob     |                         |
| RE:<br>RAINBOW RIDGE |                         |
|                      |                         |
|                      |                         |
|                      |                         |
|                      |                         |
|                      |                         |

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                               |
|--------|------|-----|-------------------------------------------|
| 9      |      |     | COPIES OF THE PARCEL MAP                  |
| 1      |      |     | CHECK IN THE AMOUNT OF \$50.00 FOR FILING |
| 1      |      |     | DEED                                      |
| 1      |      |     | PARCEL MAP APPLICATION                    |
|        |      |     |                                           |
|        |      |     |                                           |
|        |      |     |                                           |
|        |      |     |                                           |

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: \_\_\_\_\_  
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COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_

Rita M. Lumos, RLS

If enclosures are not as noted, kindly notify us at once.