

# Planning & Development Department

## Scanning Cover Sheet

Case No            PM-24-88

APN                N/A

Location           Jones & Lake Mead Blvd

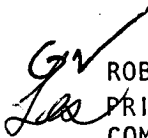
Applicant           Michael Brodkin Testamentary Trust

Subject



July 21, 1988

## INTER-OFFICE MEMORANDUM

|                                                                                                                                   |                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b><br><br>DEPARTMENT OF PUBLIC WORKS                                                                                      | <b>FROM:</b><br><br> ROBERT S. GENZER<br>PRINCIPAL PLANNER<br>COMMUNITY PLANNING & DEVELOPMENT |
| <b>SUBJECT:</b><br><br>PARCEL MAP(S) FOR RECORDATION<br>PM-24-88<br>MICHAEL BRODKIN TESTAMENTARY TRUST,<br>ELSIE BRODKIN, TRUSTEE | <b>COPIES TO:</b>                                                                                                                                                                |

The above parcel map(s) have been approved by Harold P. Foster, Director.  
The map(s) are submitted to you for signature before recordation.

## INTER-OFFICE MEMORANDUM

July 21, 1988

## TO:

Bob Genzer  
Les Comeau

## FROM:

Rob Pyzel R.P.

## SUBJECT:

PM-24-88  
Michael Brodkin Testamentary Trust,  
Elsie Brodkin, Trustee

## COPIES TO:

The property is located on the southwest corner of Jones Blvd. and Lake Mead Blvd.. The zoning is R-E under R.O.I. to C-1. Two parcels are being created: parcel 1 is 10.52 acres and parcel 2 is 3.9 acres. The Department of Public Works required correction of the map to show a 20' dedication along Lake Mead Blvd. for a 50' right-of-way half-width and a drainage plan/study to be submitted prior to building permit issuance; no improvements nor bonding required prior to map recordation. The Survey Division had two corrections on the map; these have been done. There are no zoning problems. Staff feels that this application is in order and recommend approval, subject to the requirements of all City Departments and State Subdivision Statutes.

## INTER-OFFICE MEMORANDUM

Date

June 10, 1988

TO:

Community Planning and Development

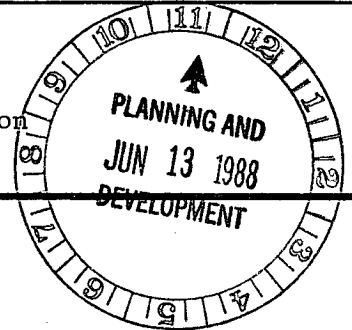
FROM:

Public Works  
Survey Division

SUBJECT:

Elsie A. Brodtkin, Trustee  
PM-24-88

COPIES TO:

City Engineer  
Survey

This Division requests that the following be attended to prior to our approval of the subject parcel map.

1. Move the northerly boundary twenty (20) feet north in order to effect dedication of the required right-of-way and radius corner.
2. Check the square footage and acreage of Parcel 1.

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

CDP:ld

INTER-OFFICE MEMORANDUM

Date

May 19, 1988

TO:

Harold P. Foster, Director  
Department of Community Planning  
and Development

FROM:

Charles Kajkowski, P.E.  
City Planning Engineer  
Department of Public Works  
*Charles Kajkowski*

SUBJECT: COMMENTS RE:

PM-24-88  
Brodkin Trust

COPIES TO:

John McNellis, Engineering Planning  
C. E. Gilpin, Land Development  
Nancy Miller, Right-of-Way  
Doug Peterson, Survey (FM, PM & A's only)

- 1. The map must be redrawn to reflect a 20' dedication along Lake Mead Boulevard to total the required 50' half-width.
- 2. No requirements prior to recordation. All off-site requirements to be imposed with zoning or plan review actions.
- 3. Drainage plan and technical drainage study to be submitted and approved prior to issuance of building permits.





## CLARK COUNTY HEALTH DISTRICT

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

DATE: June 10, 1988

OWNER: Michael Brodtkin Testamentary Trust

PM NO: PM 24-88

SURVEYOR: Lloyd D. Breeden III

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel map two (2) lots are involved, approximately 10 ac and 4 ac each.

### COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal sewer and water are available to property. No individual septic systems or individual wells are to be installed.



CITY OF LAS VEGAS

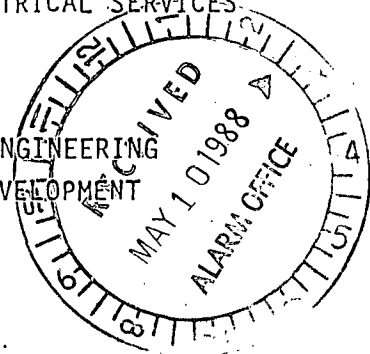
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 5/9/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
✓ FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT  
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT



RE: PM-24-88

SUBMITTED BY: Michael F. Brodtkin Testamentary Trust, Elsie Brodtkin, Trustee

May we have your comments, recommendations, and suggestions, no later than  
ASAP 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

*R.S.G.*  
ROBERT S. GENZER, PRINCIPAL PLANNER

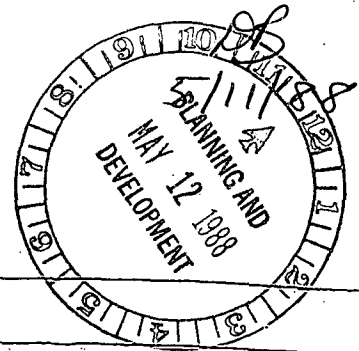
HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

*Ann Vilbert*  
*Fire Alarm Office*  
*5-12-88*

TO: COMMUNITY PLANNING & DEVELOPMENT  
FROM: FIRE PREVENTION DIVISION  
SUBJECT: PM-24-88



- ✓
1. No objections
  2. Fire hydrants to be installed within 500/600 feet of the building or existing hydrant.
  3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
  4. Fire flow requirements to be determined when construction plans are submitted.
  5. Hydrants are to be installed and charged with water before construction begins.
  6. Must meet requirements of Uniform Fire Code.
  7. Dead end fire lanes not to exceed 150' *(UNLESS PROVIDED WITH AN APPROVED TURNING RADIUS OF 45' 6")*
  8. Minimum turning radius of 45' 6".
  9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
  10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
3. The required fire flow shall be available at the most remote hydrant.
4. Peak demands of domestic and irrigation water must be considered in water analysis.

COMMENTS: Sub-division ONLY.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 5/9/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY  
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES  
FIRE SERVICES ALARM OFFICE, ANN VILBERT  
ZONING DIVISION, JOHN HERBERT 5-10-88  
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM-24-88

SUBMITTED BY: Michael F. Brodtkin Testamentary Trust, Elsie Brodtkin, Trustee

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

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CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 5/9/88

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~  
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~  
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~  
~~ZONING DIVISION, JOHN HERBERT~~  
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~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~  
~~CLARK COUNTY HEALTH DISTRICT~~

RE: PM-24-88

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DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

  
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

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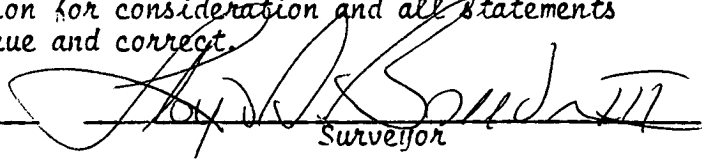
PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

Date: May 3, 1988

1. Owner(s) of Record: Elsie A. Brodtkin, Trustee of the Michael F. Brodtkin Testamentary Trust.  
Address: 1756 Correa Way, W. Los Angeles, CA Phone No.: 213-472-4800
2. Name of Surveyor: Lloyd D. Breeden III  
Address: 4795 S. Sandhill Rd. #9, Las Vegas, NV. Phone No.: 702-458-0099
3. Location of Parcel Map: Section 23 Township 20 Range 60  
Tax Parcel No.: 300-580-004
4. Acreage: 14.06 Number of Parcels to be Created: 2 Land Use Zone: R-6 (201 C-1)
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 streets:  
\_\_\_\_\_
7. Describe the existing improvements and/or condition of streets in item #6 above:  
\_\_\_\_\_  
\_\_\_\_\_
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:  
L.V.V.W.
9. Will the property be serviced by the City Sanitary Sewer 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        #2 x #3        #4         
If yes, indicate type of development and anticipated date construction will commence:  
Public Storage Building

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  Owner(s) of Record  Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

\*\*\*\*\* FOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT USE ONLY \*\*\*\*\*

Filing Fee: 50.00 Received by: R.P.  
Receipt No.: 36619  
Case No.: PM-24-88 Date: 5/4/88

L-23-6

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land 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. Seven (7) copies of the original map must be provided.
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 thirty feet (330') 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 and the square footage of each 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, on one submitted copy.
  - 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 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 COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

2145

2104439

# Deed of Reconveyance

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Michael F. Brodtkin, Test. Tr. pd by/ **Elsie Brodtkin**, the duly qualified owner, beneficiary under deed of trust, mortgage, or person to whom the property herein described was assessed, according to law, has paid to the undersigned Treasurer of the County of Clark, State of Nevada, the sum of \$ 3,820.56 lawful money of the United States of America, the receipt whereof is hereby acknowledged, and,

WHEREAS, said sum is the total of all delinquent taxes legally chargeable against the property herein described, and all penalties, interest and costs to date hereof on the following described property, situate in the County of Clark, State of Nevada:

LOT 3 87#36-80  
PT NE4 SE4  
SECTION 23 TOWNSHIP 20 RANGE 60  
M D B & M 13.550 ACRES

PARCEL 300-580-004 (200)

|                                  |                 |
|----------------------------------|-----------------|
| Taxes for the year 19 82-83      | 892.25          |
| Interest                         | 133.84          |
| Costs                            | 3.85            |
| After accruing taxes 1983-84     | 961.46          |
| 1984-85                          | 1,240.18        |
| After accrued interest and costs | 583.98          |
| Recording Fee                    | 5.00            |
| <b>TOTAL</b>                     | <b>3,820.56</b> |

NOW, THEREFORE, in consideration of the premises and the said payments, this deed of reconveyance of said property is executed and delivered, in conformity with Chapter 359, Statutes of Nevada, 1987.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of July, 19 85

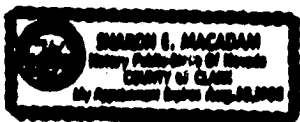
STATE OF NEVADA  
COUNTY OF CLARK

R. Keith Latham, by  
Mildred Dominguez, Deputy  
*Mildred Dominguez*  
Treasurer of and for the  
County and State aforesaid.

On this 8th day of July, 1985, personally appeared before me the undersigned authority in and for the County of Clark, State of Nevada, Mildred Dominguez known to me to be the Treasurer of and for said County who acknowledged to me that he executed the same, as such official, freely and voluntarily and for the uses and purposes therein mentioned.

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

*Sharon E. McAdam*



RECORDER'S STAMP

MAIL TO: Elsie Brodtkin  
4328 No. Wells Fargo Av.  
Scottsdale, Az. 85251

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

*Cl. Latham's Office*  
JUL 8 1 17 PM '85

PER *SW* DEPUTY *CK*  
OFFICIAL RECORDS  
BOOK INSTRUMENT

TR31-77

2145

2104439

*58*

# Civilltec

ENGINEERS • SURVEYORS • PLANNERS  
4795 S. SANDHILL RD. LAS VEGAS, NV 89121  
(702) 458-0099

TO: City of Las Vegas

400 E. Stewart 2nd Floor

Las Vegas, NV.

ATTN: Bob Genzer

DATE: May 3, 1988

PROJECT: Public Storage Parcel Map

RE: Parcel Map 1st Submittal

JOB NO.: 2246-88

WE ARE FORWARDING

☐ ENCLOSED

☐ EXPRESS MAIL

☐ BY MESSENGER

☐ \_\_\_\_\_ ☐ BY MAIL

☐ FEDERAL EXPRESS

☐ FOR PICKUP

| QUANTITY | DESCRIPTION                          |
|----------|--------------------------------------|
| 8        | Blue-line prints Brodtkin Parcel Map |
| 1        | Application                          |
| 1        | Deed                                 |
| 1        | Check in the amount of \$50.00       |
|          |                                      |
|          |                                      |
|          |                                      |
|          |                                      |

☒ FOR REVIEW AND COMMENT

☐ FOR YOUR USE

☐ FOR SIGNATURE

☐ AS REQUESTED

☐ \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
Lloyd D. Breeden III, R.L.S.

COPY TO \_\_\_\_\_