

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-20-86

APN 030-340-065

Location Shadow Ln and Highland Dr

Applicant David F. Inman

Subject



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 14, 1986

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-20-86 HARRIS P. SHARP, ET AL

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

May 13, 1986

TO:

 GENZER

FROM:

COMEAL 

SUBJECT:

PM-20-86 HARRIS P. SHARP, ET AL

COPIES TO:

This property is located south of Mesquite Avenue between Shadow Lane and Highland Drive in zoning district C-1, and is a further subdivision of a previously approved and recorded map. The map will create one 10.7 acre parcel, one 9.8 acre parcel and two .6 acre parcels. The Department of Public Works has required a couple of corrections which have been made. There are no zoning problems. Staff feel that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

INTER-OFFICE MEMORANDUM

May 9, 1986

TO:	FROM:
Community Planning and Development	Public Works
SUBJECT:	COPIES TO:
HARRIS P. SHARP, ET AL PM-20-86	Land Development Right-Of-Way Survey Traffic Engineering

Your transmittal dated May 6, 1986 requested comments from this Department by no later than May 20, 1986 concerning the parcel map and application, submitted by Harris P. Sharp, et al.

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

1. In the Approvals, change Engineering Services to Public Works.
2. In the Legend reverse the symbols for the found and set monuments to conform with the map.

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

CDP/grc

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: May 6, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

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

ZONING DIVISION (JOHN HERBERT)

RE: PM-20-86

SUBMITTED BY: HARRIS P. SHARP, ET AL.

May we have your comments, recommendations, and suggestions, no later than
May 20, 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

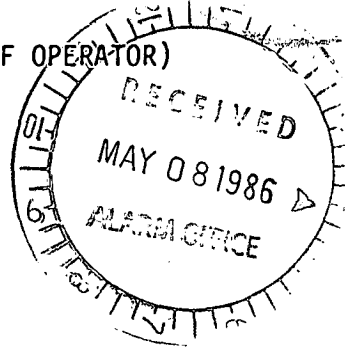
ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

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

Don Velbert
Planning Dept
5-12-86



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: May 6, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

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

ZONING DIVISION (JOHN HERBERT)

RE: PM-20-86

SUBMITTED BY: HARRIS P. SHARP, ET AL.

May we have your comments, recommendations, and suggestions, no later than May 20, 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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 4/24/86

1. Owner(s) of Record: Harris P. Sharp ET AL
Address: 2915 W. Charleston Blvd. LV NV Phone No.: 877-0125
2. Name of Engineer or Surveyor: SEA ENGINEERS/PLANNERS
Address: 1405 Arville Street LV NV Phone No.: 877-3000
3. Location of Parcel Map: Section 33 Township 20S Range 61E
Tax Parcel No.: 030-340-065
4. Acreage: 21.08 Number of Parcels to be Created: 4 Land Use Zone: C1
5. Does the land front on a public (dedicated) street? Yes X No
6. List names of public access streets between this property and nearest major street:
Shadow Lane + Highland Drive
7. Describe the existing improvements and/or condition of streets in Item #6 above:
FULL IMPROVEMENTS ON Highland Drive
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:
Highland Drive - 14" - LV Water District
9. Will the property be serviced by the City Sanitary Service System? Yes X No
If no, indicate how sewer service will be provided: Lift station +
Force Main tie into
Shadow Lane
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Wholesale Warehouse

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: _____

Owner(s) of Record

Michael D. Krizum
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R.C.

Receipt No.: 086926

Case No.: PM-20-86

Date: 4/24/86

ORIGINAL NOT SUBMITTED
ALL SIGNATURES ON MAP REQUIRED
DEEDS IN ZONING FILE

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or 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. Eight (8) copies of the original map must be provided of which a minimum of four (4) must be at the same size as the original linen.
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 feet (300') 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 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.
 - 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 COMMISSION IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE WILL BUILDING PERMITS BE ISSUED.

1003

1642007

2-1

RPTS H/DC

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

HARRIS P. SHARP and MARGARET J. SHARP, TRUSTEES OF HARRIS P. SHARP and MARGARET J. SHARP FAMILY TRUST dated March 9th, 1981;
 WALTER E. ZICK and MILDRED R. ZICK, husband and wife; FRANK E. SCOTT and CHARLENE SCOTT, husband and wife; HOWARD W. CANNON and DOROTHY P. CANNON, husband and wife

in consideration of \$10.00

the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to

SEE EXHIBIT "A" ATTACHED FOR VESTING

all that real property situate in the

County of

State of Nevada, bounded and described as follows:

Situate in the County of Clark, State of Nevada, described as follows:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 33, Township 20 South, Range 61 East, M.D.M.

SAVINGS AND EXCEPTING THEREFROM the Westerly 140 feet (140') of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section, saving and excepting from such saving and excepting portion the Southerly 200 feet (200') thereof.

FURTHER EXCEPTING THEREFROM that portion of land described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 33;
 THENCE South 89°59'36" East along the North line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 33, a distance of 232.00 feet to a point in a non-tangent curve concave Northwesterly, having a radius of 45.50 feet, a radial line through said point bears South 89°59'36" East;
 THENCE Southwesterly, Westerly, and Northwesterly along said non-tangent curve through a central angle of 128°43'35", an arc distance of 102.22 feet to the beginning of a reverse curve concave Southwesterly having a radius of 25.00 feet;
 THENCE Northwesterly along said reverse curve through a central angle of 38°43'35", an arc distance of 16.90 feet to the point of tangency with the South line of the North 30.00 feet of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 33;
 THENCE North 89°59'36" West along the South line of said North 30.00 feet a distance of 142.54 feet to the West line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 33;
 THENCE North 00°16'59" East along said West line a distance of 30.00 feet to the POINT OF BEGINNING.

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

Witness my hand and seal this 9th day of January, 1983.
 Harris P. Sharp, Trustee
 Margaret J. Sharp, Trustee
 Walter E. Zick
 Mildred R. Zick
 Frank E. Scott
 Charlene Scott
 Howard W. Cannon
 Dorothy P. Cannon

ESCROW NO. T-101000713

WHEN RECORDED MAIL TO:

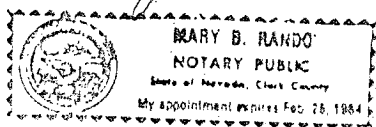
FRANK SCOTT, JR.
P.O. Box 760, Las Vegas, NV 89101STATE OF NEVADA
County of CLARK

On this 28th day of JANUARY, 1983.

Subscribed, delivered, signed and acknowledged to me this 9th day of January, 1983, at Las Vegas, Nevada, by the following persons:
 Harris P. Sharp, Margaret J. Sharp, Walter E. Zick, Mildred R. Zick, Frank E. Scott, Charlene Scott, Howard W. Cannon & Dorothy P. Cannon.

I, _____, a Notary Public in and for the State of Nevada, do hereby certify that the foregoing instrument was acknowledged to me by the persons whose names are subscribed to the same, and that the same is a true and correct copy of the original as the same appears from the records of my office.

 Notary Public in and for the State of Nevada.



1003

1642007

2-2

EXHIBIT "A"

HARRIS P. SHARP and MARGARET J. SHARP, TRUSTEES OF HARRIS P. SHARP AND MARGARET J. SHARP FAMILY TRUST dated March 9th, 1981, as to an undivided 30% interest;

AND

WALTER F. ZICK and MILDRED R. ZICK, husband and wife, as to an undivided 30% interest;

AND

FRANK E. SCOTT, a married man as his sole and separate property, as to an undivided 30% interest;

AND

HOWARD W. CANNON and DOROTHY P. CANNON, husband and wife, as to an undivided 10% interest;

CLARENCE L. SWINDELL & ASSOCIATES
JOAN L. SWINDELL, RECEPTIONIST
RECORDED AT REQUEST

LAWYERS TITLE OF LAS VEGAS, INC.

FEB 2 10 56 AM '83

FEE DEPOSIT
OFFICIAL RECORDS
9000 INSTRUMENT

1683

1642007



LAS VEGAS:
1405 ARVILLE STREET
LAS VEGAS, NEVADA 89102
TELEPHONE (702) 877-3000
NEVADA / WASHINGTON

LETTER OF TRANSMITTAL

TO CITY OF LAS VEGAS
400 E. Stewart Avenue
Las Vegas, NV 89101

DATE 4/24/86	JOB NO. 2-432-001-861
ATTENTION Bob Genzer	
RE UNITED CONST. COSTCO WHSE	

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			BLUELINES OF THE PARCEL MAP
1			DEED
1			PARCEL MAP APPLICATION
1			CHECK IN THE AMOUNT OF \$50.00 FOR FILING FEE

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: _____

Rita Lumos
RITA M. LUMOS, RLS