

Planning & Development Department
Scanning Cover Sheet

Case No PM-21-85

APN ?

Location SEE BELOW

Applicant T.S.F., A PARTNERSHIP

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE NORTH
SIDE OF SAHARA AVE BETWEEN RANCHO DRIVE ON
THE EAST AND PASEO DEL PRADO ON THE WEST



INTER-OFFICE MEMORANDUM

June 4, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:

ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-19-85 WEST SAHARA INVESTMENTS, INC.
PM-21-85 T.S.F., A PARTNERSHIP

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.

RSG:

Attachment(s)

INTER-OFFICE MEMORANDUM

June 4, 1985

TO:

WILLIAMS

FROM:


GENZER

SUBJECT:

PM-21-85 T.S.F., A PARTNERSHIP

COPIES TO:

This property is located on the north side of Sahara Avenue between Rancho Drive on the east and Paseo Del Prado on the west in zoning district R-1 (under Resolution of Intent to C-1). This parcel map was originally submitted and approved in 1981, however the map was not recorded. The Department of Design and Development has no objections. There are no zoning problems. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

INTER-OFFICE MEMORANDUM

Date

May 28 1985

RECEIVED

MAY 29 1985 ▶

PLANNING AND

DESIGN AND DEVELOPMENT

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

SUBJECT:

T.S.F., A Partnership
PM-21-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your transmittal dated May 20, 1985, requested comments from this Department by no later than June 3, 1985, concerning the parcel map and application submitted by T.F.S., a Partnership.

This Department has no objections to approving this parcel map in its present format.

C. D. Peterson

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

CDP:bjc

RECEIVED

MAY 31 1985

PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-24-85; PM-23-85; PM-22-85
AND PM-21-85

- ☒ 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 current fire code adopting ordinance.
- ☐ 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. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. ~~XXXXXXXXXXXXXXXXXXXX~~ Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. Peep
5/29/85

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: May 20, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

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

FIRE SERVICES. (RAY PEEPLES)

RICK WILLIAMS (ZONING DEPT.)

RE: PM - 21 - 85

SUBMITTED BY: T.S.F. A PARTNERSHIP

May we have your comments, recommendations, and suggestions no later than
June 3, 1985. It is important that a reply be received at
this office, even though you may not have any requirements affecting
this map.

No Comment

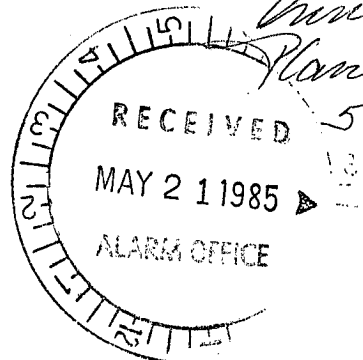
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map



RECEIVED

MAY 30 1985 ▶

PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: May 20, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES (RAY PEEPLES)
RICK WILLIAMS (ZONING DEPT.)

RE: PM - 21 - 85

SUBMITTED BY: T.S.F. A PARTNERSHIP

May we have your comments, recommendations, and suggestions no later than
June 3, 1985. 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

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF LAS VEGAS

Date: May 15, 1985

1. Owner(s) of Record: T. S. F. A Partnership
Address: 2800 W. Sahara, Suite 2-F Phone No.: 362-2000
2. Name of Engineer or Surveyor: Gene D. Krametbauer
Address: 2300 Paseo Del Prado, #A-100 Phone No.: 873-7550
3. Location of Parcel Map: Section 5 Township 21 Range 61
Tax Parcel No.: 030-630-046
4. Acreage: 13.554 Number of Parcels to be Created: 2 Land Use Zone: (C-1 R-1) R-1
Z-10863
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:
Sahara Avenue, Paseo Del Prado, Rancho Drive
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Temporary CNB Bank Facility (A Trailer at NE Corner of Sahara and Paseo Del Prado) To be removed upon completion of permanent facility. All adjacent streets are fully 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:
Existing Las Vegas Valley Water District water lines in adjacent public streets.
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 No X
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

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: William A. Kent Gene D. Krametbauer

Owner(s) of Record

Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G. V.

Receipt No.: 70237

Case No.: PM-21-85

Date: 5/16/85

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.

[Handwritten signature]

[Handwritten signature]

BOOK 1282

1241308

ASS. R P T T. S. defer

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SECURITY FIDELITY PARTNERSHIP #1, a General Partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to T. S. F., a General Partnership

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

(4) of that certain Parcel Map in File 17 page 26 in the Office of the County
Recorder of Clark County, Nevada and recorded February 16, 1978 in Book 848 of Official
Records as Document No. 807944.

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981.
2. Rights of way, restrictions, reservations, conditions, covenants and easements now of record or as actually exist on subject property.
3. Deed of Trust of record.

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

Witness OUR hand 8 this 15th day of September, 19 80

STATE OF NEVADA }
COUNTY OF Clark } SS.

On September 15, 1980
personally appeared before me, a Notary Public, John H. Midby and Daniel F. Byron

who acknowledged that he executed the above instrument.

Signature Patricia McCann
(Notary Public)

(Notarial Seal)



Notary Public, State of Nevada
CLARK COUNTY
Patricia McCann
My Commission Expires June 28, 1982

SECURITY FIDELITY PARTNERSHIP #1

John H. Midby, General Partner

Daniel F. Byron, General Partner

ESCROW NO.)
ORDER NO.) 80-19444-T (PM)
WHEN RECORDED MAIL TO: T.S.F.
976 Pinehurst Drive, Las Vegas, Nevada 89109

CLARK COUNTY, NEVADA
JOAN L. SWARTZ, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NEVADA

SEP 16 4 51 PM '80

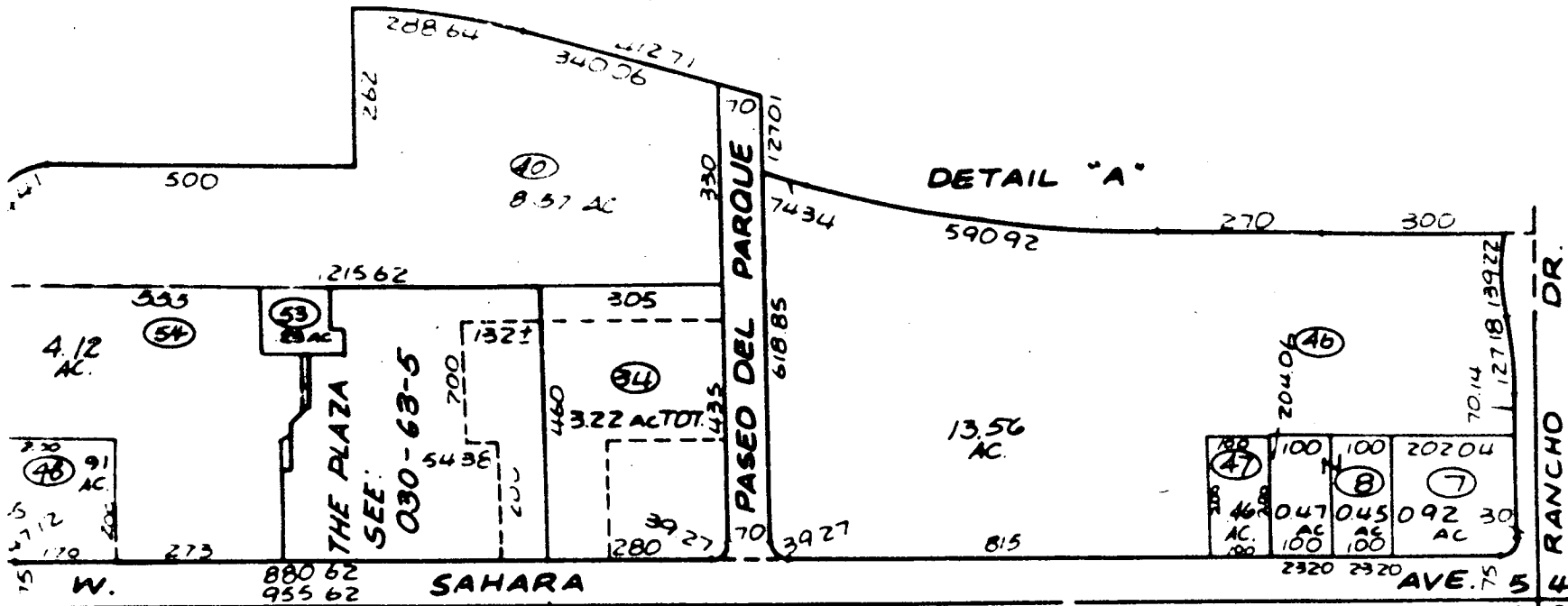
FEE 3.00 DEPUTY h
OFFICIAL RECORDS
BOOK INSTRUMENT

1282

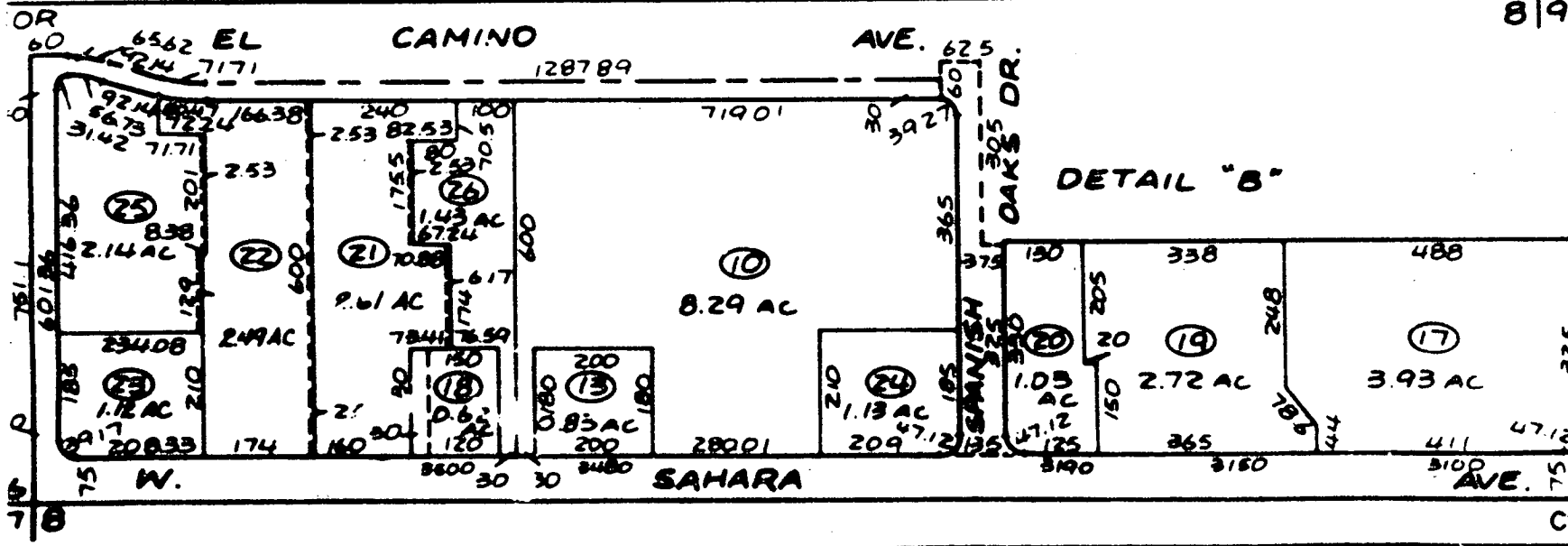
1241306

DETAIL "A" PT. SE4 SEC.5 T-21S R-61E

030-630
SHEET 2 OF 2



N
SCALE
1" = 200'

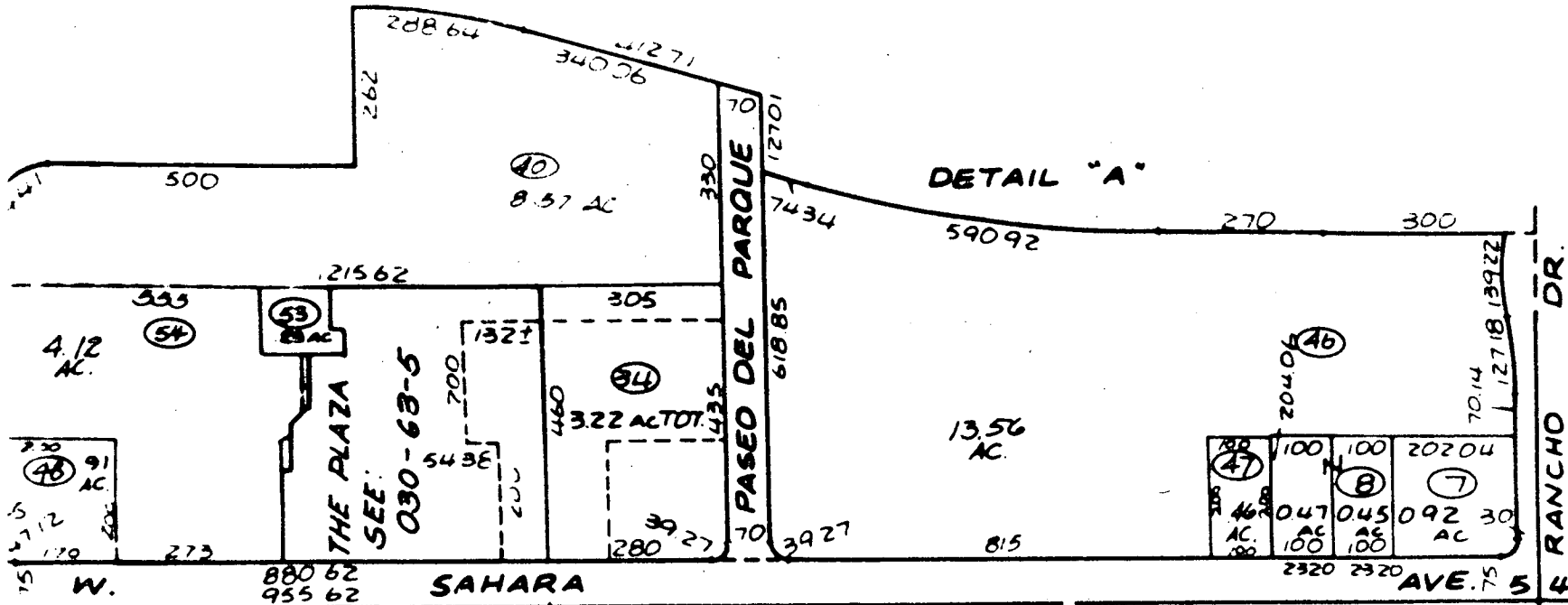


CLV-200
S. 1/4 COR.

DETAIL "A" PT. SE4 SEC.5 T-21S R-61E

030-630

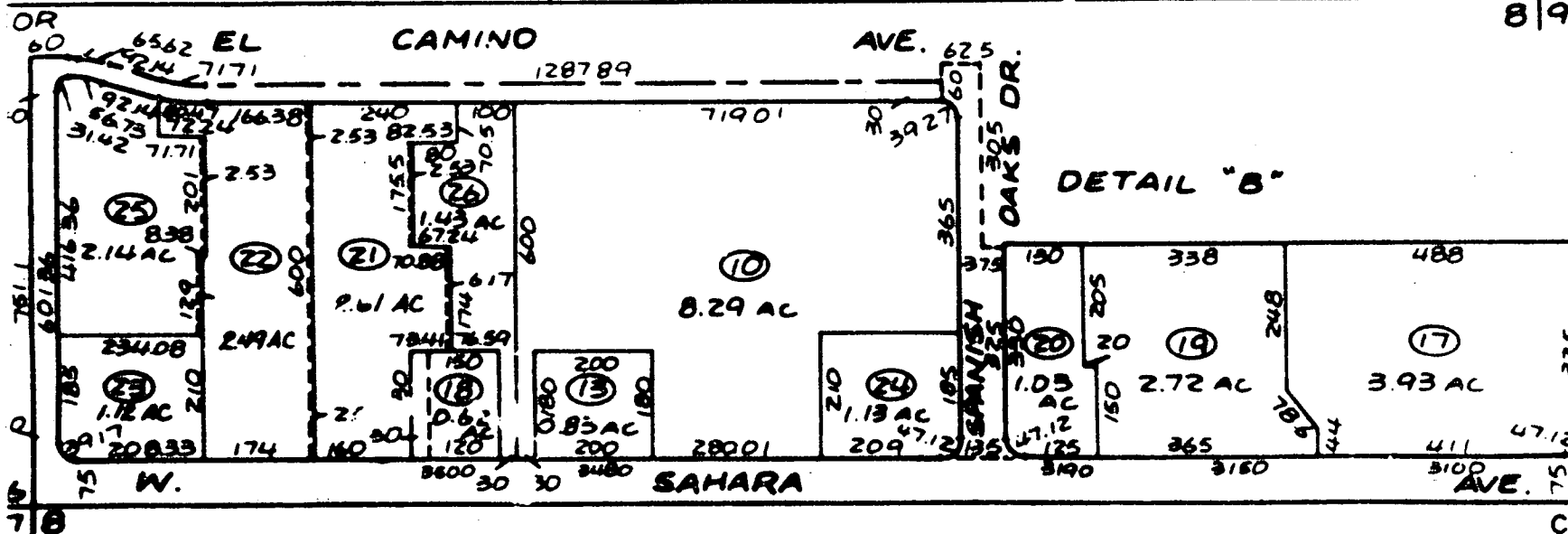
SHEET 2 OF 2



N

SCALE

1" = 200'



DETAIL "B"

CLV-200

S 1/4 COR.

PARCEL 030-630-046 TAX DISTRICT- 200 DOCUMENT- 1282:1241306 DATE- 09/16/80
---ASSESSOR DESCRIPTION----- OWNER----- MULTI- 1 VST- NS
PT LOT 4 PM 17-26 T S F
PT SE4 SE4 SEC 05-21-61 2300 PASEO DEL PRADO #B-102
LAS VEGAS NV 89102

GEO ID- PT SE4 SE4 SEC 05 21 61
LOCATION ADDRESS- 02650 W SAHARA AVE LV CONST. YEAR- 85
COMMENT- LAND USE/CAPACITY- 3-38-2-0-0
SUBDIVISION REFERENCE- APPRAISAL DATE- 05/79
UPDATE BATCH- S-015-085-82 03/09/81 APPRAISED- 84-85 85-86 CURRENT
LAST UPDATE DATE- 04/01/85 1302400 1562890 1562890
---ASSESSED VALUES--- LAND IMP PERS EXEMPT GROSS TOTAL
1984-85 TAXABLE ASSD 455840 0 0 N/A 455840
1985-86 TAXABLE ASSD 547010 0 0 0 547010
CURRENT WORKING ASSD 547010 0 0 0 547010
ACRES- 13.56

*** NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS
*** ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

PCL3 030-630- PCL 030-630-046 CL4 030-630-0411013

1. 234 SEA 200 02-21-61
2. 234 SEA 200 02-21-61
3. 234 SEA 200 02-21-61
4. 234 SEA 200 02-21-61
5. 234 SEA 200 02-21-61
6. 234 SEA 200 02-21-61
7. 234 SEA 200 02-21-61
8. 234 SEA 200 02-21-61
9. 234 SEA 200 02-21-61
10. 234 SEA 200 02-21-61
11. 234 SEA 200 02-21-61
12. 234 SEA 200 02-21-61
13. 234 SEA 200 02-21-61
14. 234 SEA 200 02-21-61
15. 234 SEA 200 02-21-61
16. 234 SEA 200 02-21-61
17. 234 SEA 200 02-21-61
18. 234 SEA 200 02-21-61
19. 234 SEA 200 02-21-61
20. 234 SEA 200 02-21-61
21. 234 SEA 200 02-21-61
22. 234 SEA 200 02-21-61
23. 234 SEA 200 02-21-61
24. 234 SEA 200 02-21-61
25. 234 SEA 200 02-21-61
26. 234 SEA 200 02-21-61
27. 234 SEA 200 02-21-61
28. 234 SEA 200 02-21-61
29. 234 SEA 200 02-21-61
30. 234 SEA 200 02-21-61
31. 234 SEA 200 02-21-61
32. 234 SEA 200 02-21-61
33. 234 SEA 200 02-21-61
34. 234 SEA 200 02-21-61
35. 234 SEA 200 02-21-61
36. 234 SEA 200 02-21-61
37. 234 SEA 200 02-21-61
38. 234 SEA 200 02-21-61
39. 234 SEA 200 02-21-61
40. 234 SEA 200 02-21-61
41. 234 SEA 200 02-21-61
42. 234 SEA 200 02-21-61
43. 234 SEA 200 02-21-61
44. 234 SEA 200 02-21-61
45. 234 SEA 200 02-21-61
46. 234 SEA 200 02-21-61
47. 234 SEA 200 02-21-61
48. 234 SEA 200 02-21-61
49. 234 SEA 200 02-21-61
50. 234 SEA 200 02-21-61
51. 234 SEA 200 02-21-61
52. 234 SEA 200 02-21-61
53. 234 SEA 200 02-21-61
54. 234 SEA 200 02-21-61
55. 234 SEA 200 02-21-61
56. 234 SEA 200 02-21-61
57. 234 SEA 200 02-21-61
58. 234 SEA 200 02-21-61
59. 234 SEA 200 02-21-61
60. 234 SEA 200 02-21-61
61. 234 SEA 200 02-21-61
62. 234 SEA 200 02-21-61
63. 234 SEA 200 02-21-61
64. 234 SEA 200 02-21-61
65. 234 SEA 200 02-21-61
66. 234 SEA 200 02-21-61
67. 234 SEA 200 02-21-61
68. 234 SEA 200 02-21-61
69. 234 SEA 200 02-21-61
70. 234 SEA 200 02-21-61
71. 234 SEA 200 02-21-61
72. 234 SEA 200 02-21-61
73. 234 SEA 200 02-21-61
74. 234 SEA 200 02-21-61
75. 234 SEA 200 02-21-61
76. 234 SEA 200 02-21-61
77. 234 SEA 200 02-21-61
78. 234 SEA 200 02-21-61
79. 234 SEA 200 02-21-61
80. 234 SEA 200 02-21-61
81. 234 SEA 200 02-21-61
82. 234 SEA 200 02-21-61
83. 234 SEA 200 02-21-61
84. 234 SEA 200 02-21-61
85. 234 SEA 200 02-21-61
86. 234 SEA 200 02-21-61
87. 234 SEA 200 02-21-61
88. 234 SEA 200 02-21-61
89. 234 SEA 200 02-21-61
90. 234 SEA 200 02-21-61
91. 234 SEA 200 02-21-61
92. 234 SEA 200 02-21-61
93. 234 SEA 200 02-21-61
94. 234 SEA 200 02-21-61
95. 234 SEA 200 02-21-61
96. 234 SEA 200 02-21-61
97. 234 SEA 200 02-21-61
98. 234 SEA 200 02-21-61
99. 234 SEA 200 02-21-61
100. 234 SEA 200 02-21-61

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 09-08-2001 BY 60322 UCBAW

LETTER OF TRANSMITTAL



nevada

2300 PASEO DEL PRADO, BUILDING A, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE: (702) 873-7550

To City of Las Vegas

Date May 16, 1985

Project The Plazas - T.S.F.

Parcel Map

Attn: Planning Department

Tract/W.O. No. 2514

Gentlemen:

We are forwarding

☐ By Mail

☒ By Messenger

No. Copies	Description	Sheet No.
8	B/L Parcel Map	1 of 1
1	Original - Parcel Map	1 of 1
1	Parcel Map Application Form	
1	Copy of the Tax Assessors Map	
1	Copy of the Deed	
1	Check \$10.00 for Clark County Recorder (RETURNED)	
1	Check \$50.00 for City of Las Vegas	

Remarks

This material is sent for ☐ Checking

☒ Approval

☐ Your Files

☐ Other

☐ Please sign _____ copies and return to our office.

By David Huckle, P.E.

Above material received by _____

Date _____

CONSULTING ENGINEERS

PLANNERS

SURVEYORS