

Planning & Development Department
Scanning Cover Sheet

Case No PM-20-99

APN 138-24-804-014

Location W SIDE OF DECATUR, N OF VEGAS DR

Applicant MEL TAYLOR

Subject

PARCEL MAP



**MAP PROCESSING
TO REMAIN WITH MYLAR WHILE PROCESSING**

PROJECT NAME / LOCATION: DECATUR NORTH OF VEGAS AKA DECATUR AUTO CENTER (PORTION)

MAP: PM-20-99

SURVEYOR / ENGINEER: AZIMUTH ENGINEERING 564-8544

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	10/05/99	DAVID G. <i>David G.</i>	☒ ☐	10/12/99	FOR SURVEYORS	USE ONLY
TRAFFIC (GARY P.)	10/12/99	<i>Gary Phillips</i>	☒ ☐	10/12/99		
RIGHT OF WAY	10/12/99	<i>CMA</i>	☒ ☐	10/12/99		
FLOOD CONTROL	10/12/99	GREG	☒ ☐ <i>W/cond</i>	10/12/99		
SANITATION	10/12/99	<i>BH</i>	☒ ☐	10/12/99		
DEVCO			☐ ☐			
TRAFFIC (RICK S.)	10/12/99	<i>RSA</i>	☒ ☐	10/12/99		
PLANNING & DEVELOPMENT	10/12/99	<i>MP</i>	☒ ☐	10/12/99		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT Condition 3 per Bert Anzai concerning sewer. MAP DOES NOT SHOW

DRAINAGE EASEMENT ALONG NORTH EDGE OF PROPERTY

RIGHT - OF - WAY See attached comments

CMA

FLOOD CONTROL ^{70'} GRANT PUBLIC DRAINAGE ESMT. TO BE PRIVATELY MAINTAINED ON MAP, ALONG THE NORTH SIDE OF LOTS 1 & 2

SANITATION

DEVELOPMENT COORDINATION

PLANNING & DEVELOPMENT

SURVEY

10-12-99

MATT,

Qm-20-99

**ENGINEERING PLANNING REC'D A CALL FROM 10TH
FLOOR REGARDING THIS MAP....SO TO SAVE YOU
AND PLANNING SOME PHONE CALLS....YOU MIGHT
WANT TO MOVE THIS ONE OUT QUICK.**

**CAROLYN
RWAY**

Memorandum

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

Phone (702) 229-6217
Fax (702) 386-5737

To: Anthony Mangiarelli, PLS
Azimuth Engineering & Surveying, Inc.

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjov
Planning and Development

Date: September 23, 1999

Re: **PM 20-99**
Diamond Hand

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:

There are numerous typographical and spelling errors in the certificates on this map. Please revise as noted.

The date of completion of the survey is required in the Surveyor's Certificate by NRS 278.

Please change the name of the director of the Department of Planning and Development.

Please complete the dimensioning along the centerline of Decatur Boulevard.

The dimension on the west line of Lot 1 is incorrect.

All lettering must meet the minimum size requirement of 0.10 inches.

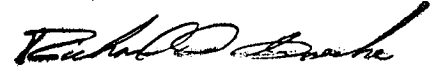
The scale shown for this map on the graphic scale is incorrect.

pm

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: September 3, 1999
Re: **PM-20-99** Diamond Hand Inc. W side of Decatur Boulevard, N of Vegas Drive
Parcel Map



CONDITIONS OF APPROVAL:

1. Construct all incomplete half-street improvements (sidewalk) on Decatur Boulevard and construct half-street improvements, including appropriate overpaving, on Fairhaven Street adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct a minimum of two lanes of paving on Fairhaven Street extending from the south edge of this site to the existing paving to the south; "Goecke" paving may be allowed for this extended paving.
2. If the parcels being created are compatible in use, a joint access drive may be required with future site development plan reviews. Each parcel being created may not be guaranteed a separate driveway to service each site; such shall be determined by the City Traffic Engineer at a future date.
3. Retain a minimum 20 foot wide sewer easement across Lot 1 to service Lot 2 unless such is determined unnecessary by the City Sanitation Planning Engineer as required by the Department of Public Works.
4. Prior to the recordation of this parcel map, 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.
5. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method, if allowed.
6. 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.
7. We reserve the right to impose additional site specific conditions of approval for lot 1 as it is developed, and for lot 2 if it is re-developed.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: August 9, 1999
OWNER: DIAMOND HAND INC
PM NO: 20-99 (CITY)
SURVEYOR: MANGIARELLI, ANTHONY J

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.



6731
R001 JUL 29 15:22 00

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

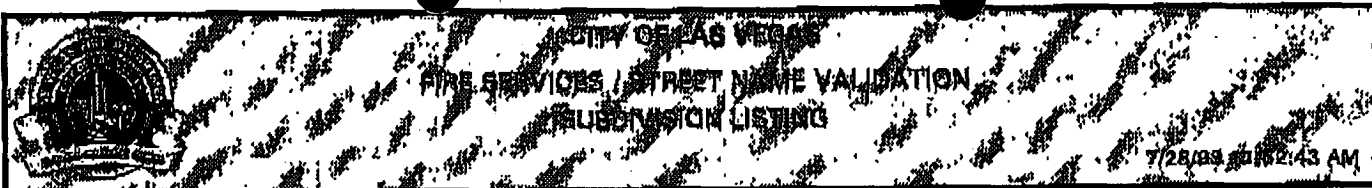
DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 20, 1999
TO:	
CLARK COUNTY HEALTH DISTRICT	- CLARE A SCHMUTZ
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH
SUBJECT: PARCEL MAP PM-20-99 DIAMOND HAND INC.	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by August 18th, 1999

*See attached sheet for review of
street names*

*Jim Vilbert
Alarm Office*

ATTACHMENT: MAP



FIRM: Azimuth Engineering & Surveyin

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Pm-20-99

Diamond Hand INC.

REF NO: 6731

Street Name

Street Type

Disposition

Fallhaven

Previously recorded

Decatur

Previously recorded

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 20, 1999
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER[?] SPECIAL IMPROVEMENT - D. BLISS DISTRICT (SID)	
SUBJECT: PARCEL MAP PM-20-99 DIAMOND HAND INC.	

PLEASE RETURN ANY COMMENTS TO: GARY REID, SR. ENG. TECH.
PUBLIC WORKS- ENGINEERING/PLANNING DIVISION
by August 13th, 1999

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE July 20, 1999
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-20-99 DIAMOND HAND INC.	

PLEASE RETURN ANY COMMENTS TO: MATT PINJUV
@ D. S. C., 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by August 13th, 1999

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM

Date: _____

APPLICATION/PETITION FOR: _____

(Type of Action Requested)

Project Address (Location): W. SIDE OF DECATUR BLVD NLY OF VEGAS DR

Proposed Use: COMMERCIAL Assessor's Parcel No(s): 138-24-804-014

Project Name: DECATUR AUTO PARTS

Existing General Plan Designation: _____ Proposed General Plan Designation: _____

Existing Zoning: C-1 Proposed Zoning: _____ Ward No.: _____

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

Gross Acres: 2.1845 Lots/Units: 2 Density: _____

Additional Information: _____

APPLICANT INFORMATION:

Property Owner(s): DIAMOND HAND INC

Address: 2601 McLEOD

City: LV NV 89121

Applicant: MEL TAYLOR

Address: _____

City: 2601 McLEOD

Contact: MEL TAYLOR

Tel: 431-3804 Fax: 431-3834

State: NV Zip: 89121

Contact: _____

Tel: 431-3804 Fax: 431-3834

State: NV Zip: _____

Representative to receive all verbal and/or written communication from the Planning Dept.

Name: AZIMUTH ENGINEERING

Address: 16 W. PACIFIC AV SUITE 11

City: HENDERSON NV 89015

Tel: 564-8544 Fax: 564-7544

State: NV Zip: 89015

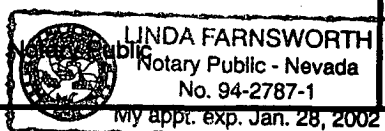
SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): MEL TAYLOR

Print First & Last Name: MEL W. TAYLOR

Subscribed and sworn before me this 1 day of June 1999

Linda Farnsworth



FOR DEPARTMENT USE ONLY

Case No.: PM-20-99

Meeting Date: _____

No. Signs Required: _____ No. Provided: _____

Map No.: L-24-8

Total Fee(s): 300.00

Receipt No.: 36410

Date Accepted: 6/29/99

Accepted By: Scm



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL CHECKLIST

APPLICATION:

- ☐ APPLICATION IS COMPLETELY FILLED OUT, SIGNED AND NOTARIZED BY THE PROPERTY OWNER(S) OR AUTHORIZED AGENT (WHEN APPLICABLE).
- ☐ GRANT DEED WHICH MATCHES THE OWNER'S NAME ON THE APPLICATION AND LEGAL DESCRIPTION (LEGAL DESCRIPTION ON DISK FOR REZONINGS AND GENERAL PLAN AMENDMENTS).
- ☐ CORRECT FEES \$ _____
- ☐ JUSTIFICATION LETTER DESCRIBING THE REQUEST AND WHY THE REQUEST SHOULD BE GRANTED.
- ☐ TRAFFIC IMPACT ANALYSIS (NORTHWEST AREA) T.I.A.(IF APPLICABLE) \$ _____
- ☐ 8 1/2 x 11 REDUCED COPY (ONE FOR EACH PLAN SUBMITTED).
- ☐ COLORED, ROLLED PLANS (ONE SITE PLAN, ELEVATION, AND LANDSCAPE PLAN)
- ☐ EXPLANATION AND DISTRIBUTION OF SIGN POSTING FORM AND RESPONSIBILITIES.

SITE PLAN:

- ☐ PROPERTY LINES CALLED OUT
- ☐ PARKING SPACES
- ☐ PLAN SIZE (11x17 TO 24x36)
- ☐ INGRESS / EGRESS
- ☐ DIMENSIONS (ACTUAL)
- ☐ ADJACENT LAND USES /STREETS
- ☐ STREET NAME(S)
- ☐ LANDSCAPE AREAS
- ☐ INDICATE SATISFACTION OF ADA / ANSI ACCESSIBILITY REQUIREMENTS (IF APPLICABLE)

PLAN LEGEND :

- ☐ NORTH ARROW
- ☐ BUILDING SIZE / SQ. FT.
- ☐ PARKING ANALYSIS
- ☐ PROPERTY SIZE / SQ.FT.
- ☐ VICINITY MAP
- ☐ FLOOR / AREA RATIO
- ☐ SCALE
- ☐ DENSITY

BUILDING ELEVATIONS (Of all sides of all buildings on site):

- ☐ ALL BUILDING MATERIALS AND COLORS ARE CALLED OUT
- ☐ DIMENSIONS / SCALE
- ☐ DIRECTION OF ELEVATION

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS ONLY WHEN NO OUTSIDE CHANGES ARE PROPOSED

LANDSCAPE PLANS:

- ☐ TYPE AND SIZE OF GROUND COVER CALLED OUT
- ☐ LANDSCAPE / PARKING FINGER DIMENSIONS & PLANT MATERIAL

PLAN LEGEND:

- ☐ REFLECTS SPECIFIC PLANT MATERIAL / SIZE
- ☐ NORTH ARROW
- ☐ SCALE

PHOTOGRAPHS MAY BE SUBMITTED FOR EXISTING PROJECTS ONLY WHEN NO OUTSIDE CHANGES ARE PROPOSED

FLOOR PLANS:

- ☐ DIMENSIONS
- ☐ NORTH ARROW
- ☐ ENTRANCES / EXITS
- ☐ USE OF ROOMS
- ☐ SEATING CAPACITY (WHEN APPLICABLE)
- ☐ MAXIMUM OCCUPANCY (PER UNIFORM FIRE CODE)

SPECIAL REVIEW AREA APPROVAL LETTER: ☐

REVIEWED BY: _____ 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: DECATUR BOULEVARD
 3. Describe the existing improvements and/or condition of streets in item #2 above: DECATUR BLV IS CONSTRUCTED
FAIRHAVEN IS IN PROCESS OF CONSTRUCTION
 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: WATER IS
BEING SUPPLIED BY LVWD
 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: X Yes No
- If yes, on which Parcel (#1, #2, 3tc.)? 2 #2

If yes, indicate type of development and anticipated date construction will commence: LOT 2 IS COMMERCIAL LOT 1 IS RESIDENTIAL

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 _____

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Mark W. Gamett and Evelyn Gamett, Trustees u/a/d 2-11-71 and Virgil W. Slade and Mell H. Slade Trustees of the Family Trust u/a/d September 1973, in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

DIAMOND HAND, INC., a Nevada Corporation

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

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 24, Township 20 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel One (1) as shown by Parcel Map in File 81 of Parcel Maps, page 14 recorded December 21, 1994 as Document No. 01068 of Official Records, Clark County, Nevada.

APN 138-24-804-014

SUBJECT TO: 1. Taxes for the fiscal year 1997-98
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness _____ hand(s) this 20th day of November 1997.

Mark W. Gamett Trustee
Mark W. Gamett, trustee u/a/d 2/11/71

Evelyn Gamett Trustee
Evelyn Gamett, trustee u/a/d 2/11/71

THE FAMILY TRUST U/A/D SEPTEMBER 1973:

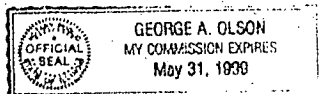
Virgil W. Slade, Trustee
Virgil W. Slade, Trustee

Mell H. Slade Trustee
Mell H. Slade, Trustee

STATE OF ILLINOIS } s.s.
COUNTY OF COOK

This instrument was acknowledged before me on 11/21/97 by VIRGIL W. SLADE AND MELL H. SLADE

George A. Olson
Notary Public in and for said County and State



ESCROW NO. 973710 - NW

WHEN RECORDED MAIL TO:
Diamond Hand, Inc.
300 South Maryland Parkway, Las Vegas,
Nevada 89101

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT ONE (1) OF MAP PER FILE 81 PAGE 14 OF PARCEL MAPS, OFFICIAL RECORDS OF SAID CLARK COUNTY.