

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-22-97

APN 139-21-703-007

Location Doolittle & H Street

Applicant VFW/ Herbert Porter Post No. 10057

Subject



Pm
EM-22-97 SURVEYOR/ENGINEER HUNSAKER AND ASSOCIATES

EM-22-97

SURVEYOR/ENGINEER

HUNSAKER AND ASSOCIATES

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	3/18	mg	APP'D	3/19	FOR USE ONLY	SURVEYOR'S
RIGHT-OF-WAY	3/14/98	CMC	APP'D	3/20/98		
FLOOD CONTROL	3/19/98	GREG	APP'D	3/19/98		
SANITATION	3/19/98	BHA	APP'D	3/19/98		
DEVELOPMENT COORDINATION	3/23/98	LINDER	APP'D	3/24/98		
PLANNING & DEVELOPMENT						
SURVEY	1ST					
	2ND					

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

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION

DEVELOPMENT COORDINATION_____

PLANNING & DEVELOPMENT

SURVEY _____

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

October 16, 1997

TO: Department of Planning & Development	FROM: Richard D. Goecke, Director Department of Public Works 
SUBJECT: Parcel Map PM-22-97 VFW Post #10057 (north side of Doolittle Avenue, west of H Street)	COPIES TO: John McNellis, Anderson, Edelman, Development Coordination Ed Byrge, Right-of-Way Chuck Turk/Dan Muirhead, Land Development Rita Lumos, Survey (FM, PM, & A's only) Gordon Derr, Traffic Engineering

This parcel map application has been delayed pending the rezoning of the west portion of this parcel map site. We note that Zoning Application Z-54-97 was approved by the City Council on October 13, 1997.

CONDITIONS OF APPROVAL:

1. Dedicate a 20 foot radius on the northwest corner of Doolittle Avenue and H Street. *We note the parcel map submittal shows a 25 foot radius dedication on this corner which is larger than that required but is acceptable with this Department.*
2. Construct all incomplete half-street improvements on Doolittle Avenue and H Street adjacent to the entire parcel map site. Remove all substandard public street improvements and unused driveway cuts on Doolittle Avenue adjacent to this site, if any, and replace with new improvements meeting current City Standards. Install a handicap ramp at the northwest corner of Doolittle Avenue and H Street if one does not already exist. Existing pan driveways adjacent to Parcel #1 (the site of the existing VFW building) are acceptable as is and are not being required with this parcel map to be replaced with commercial style driveways. All improvements are required prior to the recordation of this parcel map; appropriate performance guarantees are acceptable but improvements must be installed prior to occupancy of Parcel #2. *Also see Condition #3 of Zoning Application Z-54-97 with regard to pan driveways adjacent to Parcel #2.*
3. Contribute \$4,500.00 to partially fund the future upgrading of an existing traffic signal system at the intersection of H Street and Lake Mead Boulevard prior to the recordation of this Parcel Map. Install all appurtenant underground facilities, if any, adjacent to this parcel map site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
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. Provide and improve all drainage ways as recommended in the approved drainage plan/study. *The Drainage Plan/Study required with Zoning Application Z-54-97 may suffice for this requirement.*
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(s), 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.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: August 20, 1997
OWNER: VETERANS OF FOREIGN WARS POST 10057
PM NO: 22-97 (CITY)
SURVEYOR: MUNCY, Charles W.

PLANNING AND
DEVELOPMENT

SEP 2 4 11 PM '97

RECEIVED

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.



Z-54-97

August 14, 1997

MEMORANDUM

TO: Charles Muncy, PLS Hunsaker & Associates, Inc.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM 22-97 VFW Post 10057	COPIES TO: Matt Pinjuv Planning and Development Dept.

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 two approval certificates for the Department of Planning and Development. Please remove one of them.

The dimensions for lines 4 and 5 are not included in the table. Please complete.

The graphic boundary should include the area being dedicated to the City by this map.

The distance along the centerline of Doolittle Avenue adjacent to the property line is incorrect. Please revise.

There is no found monument shown at the intersection of J Street and Lake Mead Boulevard. Please detail what controls that corner.

MEMO

RECEIVED

DATE

8/7/97

AUG 8 6 04 PM '97

TO:

PLANNING AND DEVELOPMENT DEPT.

PLANNING AND
DEVELOPMENT

FROM:

FIRE PREVENTION DIVISION

SUBJECT:

Pm 22-97 VOTUANS OF FOREIGN WARS

POST # 10057

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/95

Original - Community Planning

Copy - Fire Prevention Division

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT
DEPARTMENT

DATE
July 31, 1997

TO:

DEVELOPMENT COORDINATION - GARY REID

[FLOOD CONTROL
RIGHT-OF-WAY
SANITARY SEWERS]

ELECTRICAL SERVICES - DONALD K. BEHUNIN

LAND DEVELOPMENT - CHUCK TURK

SURVEY - RITA LUMOS

TRAFFIC ENGINEERING - GORDON DERR

SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN

SUBJECT: PARCEL MAP PM-22-97
Veterans of Foreign Wars of the United States, Inc./ Herbert
Porter Post No. 10057

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:
August 15, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE July 31, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-22-97 Veterans of Foreign Wars of the United States, Inc./ Herbert Porter Post No. 10057	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
August 15, 1997

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: JULY 10, 1997

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): DOOLITTLE & H STREET

Proposed Use: EXISTING VETERANS OF FOREIGN WAR BLDG. Assessor's Parcel No.: 139-21-703-007

Project Name: DOOLITTLE/ H STREET Ward No.: 3

Existing General Plan: PF/MD-PLS Sixteenth Section: NE1/4 of the SE1/4 of Section: 21 Township: 205 Range: 61E

Proposed General Plan: N/A Existing Zoning: C-1 Proposed Zoning: N/A

Gross Acres: 4.42 Lots/Units: 1 Density: .23 Commercial Sq. Ft.: N/A

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Property Owner(s): HERBERT PORTER POST NO. 10057 VETERANS
OF FOREIGN WARS OF THE UNITED STATES, Contact: ANDREW AMIS
INC., A NEVADA CORPORATION
Address: 1905 N. H STREET

City: LAS VEGAS State: NV Zip: 89128 Tel: 646-1052 Fax: N/A

Applicant: KAUFMAN & BROAD Contact: JEFF KEES
Address: 4755 INDUSTRIAL ROAD

City: LAS VEGAS State: NV Zip: 89103 Tel: 261-1300 Fax: 261-1301

Represented By: HUNSAKER & ASSOCIATES Contact: RHONDA MCBRIDE
Address: 401 N. BUFFALO DRIVE, SUITE 100

City: LAS VEGAS State: NV Zip: 89128 Tel: 242-4200 Fax: 242-2100

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT (SIGN AND PRINT OR TYPE NAME) Property Owner(s): <u>[Signature]</u> Subscribed and sworn before me this <u>3rd</u> day of <u>July</u> 19 <u>97</u> <u>[Signature]</u> Notary Public	FOR DEPARTMENT USE ONLY Case No.: <u>DM-2297</u> Meeting Date: <u>7-22-97</u> Required Signs: <u>0</u> Map No.: <u>M-21-6</u> Total Fee(s): <u>300.00</u> Receipt No.: <u>8209</u> Date Accepted: <u>7-22-97</u> Accepted By: <u>[Signature]</u>
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NAFESA SALLEE SPENCER
Notary Public - Nevada
My appt. exp. Mar. 6, 2001
No. 93-3420-1

53

GRANT, BARGAIN, SALE DEED

RP 11

1. 165.00

THIS INSTRUMENT WITNESSETH That ALBERT RAYMOND MENGARELLI, an unmarried manin consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
HERBERT PORTER POST NO. 10057 VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.,
a Nevada Corporation

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

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

SUBJECT TO: 1. Taxes for the fiscal year 19 88 - 89.
2. Reservations, restrictions and conditions if any, rights of way and easements either of record or actually existing on said premises.

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

Witness my hand, on this 7th day of July, 1988Albert Raymond Mengarelli
ALBERT RAYMOND MENGARELLI

STATE OF NEVADA

County of ClarkOn July 14, 1988 personally appeared before me, a Notary Public,Albert Raymond Mengarelli

known (or proved) to me to be the person who executed the foregoing instrument and who acknowledged that he executed the above instrument.

WITNESSETH my hand and official seal.

Elizabeth Newsted
Notary Public in and for said County and StateSTATE OF NEVADA
County of Clark
ELIZABETH NEWSTED
My Appointment Expires Mar. 22, 1992INFORM NO. } ST88-26-0526-INT;
ORDER NO.WHEN RECORDED MAIL TO VEH 1057, A Nevada
Corporation, 1905 "H" Street, Las Vegas,
Nevada 89106

SPACE BELOW FOR RECORDER'S USE ONLY

8 2 0 1 0 9 0 0 2 0 3

88-76-0576-BTH

EXHIBIT "A"

Situate in the Las Vegas Valley Water District, City of Las Vegas, County of Clark, State of Nevada and further described as follows:

The South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, N.D.B.M.

EXCEPTING the interest in and to the South Thirty (30) feet and the East Thirty (30) feet as conveyed to Clark County, Nevada for road purposes by deed recorded March 15, 1954 as Document No. 5423 Official Records.

ALSO EXCEPTING the interest in and to the West Ten (10) feet of the East Forty (40) feet as conveyed to Clark County, Nevada for road purposes by deed recorded July 19, 1956 as Document No. 84091 Official Records.

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

STEWART TITLE OF NV

01-07-89 08100 CLK 2

BOOK 890109 PAGE 00203

FEE 6.00 411 165.00



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ☒ Yes ☐ No
2. List the names of public access streets between this property and the nearest major streets: DOOLITTLE & H STREET
3. Describe the existing improvements and/or condition of streets in item #2 above: FULLY IMPROVED EXISTING STREETS
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 ALREADY PROVIDED TO EXISTING BUILDING- LAS VEGAS VALLEY WATER DISTRICT.
5. Will property be serviced by the City Sanitary Sewer System? ☒ Yes ☐ No
If no, indicate how sewer service will be provided: _____
6. Is immediate development proposed on the parcels of land to be created: ☐ Yes ☒ No
On which Parcel? #1 _____ #2 _____ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence: _____

B. PARCEL MAP CONTENTS

- ☐ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☐ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☐ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☐ 7. 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.
- ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☐ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☐ 10. Assessor's Parcel Number of all adjoining properties.
- ☐ 11. 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.