

Planning & Development Department
Scanning Cover Sheet

Case No PM-21-01

APN 138-35-111-003

Location NW CORNER OF HYDE AVE & TORREY PINES DR

Applicant CLARK COUNTY SCHOOL DISTRICT

Subject

PARCEL MAP FOR ADCOCK ELEMENTARY PUBLIC
SCHOOL



(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

FM- - SURVEYOR/ENGINEER: G. C. WALLACE, INC.

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11-08-01	JC 11-09-01	APPROVED	11-09-01	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	11-12-01	CMC	APPR - see attached	11-12-01		
FLOOD CONTROL	11/13/01	JWS	Approved	11/13/01		
SANITATION	11-13-01	S. Day	APPROVED	11-13-01		
DEVELOPMENT COORDINATION	11/13/01	BTB	OK	11/13/01		
	11/13/01	RJA	app'd	11/13/01		
PLANNING & DEVELOPMENT	11/13/01	MP	APPROVED	11/14/01		
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY R. In, see attached comments. one

FLOOD CONTROL

SANITATION

DEVELOPMENT COORDINATION *Are there parcel boundaries really what we want?*

PLANNING & DEVELOPMENT

☐ Please check box IF STREET NAME HAS BEEN CHANGED. Engineer shall revise construction plans to reflect all changes.

SURVEY _____



DATE: October 8, 2001

OWNER: Board of Trustees, Clark Co School District

PM NO: CLV 21-2001

SURVEYOR: D.G. Neel

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.



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 10, 2001
Re: **PM-21-01** Clark County School District/Board of Trustees NWC of Torrey Pines Drive and Hyde Avenue
Parcel Map



CONDITIONS OF APPROVAL:

1. A note must be added to the face of this Parcel Map to provide perpetual parking rights and vehicular access between all parcels and all driveways connecting this site to the abutting public streets, unless the City deems such adjacent uses incompatible.
2. 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.
3. 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-110-00 and all other applicable subsequent site-related actions.
4. 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.
5. No improvements, or bonds for improvements are required prior to the recordation of this parcel map.

Memorandum

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

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

To: Greg Neel, PLS
G.C. Wallace, Inc.

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: October 3, 2001

Re: **PM 21-01**
Clark County School District/Adcock School

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 approval dates reflect the current year.

Please provide a copy of the deed from NDOT to the school district as soon as it is available.

The only deed provided with this map is for the east half of the parcel, which is the former park as the City deeded it to NDOT. No deed was provided for the existing school district parcel, which is the greater part of this map. Please provide that document.

As we discussed on the telephone, we believe you are including an area along Torrey Pines that is right-of-way which NDOT had quit claimed to the City of Las Vegas and must be vacated prior to this map recording. Our Right-of-Way department has that document and I will fax a copy as soon as I receive it. The deed provided from the City of Las Vegas to NDOT does not include that triangular shaped parcel.

Helena Salazar of NDOT's Right-of-Way department informs me that they believe that when they took title to the property, that the bicycle easement which was in favor of NDOT is automatically dissolved and so should not be shown on this map. We would prefer that some document is recorded relinquishing any interest in that bicycle path, but, in any case, it probably should not be shown on this map.

RML

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 27, 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 (S I D)	
SUBJECT: PARCEL MAP PM-21-01 CLARK COUNTY SCHOOL DISTRICT/ BOARD of TRUSTEES	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS— ENGINEERING/PLANNING DIVISION
ON OR BEFORE OCTOBER 10TH, 2001

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE September 27, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J. WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-21-01 CLARK COUNTY SCHOOL DISTRICT/ BOARD of TRUSTEES	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @

Development Services Center, 731 S. 4TH ST.

CURRENT PLANNING DIVISION

ON OR BEFORE OCTOBER 10TH, 2001

ATTACHMENT: MAP



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) Northwest Corner of Hyde Ave. and Torrey Pines Drive

Project Name Adcock Elementary School

Proposed Use Public School

Assessor's Parcel #(s) 138-35-111-003 and 138-35-111-002

Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Board of Trustees/Clark County School Distr Contact Mr. Rich Brown

Address 4828 Pearl Street

Phone: 799-7604

Fax: 799-7716

City Las Vegas

State Nevada

Zip 89121

APPLICANT G.C. Wallace, Inc.

Contact Mr. Greg Neel, PLS

Address 1555 South Rainbow Blvd

Phone: 804-2063

Fax: 804-2299

City Las Vegas

State Nevada

Zip 89146

REPRESENTATIVE _____

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

FOR DEPARTMENT USE ONLY

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This 25 day of September, 20 01

Notary Public in and for said County and State

Case #	<u>PM-21-01</u>
Meeting Date:	<u>ADMIN</u>
Signs Required:	<u>-</u>
Map #	<u>L-35-1</u>
Total Fee:	<u>300.00</u>
Receipt #	<u>74140</u>
Date Accepted:	<u>9/26/01</u>
Accepted By:	<u>[Signature]</u>

511

WHEN RECORDED RETURN TO:
DEPARTMENT OF TRANSPORTATION
RW DIVISION, PO BOX 170
LAS VEGAS NV 89125-0170
All of APN 138-35-111-003

Project: MG-NH-095-2(028)
E.A.: 72657
Parcel: U-095-CL-080.186

AD-08-03 02 SPL

REF AD-10-0904 RJP

DEED

THIS DEED, made this 18th day of October, 2000, between THE CITY OF LAS VEGAS, a Municipal Corporation of the State of Nevada, hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as being a portion of the NE 1/4 of the NW 1/4 of Section 35, T. 20 S., R. 60 E., M.D.M., and further described as being that portion of LA MESA TRACT as shown by map thereof on file in Book 2 of Plats, Page 35 in the Office of the County Recorder of Clark County, Nevada, and further described as being a portion of that certain parcel of land described by that certain QUITCLAIM DEED to the CITY OF LAS VEGAS recorded November 20, 1981 as INST. No. 1449307 of Clark County, Nevada Records, said parcel of land being described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line on US-95 Expressway West (Project RF-FF-006-2(9)), 74.18 feet right of and measured radially from Highway Engineer's Station "02" 34+57.52 P.O.C., said point being further described as bearing S. 87°42'34" E. a distance of 2,187.52 feet from the northwest corner of Section 35, T. 20 S., R. 60 E., M.D.M.; thence N. 89°29'15" E., along said southerly right-of-way line, a distance of 404.43 feet to a point; thence S. 06°59'22" E., continuing along said southerly right-of-way line, a distance of 499.77 feet to a point on the westerly right-of-way line of Torrey Pines Drive (80 feet wide); thence S. 01°08'06" E., along said westerly right-of-way line, a distance of 95.99 feet to a point; thence S. 89°59'14" W. a distance of 599.54 feet to a point on the easterly right-of-way line of Newcomber Avenue; thence N. 01°10'16" W., along said Newcomber Avenue, a distance of 451.96 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 45.00 feet, through an angle of 60°00'00", an arc distance of 47.12 feet to a point of reverse curvature; thence from a tangent which bears N. 58°49'44" E., curving to the left with a radius of 55.00 feet, through an angle of 177°01'56", an arc distance of 169.94 feet to a point; thence N. 1°10'16" W. a distance of 16.48 feet to a point on the said southerly right-of-way line of US-95 Expressway West; thence S. 85°10'09" E., along said southerly right-of-way line, a distance of 175.38 feet to the point of beginning. Said parcel contains an area of 7.76 acres more or less.

SUBJECT TO an easement to the State of Nevada for bicycle paths and utilities over, across and under the Northerly 30.00 feet and the Easterly 10.00 feet as reserved from the above described parcel of land by said Instrument No. 1449307.

EXCEPTING THEREFROM the South 30 feet of the North 40 feet of HYDE AVENUE (formerly 4TH AVENUE, 80 feet wide) as shown by plat of said LA MESA TRACT.

ALSO EXCEPTING THEREFROM a triangular parcel of land bounded as follows: On the South by the North line of the South 30 feet of the North 40 feet of HYDE AVENUE (formerly 4TH AVENUE, 80 feet wide) as shown by plat of said LA MESA TRACT; on the East by the East line of Block 20 of said LA MESA TRACT and the Southerly prolongation thereof; and on the Northwest by the arc of a circle concave Northwesterly, having a radius of 20 feet and being tangent to the North line of said South 30.00 feet and to the East line of Block 20 of said LA MESA TRACT.

ALSO EXCEPTING THEREFROM a triangular parcel of land bounded as follows: On the South by the North line of the South 30 feet of the North 40 feet of HYDE AVENUE (formerly 4TH AVENUE, 80 feet wide) as shown by plat of said LA MESA TRACT; on the West by the West line of Block 20 of said LA MESA TRACT and the Southerly prolongation thereof; and on the Northeast by the arc of a circle concave Northeasterly, having a radius of 15 feet and being tangent to the North line of said South 30.00 feet and to the West line of Block 20 of said LA MESA TRACT.

It is the intent of this document to convey and it does convey all of that parcel of land described in that certain QUITCLAIM DEED dated May 13, 1996, filed for record in the office of the Clark County Recorder, Clark County, Nevada on May 31, 1996, in Official Records Book No. 960531, as Instrument No. 01805.

DOT
030-511
rev. 6/88

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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by and through its officers thereunto duly authorized, has caused these presents to be executed the day and year first above written.

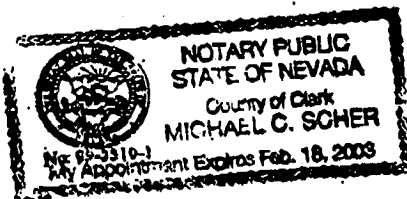
CITY OF LAS VEGAS, a Municipal Corporation of the State of Nevada

By: David Roark
DAVID ROARK, Manager Real Estate & Asset Division

STATE OF NEVADA
COUNTY OF CLARK

On this 18th day of October 2000, personally appeared before me the undersigned, a Notary Public in and for the COUNTY OF CLARK, State of NEVADA, DAVID ROARK Personally known or proved) to be the person whose name is subscribed to the above Instrument and who acknowledged to me that he executed the same freely and voluntarily and For the uses and purposes thereby mentioned.

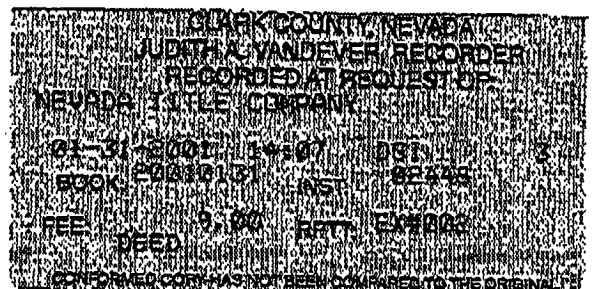
S
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A
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IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael C. Scher

DOT
303-541
rev. 3/90



When Recorded Return To:
Department of Transportation
PO Box 170
Las Vegas NV 89125-0170
Ptn. of APNs 138-35-199-009
138-35-199-014
138-35-199-015

Project: MG-NR-51F-050-2(020)

A.A.: 72657

Parcel: Newcomer Street

AD-08-0382 SPC

Ref AD-10-0904 RJP

QUITCLAIM DEED

THIS DEED, made this 29th day of January, 2001, between the CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, all of GRANTOR'S right, title and interest in and to that certain real property; said real property situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada and more particularly described as being a portion of the NE 1/4 of the NW 1/4 of Section 35, T. 20 S., R. 60 E., M.D.M., and more fully described by metes and bounds as follows to wit:

BEGINNING at the intersection of the northerly right-of-way line of Hyde Avenue with the westerly right-of-way line of Newcomer Street; thence along said westerly right-of-way line the following seven (7) courses and distances:

- 1) from a tangent which bears N. 89°59'26" E., curving to the left with a radius of 15.00 feet, through an angle of 91°09'42", an arc distance of 23.87 feet;
- 2) N. 1°10'16" W. - 507.02 feet;
- 3) from a tangent which bears N. 60°55'33" E., curving to the left with a radius of 7.00 feet, through an angle of 42°07'45", an arc distance of 5.15 feet to a point of reverse curvature;
- 4) from a tangent which bears N. 18°47'48" E., curving to the right with a radius of 55.00 feet, through an angle of 220°01'37", an arc distance of 211.21 feet to a point of reverse curvature;
- 5) from a tangent which bears S. 58°49'44" W., curving to the left with a radius of 45.00 feet, through an angle of 60°00'00", an arc distance of 47.12 feet;
- 6) S. 1°10'16" E. - 407.27 feet;
- 7) from a tangent which bears the last described course, curving to the left with a radius of 15.00 feet, through an angle of 88°50'18", an arc distance of 23.26 feet to a point on said northerly right-of-way line of Hyde Avenue;

thence S. 89°59'26" W., along said northerly right-of-way line, a distance of 90.02 feet to the point of

beginning; said parcel contains an area of 37,595 square feet (0.86 acre).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by and through its officers thereunto duly authorized, has caused these presents to be executed the day and year first above written.

CITY OF LAS VEGAS, a Municipal Corporation

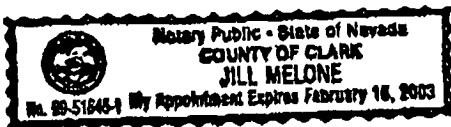
By: David Roark

David Roark, Manager

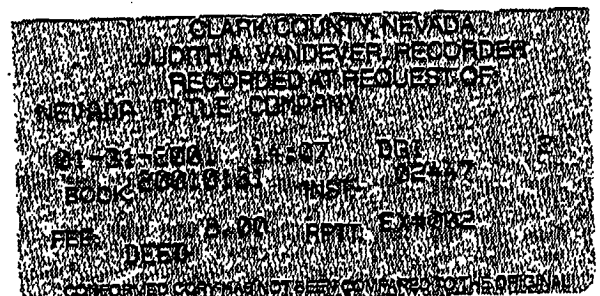
STATE OF Nevada
county of Clark

On this 14th day of December 2000, personally appeared before me the undersigned, a Notary Public in and for the City of Las Vegas, State of Nevada, David Roark (Personally known or proved) to be the person whose name is subscribed to the above Instrument and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Jill Melone





PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? Hyde ☒ Yes ☐ No
2. List the names of public access streets between this property and the nearest major streets: This project site
FRONT Hyde Ave and Torrey Pines.
3. Describe the existing improvements and/or condition of streets in item #2 above: Fully Paved Sidewalks
Street lights, Curb & Gutter, and Pavement.
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 DISTRICT
SERVES the two parcels, School & Old park site.
5. Will property be serviced by the City Sanitary Sewer System? ☒ Yes ☐ No
6. Is immediate development proposed on the parcels of land to be created: ☒ Yes ☐ No
If yes, on which Parcel (#1, #2, etc.)? Parcel 1
If yes, indicate type of development and anticipated date construction will commence: Relocated Adcock
ELEMENTARY School

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. MAPS ARE SHOWN.
- ☒ 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.