

Planning & Development Department
Scanning Cover Sheet

Case No PM-2-77

APN ?

Location W OF RANCHO DR. B/W SAHARA AVE & OAKLEY

Applicant OLSON CONSTRUCTION COMPANY

Subject

PARCEL MAP



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

JUNE 22, 1977

TO:

ART VEEDER, SUBDIVISION ENGINEER
PUBLIC WORKS DEPARTMENT

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR
Geoffrey P. Stormson
GEOFFREY P. STORMSON, AIP, PRIN. PLANNER

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
PM-2-77 OLSON CONSTRUCTION COMPANY

COPIES TO: CITY MANAGER.

The above parcel map(s) have been approved by Don J. Saylor, Director. The maps are submitted to you for signature by the Director of Public Works and recordation.

DJS:GPS:kt

Attachment

ORIGINAL SIGNED & DELIVERED
TO VEEDER
RSG

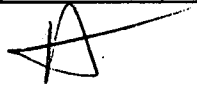
CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

June 22, 1977

Date

TO: SAYLOR

FROM:

NULL 

SUBJECT: PM-2-77

COPIES TO:

The area indicated on the parcel map is located west of Rancho Drive, between Sahara Avenue and Oakey Boulevard and indicates lots that are parts of proposed commercial and residential development.

The requirements of Public Services have been met with the indication of a 30 ft. dedication and radius corner for the north one-half of El Cortez Avenue.

Subject to conditions of all city departments and State Statutes, staff recommends approval as submitted.

HAN:kt

INTER-OFFICE MEMORANDUM

June 20, 1977

TO:

Community Development

FROM:

Field Operations Engineer

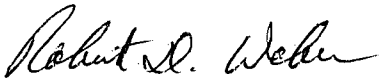
SUBJECT:

PM-2-77 (Revised)
Olson Construction, A.G. Spanos
Const., Inc. and Durable Developers

COPIES TO:

This office is in receipt of a revised parcel map, PM-2-77, hence those comments made on April 14, 1977 would be modified to the following extent:

The north half of El Cortez Ave. plus the 15' radius corner is now shown, thus satisfying this requirement. The 20 foot sewer line easement need not be shown on this map due to lack of information on internal arrangements of this area at this time. This would be reckoned with at the time of building permit application.



ROBERT D. WEBER, P.E.

RDW/AKV/s



INTER-OFFICE MEMORANDUM

April 14, 1977

TO:

Community Planning & Development

Field Operations Engineer

SUBJECT:

PM-2-77

Olson Construction, A.G. Spanos Const., Inc.
and Durable Developers, Inc.

COPIES TO:

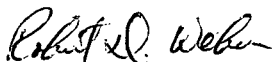
City Manager

Your department requested comments from this office on the submittal of parcel map, PM-2-77, by Olson Construction, A.G. Spanos Const., Inc. and Durable Developers, Inc. as of this date.

It is understood that each of these parcels has already been divided and brought under separate ownership. Hence such map functions more as a record of survey map rather than a parcel map. Copies of latest recorded deeds should be submitted to prove ownership and verify survey data.

Proper dedication of the perimeter streets has already been made. However, dedication of the North half of El Cortez (approximately 300 lin. ft.) plus one 15 foot radius corner at the intersection of Rancho Drive and El Cortez Avenue would be required.

A 20 foot sewer line easement extending from Parcel No. 2 to some point on the north right of way line of Sahara Avenue should be shown.



ROBERT D. WEBER, P.E.

RDW/AKV/jb

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

February 2, 1977

Date

TO: DON J. SAYLOR, AIP, DIRECTOR
DEPT. OF COMMUNITY PLANNING & DEVEL.

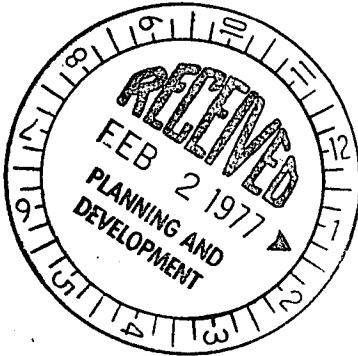
FROM: *George Judd*
GEORGE JUDD, FIRE MARSHAL
FIRE PREVENTION DIVISION

SUBJECT: PM-2-77
OLSON CONSTRUCTION COMPANY

COPIES TO:

1. All construction to be approved under permit from the Las Vegas Building Dept., in accordance with applicable building & fire codes.

GJ/aj



PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 1-31-77

1. Owner(s) of Record: Olson Construction Company, a Nebraska corporation
Address: 410 South 7th Street, Lincoln, Nebraska Phone No. 402-435-3581
2. Name of Engineer or Surveyor: VTN of Nevada
Address: 2209 Paradise Road, Las Vegas, Nevada Phone No.: 735-0227
3. Location of Parcel Map: Section 5 Township 21 S Range 61 E
Tax Parcel No.: 030-630-002
4. Acreage: _____ Number of Parcels to be Created: 3 Land Use Zone: R-1, R-3, 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 street:
Richfield Boulevard
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Four lane paved street
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:
City of Las Vegas will provide service; nearest existing water line is Sahara Avenue, Oakey Boulevard and Richfield Boulevard
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 Yes #2 Yes #3 No #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Single family and multi family housing; date construction will commence is presently unknown

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: OLSON CONSTRUCTION COMPANY BY Gerry E. Barnson
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. ✓

Receipt No.: 267546

Case No.: PM-2-77

Date: 1-27-77

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.

✓ 5-2

1-55-1

#203
242702
PM-5-M9

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 1-31-77

1. Owner(s) of Record: Olson Construction Company, a Nebraska corporation
Address: 410 South 7th Street, Lincoln, Nebraska Phone No. 402-435-3581
2. Name of Engineer or Surveyor: VTN of Nevada
Address: 2209 Paradise Road, Las Vegas, Nevada Phone No.: 735-0227
3. Location of Parcel Map: Section 5 Township 21 S Range 61 E
Tax Parcel No.: 030-630-002
4. Acreage: _____ Number of Parcels to be Created: 3 Land Use Zone: R-1, R-3, 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 street:
Richfield Boulevard
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Four lane paved street
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:
City of Las Vegas will provide service; nearest existing water line is Sahara Avenue, Oakey Boulevard and Richfield Boulevard
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 Yes #2 Yes #3 No #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Single family and multi family housing; date construction will commence is presently unknown

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: OLSON CONSTRUCTION COMPANY By Jerry E. Barnson
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.
Receipt No.: 267546
Case No.: PM-2-77 Date: 1-27-77

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APPLICATION SIGNED BY OWNER IS
BEING AIRMAILED HOME WITH LINEN
TO L.V.

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: January 27, 1977

1. Owner(s) of Record: Olson Construction Company, a Nebraska Corporation
Address: _____ Phone No.: _____
2. Name of Engineer or Surveyor: VTN of Nevada
Address: 2209 Paradise Road Phone No.: 735-0227
3. Location of Parcel Map: Section 5 Township 21S Range 61E
Tax Parcel No.: _____
4. Acreage: _____ Number of Parcels to be Created: _____ Land Use Zone: R1 C1 R3
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:
Borders on Oakey, Rancho Drive and Sahara and Richfield
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Full width blacktop paving, curb and gutter improvements
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:
By tapping existing lines in the streets mentioned above in
No. 6 which are owned by Las Vegas Valley Water District.
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 _____ #2 _____ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Apartments within the next 60 days.

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: [Signature] (For Olson)
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.

Receipt No.: 267546

Case No.: PM-2-77

Date: 1-27-77

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CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE 1-31-77

TO: Public Works Administrative Division
Fire Department

RE: PM-2-77

Submitted by: OLSON CONSTRUCTION COMPANY

May we have your comments, recommendations, and suggestions no later than
2-1-77. 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 DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

Attachment

BOOK 671

RECORDED BY 100000

When recorded return to:

Chicago Title

RTT

BOOK 35560

030041

No. 20-100500-10.1

TRUSTEE'S DEED UPON SALE

1000'S 1000'S 1000'S 1000'S

1000'S 1000'S 1000'S 1000'S 1000'S 1000'S

1000'S 1000'S 1000'S 1000'S 1000'S 1000'S 1000'S 1000'S

WITNESSETH

WHEREAS, by Deed of Trust dated January 2, 1973, in Book 35560, at page 1000, in the Office of the County Recorder of said County, Nevada, and

SAID CHAS. ABARA TRUST FOR ESTATE, a Trust created by said Deed of Trust, did grant and convey the property herein described to CHAS. ABARA TRUST FOR ESTATE, a California Corporation, upon the Trust Agreement, and certain promissory notes, among other obligations, payment of said certain promissory notes according to the terms thereof, other sums of money advanced and interest thereon, and

WHEREAS, breach and default occurred under the terms of said Deed of Trust in the manner set forth in the Notice of said Breach and Default, to which reference is hereinafter made, and

WHEREAS, on January 2, 1973, the Owner of said note executed and delivered to Trustee a Declaration of Default and Demand for Sale, and pursuant thereto a Notice of said Breach and Default, and of Election to cause Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, was recorded January 22, 1973, in Document No. 0055905, in Book 35560, at page 1000, of Official Records, in the Office of the County Recorder of said County, Nevada, and

WHEREAS, in consequence of said Declaration of Default, Election, Demand for Sale and to comply with the terms of said Deed of Trust, Trustee executed its Notice of Trustee's Sale stating that said Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash in lawful money of the United States of America, the property particularly therein and hereinafter described, and proceeds therefrom, in the County of Clark, State of Nevada, and being the time and place of sale on October 22, 1976, at 10:00 o'clock, AM, at the place of sale at Room 3-626 at 300 Las Vegas Boulevard South, Las Vegas, Nevada, and caused a copy of said Notice to be posted for not less than twenty days before the date of said sale in three public places in the City or Township of Las Vegas, Nevada, and in the County of Clark, Nevada, and caused a copy of said Notice to be published once a week for three consecutive weeks before the date of sale in the Nevada State Law, and caused a copy of said Notice to be printed and published in the County in which said land and property is situated, the first date of publication being October 1, 1976, and

And, as to said recorded Notice of Default and said Notice of Sale were mailed to all those persons named in said Notice with Section 107.020 of the Nevada Revised Statutes, and

030041

3.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That OLSON CONSTRUCTION COMPANY, a Nebraska Corporation

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to A. G. SPANOS CONSTRUCTION, INC., a California Corporation

all that real property situate in the Las Vegas Valley Water District, City of Las Vegas, County of Clark

State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED MARKED EXHIBIT "A" AND BY THIS REFERENCE MADE
A PART HEREOF.

- SUBJECT TO: 1. Taxes for the fiscal year 1976-1977.
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 thereunto belonging or in any wise appertaining.

Witness my hand this 29th day of November, 1976

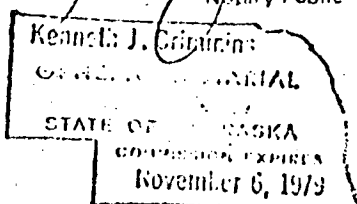
OLSON CONSTRUCTION COMPANY

By: David G. Olson, Pres.

Nebraska
STATE OF NEVADA } ss.
County of LANCASTER
On this 29th day of November, 1976,
personally appeared before me, a Notary Public, David
C. Olson, known to me to be the
President of Olson Construction
Company

who acknowledged that he executed the above instrument.

Signed Kenneth J. Cimmarone
Notary Public



CHICAGO TITLE INSURANCE COMPANY
428 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101
385 6811

Order No. LV 630607 DB

When Recorded, mail to A. G. SPANOS CONSTRUCTION CO.
1055 E. Tropicana, Suite 69
Las Vegas, Nevada 89109

THE ORIGINAL OF THIS INSTRUMENT
WAS RECORDED IN THE OFFICIAL RECORDS
OF CLARK COUNTY, NEVADA

1-3-77 AT 11:33
INSTRUMENT NO. 652816 BOOK NO. 693
BY: CHICAGO TITLE INSURANCE COMPANY

That portion of the South One Half (S 1/2) of Section 5, Township 21 South, Range 61 East, M.D.M. in the City of Las Vegas, Clark County, Nevada more particularly described as follows:

BEGINNING at the Northeast corner of Westwood Village Subdivision No. 3A, recorded in Book 10 of Plats, at Page 51, Records of Clark County, Nevada and also as shown on a Record of Survey recorded in File 23 of Surveys at Page 92, Records of said County; thence North 0°15'00" East along the northerly prolongation of the easterly line of said Westwood Village Subdivision No. 3A, 784.04 feet to a point in the southerly line of that certain property conveyed to the Clark County School District by Document No. 460029 recorded in Book 572, Official Records of said County on September 22, 1964; thence South 70°34'47" East along said southerly line and the southerly line of that certain property conveyed to the City of Las Vegas by Document No. 443233 recorded in Book 551, Official Records of said County on June 29, 1964, 109.00 feet to the beginning of a tangent curve, concave northerly and having a radius of 888.24 feet; thence easterly along said curve 199.72 feet through a central angle of 12°52'58" to the southeasterly corner of said City property; thence South 83°27'45" East, 203.79 feet; thence South 0°15'00" West, 1,122.06 feet; thence North 89°40'45" West, 500.00 feet to a point on the most easterly line of said Westwood Village Subdivision No. 3A, said point also being the point of non-tangency of a 125.00 foot radius curve, a radial through said point bears North 9°44'13" West; thence along said easterly line North 0°15'00" East, 439.46 feet to the POINT OF BEGINNING.