

Planning & Development Department
Scanning Cover Sheet

Case No PM-21-82

APN ?

Location SEE BELOW

Applicant DARRELL ROSS, ET AL

Subject

PARCEL MAP FOR PROPERTY LOCATED AT THE
NORTHWEST CORNER OF NELLIS BLVD AND STEWART
AVE



1 2 3 4 5 6

CITY OF LAS VEGAS



PUBLIC RECORDS REPRODUCTION REQUEST FORM

**PUBLIC RECORDS MUST NOT BE REMOVED FROM CITY OFFICES
DURING INSPECTION AND REVIEW BY MEMBERS OF THE PUBLIC**

To enable us to better serve you, please complete the following information:

DATE OF REQUEST: 2-4-99

NAME OF REQUESTOR: Alex O

ADDRESS/DEPARTMENT OF REQUESTOR: 1900 E. Flamingo Rd., Suite 480
Las Vegas, NV 89119

TELEPHONE NUMBER OF REQUESTOR: (702) 369-4803

RECORDS REQUESTED (Please check & provide the following information):

- ☐ SEE FILE ONLY
- ☒ COPY OF DOCUMENTS
 - NUMBER OF COPIES REQUESTED: 6
- ☐ CERTIFIED COPIES/ (Number of Documents):
- ☐ COPY OF AUDIO TAPE
 - MEETING DATE(s):
- ☐ COPY OF VIDEO TAPE
 - MEETING DATE(s):

DESCRIPTION OF DOCUMENTS: Memos

PM-21-82

INFORMATION NEEDED BY: (Date) 2-4-99 (Time) 11:30

Employee Receiving This Request (Print Name): Nick Giannini

City Department: Current Planning

Amount Due: \$ 6.00

Receipt #: 30082

NOTES:

INTER-OFFICE MEMORANDUM

June 9, 1982

TO: WILLIAM J. PURVIS FIELD OPERATIONS ENGINEER PUBLIC SERVICES	FROM: ROBERT S. GENZER <i>CV</i> SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAPS APPROVED FOR RECORDATION PM-21-82 DARRELL ROSS, 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 and recordation.

RSG:rsg

Attachment(s)

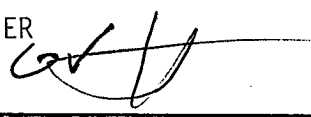
INTER-OFFICE MEMORANDUM

June 8, 1982

TO:

NULL

FROM:

GENZER


SUBJECT:

PM-21-82
DARRELL ROSS, ET AL

COPIES TO:

This property is located at the northwest corner of Nellis Boulevard and Stewart Avenue in Zoning District R-E with a Resolution of Intent to C-1 for the proposed Parcel No. 1. The application indicates this parcel is to be developed in the latter part of this year with a convenience type market. The Zoning Division has indicated there are no problems with the map as submitted. The Department of Public Services has no technical problems with the map, however, they did submit a lengthy memo addressing requirements for off-site improvements, bonding, etc. Since the time of the written memo, Public Services has verbally indicated that they have changed their minds and will not require all of these things at the present time. A follow-up memo has been requested. Staff feels that based on the information presented, this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG:cme

INTER-OFFICE MEMORANDUM

June 10, 1982

TO:

Community Planning & Development

FROM:

Public Services

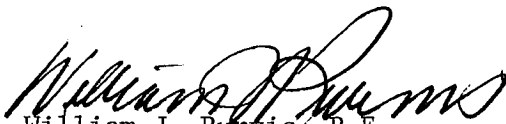
SUBJECT:

Darrell Ross, Et Al
PM-21-82

COPIES TO:

C. D. Peterson
Right-of-Way

Be advised that the requirements of this Department, as requested in our memorandum of May 26, 1982, have been complied with, and we no longer have any objections to approving the parcel map submitted by Darrell Ross, Et Al.


William J. Purvis, P.E.
Field Operations Engineer

WJP:DP:bc

RECEIVED
JUN 14 1982
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

May 25, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Darrell Ross, Et Al
PM-21-82

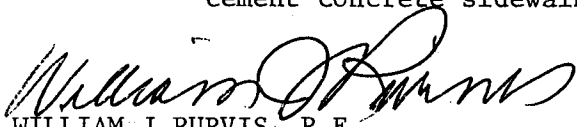
COPIES TO:

C. D. Peterson
Right-of-Way

Your transmittal dated May 19, 1982 requested comments from this Department by no later than May 26, 1982 concerning the parcel map and application submitted by Darrell Ross, et al.

This Department has no objections to the parcel map in its present format, however, prior to our approval of this map we request that the following matter be attended to:

1. Enter into an off-site improvements agreement with the City of Las Vegas, approved as to form and legality by the City Attorney, to install and complete all of the half-street off-site improvements adjacent to this property on Nellis Boulevard and portland cement concrete sidewalk on Stewart Avenue all in accordance with City of Las Vegas standards and specifications.
2. Deposit with the Department of Public Services an amount sufficient to cover the inspection fee charges for all off-site improvements, which charges shall be based on the latest inspection fee ordinance.
3. At the time of development of each parcel submit full engineering designs and plans conforming to City of Las Vegas standards and specifications for the installation of full half-street off-site improvements on Nellis Boulevard and portland cement concrete sidewalk on Stewart Avenue.
4. At the time of development of each parcel install full half-street off-site improvements conforming to City of Las Vegas standards and specifications on Nellis Boulevard and install portland cement concrete sidewalk on Stewart Avenue.


WILLIAM J. PURVIS, P.E.
Field Operations Engineer

WJP/CDP/jb

RECEIVED
MAY 26 1982
PLANNING AND
DEVELOPMENT

DATE

5-20-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

PM-21-82

Harrell Ross

RECEIVED

MAY 21 1982

PLAN
DEVELOPMENT☒ 1. No objections.☐ 2. Fire hydrant(s) to be installed when water is available to area.☒ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.☒ 4. Fire hydrants to be installed in accordance with City Ordinance 2077.☐ 5. Fire flow requirements to be determined when final construction plans are submitted.☒ 6. Hydrants are to be installed and charged with water before construction begins.☐ 7. Two (2) sets of as-builts to be provided this office.☒ 8. Must meet requirements of Uniform Fire Code.☐ 9. Must meet requirements of Uniform Building Code.☐ 10. Building is to conform to the occupancy use requirements.☐ 11. To be approved under permit from the Las Vegas Building Department.☐ 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:



FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE May 19, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-21-82

Submitted by: Darrell Ross, Et Al

May we have your comments, recommendations, and suggestions no later than
May 26, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

DARREL ROSS, ET AL

Date: 5.9.82

1. Owner(s) of Record: EST SALT LAKE Highway Trust D. Todd Ross
Rahmatollah ABRAR Ehsanollah ABRAR
Address: 4318 W. Charleston Phone No.: 385-3721

2. Name of Engineer or Surveyor: Baughman & Turner
Address: 2325 W. CHARLESTON BLVD. Phone No.: 870-8771

3. Location of Parcel Map: Section 32 Township 20 Range 62
Tax Parcel No.: 6-33-006

4. Acreage: 1.00 ± Number of Parcels to be Created: 2 Land Use Zone: R-E 201-01

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:
Stewart & Nellis

7. Describe the existing improvements and/or condition of streets in Item #6 above:
Stewart improved Nellis not improved

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:
already in - L.V.V.W.D.

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
On which parcel? #1 one #2 #3 #4

If yes, indicate type of development and anticipated date construction will commence:
STOP & GO MARKET - LATE 1982

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: Darrel Ross Stephen F. Turner
Owner(s) of Record Engineer or Surveyor
(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$150.00 Received by: R. G. J.
Receipt No.: 21501
Case No.: PM-21-82 Date: 5/18/82

Darrel Ross



1434

1393263

QUITCLAIM DEED

CORNER
STEWART-NEVADA

R 4.05

For a valuable consideration, receipt of which is acknowledged

EHSANOLLAH ABRAR, a single man

do ^{es} hereby quitclaim to RAHMATOLLAH ABRAR, a single man as to 26% interest; and

EHSANOLLAH ABRAR, a single man as to 25% interest and

DARRELL ROSS, an unmarried man as to 49% interest;

the real property in the

City of _____ County of Clark State of Nevada, described as:

The South half (S 1/2) of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section 32, Township 20 South, Range 62 East, M.D.M.

EXCEPTING THEREFROM that portion lying Westerly of the Easterly right of way line of that certain drainage channel conveyed to the City of Las Vegas, by right of way grant recorded Sept. 10, 1973, as Document No. 312955, official records, Clark County Nevada.

FURTHER EXCEPTING the Southerly Fifty (50) feet and the West Ten (10) feet of the East Fifty (50) feet and spandrel area in the Southeast (SE) corner as conveyed to the City of Las Vegas by that certain Deed recorded July 17, 1954 as Doc 402625 AND FURTHER EXCEPTING the Easterly forty(40) feet as conveyed to Clark County by that certain deed recorded Nov. 2, 1951, in book 65 of Deeds, page 352, as Document No. 377250 of official records.

Witness _____ hand this _____ day of _____, 19 _____

STATE OF NEVADA, Clark } SS.

COUNTY OF _____
On June 22, 1981 personally
appeared before me, a Notary Public,
Ehsanollah Abrar

EHSANOLLAH ABRAR

who acknowledged that he executed the above instrument.

Signature _____
(Notary Public)



Notary Public, State of Nevada
CLARK COUNTY
Millie Fontes
My Commission Expires Jan. 1, 1982

Notarial Seal

NEVADA TITLE COMPANY

WHEN RECORDED MAIL TO

Nevada Title Co.
2381 Renaissance Dr.
Bldg. 3 Suite C
Las Vegas, Nv. 89119

Title Order No. _____

Escrow or Loan No. 36365-MF

SPACE BELOW THIS LINE FOR RECORDER'S USE

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

NEVADA TITLE CO.

JUL 17 10 11 AM '81

FEE _____ DEPUTY
OFFICIAL RECORDS
BOOK _____ INSTRUMENT

1434

1393263

VOID PRINTING

Handwritten initials/signature

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DARRELL ROSS, a single man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to F & I Salt Lake Highway Trust

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1981-82.
 - (2) Rights, rights of way, reservations, restrictions, conditions and easements now of record.
 - (3) Trust Deed of record in favor of Kelben & Associates, Inc. of which Grantee herein agrees to assume and pay 24.5% of said obligation.

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

Witness my hand _____ this 3rd day of September, 1981

STATE OF NEVADA }
COUNTY OF Clark } SS.

Darrell Ross
Darrell Ross

On September 4, 1981
personally appeared before me, a Notary Public, _____

Darrell Ross

who acknowledged that he executed the above instrument

Signature _____
(Notary Public)

(Notarial Seal)

 Notary Public-State of Nevada
CLARK COUNTY
J. Kevin McCabe
My Appointment Expires Apr. 20, 1983

ESCROW NO.)
ORDER NO.)
WHEN RECORDED MAIL TO: Ignacio DelaCruz
4318 West Charleston Las Vegas, NV 89101

EXHIBIT "A"

AN UNDIVIDED 24.5% INTEREST (being 1/2 of Grantor's interest) in and to:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 62 East, M.D.B.&M.

EXCEPTING THEREFROM that portion lying westerly of the Easterly right of way line of that certain drainage channel conveyed to the City of Las Vegas by right of way grant recorded 9/10/73 as Doc. No. 312955, Official Records, Clark County, Nevada.

FURTHER EXCEPTING the Southerly 50 feet as conveyed to the City of Las Vegas by that certain deed recorded July 17, 1954 as Document No. 402625 of Official Records.

AND FURTHER EXCEPTING the Easterly 40 feet as conveyed to Clark County by that certain Deed recorded 11/2/51 in Book 65 of Deeds, page 352, as Doc. No. 377250 Official Records.

CLARK COUNTY NEVADA
JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

Singul Alhama
MAR 19 1 20 PM '82

FEE 50 DEPUTY Q
OFFICIAL RECORDS
BOOK INSTRUMENT

1538

1497484