

Planning & Development Department Scanning Cover Sheet

Case No PM-27-85

APN ?

Location SEE BELOW

Applicant JOHN E. KENNEY, JR

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF BONANZA ROAD AND PECOS
ROAD



1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

June 7, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:

ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-27-85 JOHN E. KENNEY, JR.

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)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

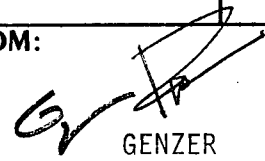
Date

June 6, 1985

TO:

WILLIAMS

FROM:


GENZER

SUBJECT:

PM-27-85 JOHN E. KENNEY, JR.

COPIES TO:

This property is located on the southeast corner of Bonanza Road and Pecos Road in zoning district C-1. The division creates a 22,367 square foot parcel on the corner to be developed with a convenience store. John has checked the map and found it to basically conform with the approved plot plan. The Department of Design and Development has required several corrections, all of which have been made. Improvements on Reef Drive will be required at the time of development. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

RECEIVED

JUN 13 1985

PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

PM-27-85

- ☒ 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. ~~XXXXXX~~ 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
6/13/85

INTER-OFFICE MEMORANDUM

Date

June 4, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

RECEIVED
JUN 5 1985
DESIGN AND DEVELOPMENT
PLANNING AND
DEVELOPMENT

SUBJECT:

JOHN E. KENNY, JR.
PM-27-85

COPIES TO:

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

Your transmittal dated May 30, 1985, requested comments from this Department as soon as possible concerning the parcel map and application submitted by John E. Kenny, Jr.

This Department requests that the following be attended to prior to our approval of this map.

1. In the Approvals insert Planning after Community on the first line.
2. Move the easterly property line to the centerline of Reef Drive so as to dedicate the required thirty (30) feet of right-of-way and a twenty-five (25) foot property line radius corner at the intersection of Bonanza Road and Reef Drive.
3. The boundary of the property and Lot 2 will not close mathematically possibly because of a mistake in the Delta angle of the curved radius at Pecos Rd. and Bonanza.

C. D. Peterson

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

CDP:bjc

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

JUN 4 1985
RECEIVED
COMMUNITY PLANNING AND DEVELOPMENT

DATE: May 30, 1985

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

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

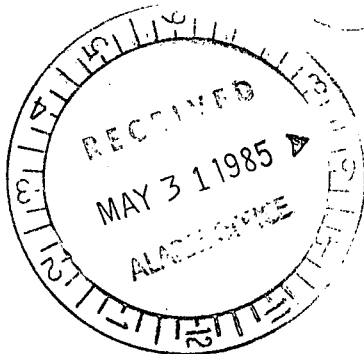
FIRE SERVICES. (RAY PEEPLES)

RICK WILLIAMS (ZONING DEPT.)

RE: PM - 27 - 85

SUBMITTED BY: JOHN E. KENNEY, JR.

May we have your comments, recommendations, and suggestions no later than
AS SOON AS POSSIBLE. 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

No Comment
Bruce Kilheiser
Planning Aide
6-3-85

INTER-OFFICE MEMORANDUM

June 3, 1985

TO:

Doug Peterson, Chief
Survey Department

FROM:

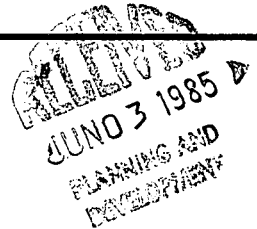
N. Miller
Nancy Miller
Assistant Right of Way Agent

SUBJECT:

PM-27-85
JOHN E. KENNEY Jr.

COPIES TO:

Bob Genzer



This Department requests that the following condition be met before approving this application.

1. Dedicate thirty (30) feet of right of way on Reef Drive.
2. Dedicate a twenty five (25) foot radius corner at Reef Drive and Bonanza Road.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: May 30, 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 - 27 - 85

SUBMITTED BY: JOHN E. KENNEY, JR.

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

5/11324

935/853

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGASDate: 5/29/85

1. Owner(s) of Record: John E. Kenney, Jr.
Address: 2330 Abarth St., L.V., NV. 89122 Phone No.: 452-7714
2. Name of Surveyor: Ralph L. Kraemer
Address: 3355 So. Highland #102 L.V. Phone No.: 732-0517
3. Location of Parcel Map: Section 31 Township 20 Range 62
4. Tax Parcel No.: 060-290-001 and 060-290-039
5. Acreage: _____ Number of Parcels to be Created: 2 Land Use Zone: C-1
6. Does the land front on a public (dedicated) street? Yes ☒ No ☐
7. List names of public access streets between this property and nearest major streets:
Fronts on both Bonanza Rd. & Pecos Rd.
8. Describe the existing improvements and/or condition of streets in item #6 above:
Bonanza & Pecos are fully improved; Reef is a half street
9. 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:
Water available at Site by L.V.V.W.D.
10. Will the property be serviced by the City Sanitary Sewer System? Yes ☒ No ☐
If no, indicate how sewer service will be provided: _____
11. Is immediate development proposed on the parcels of land to be created? Yes ☐ No ☒
On which parcel? #1 ☒ (7-11) #2 ☒ (1st phase of mini-warehouse)
If yes, indicate type of development and anticipated date construction will commence:
#2 has begun — #1 soon

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: John E. Kenney Jr
Owner(s) of Record

Ralph L. Kraemer
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00Received by: R. C.Receipt No.: 70270Case No.: PM-27-85Date: 5/29/85

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.

WHEN RECORDED, MAIL TO:

J. E. Kenney, Jr.

2130 Mar. East

Tiburon, California 94920

Space Above This Line for Recorder's Use

WARRANTY DEED

W. SMOOT BRIMHALL, Commissioner (Special)
of Utah, in charge of Utah Savings and Loan Association
of Salt Lake City, Utah grantor

CONVEY S AND WARRANTS ~~granting all claiming by, through or under him~~

to J. E. KENNEY, JR., a married man, as his sole and separate
property, who is also known as JOHN E. KENNEY, JR.

of San Francisco, California grantee

for the sum of

DOLLARS,

the following described tract of land in Clark

County,

State of ~~Utah~~ Nevada:

Situate in the Las Vegas Valley Water District, City of Las Vegas, County
of Clark, State of Nevada, and further described as follows:
The Northwest quarter of Section 31, Township 20 South, Range 62 East,
M.D.B.&M. EXCEPT the Westerly 30.0 feet, the Northerly 40 feet and the
Easterly 40 feet thereof, as conveyed to City of Las Vegas by Deeds
recorded November 7, 1957 as Document Nos. 118207 and 118208 of Official
Records of Clark County, Nevada and Deed recorded February 8, 1966 as
Document No. 556591. ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:
Beginning at the Northeast corner of the Northwest quarter of said Section
31; thence North 89°35'41" West, along the North line of said Sec. 31, a
distance of 1044.09 feet; thence S. 0°19'35" E., parallel with the E. line
of the NW1/4 of said Sec. 31, a distance of 834.34 ft; thence S. 89°35'41"
E. parallel with the N. line of said Sec. 31, a distance of 1044.09 feet;
thence N. 0°19'35" West, along the East line of said NW1/4, a distance of
834.34 feet to the point of beginning. FURTHER excepting therefrom all
oil and mineral rights but without the right of Surface entry, as set forth
in Deed from Maybelle Davis to Arden Building Corporation, a Nevada corporation,
recorded 7/22/64 as Document No. 292312, Clark County, Nevada records

WITNESS the hand of said grantor this 28th day of February, A.D. 1970.

Signed in the Presence of

W. SMOOT BRIMHALL, Commissioner of
Financial Institutions of the State
of Utah

By *C. B. Quinn*
C. B. QUINN

STATE OF NEVADA

County of Clark

On the 28th day of February, A.D. 1970
personally appeared before me C. B. Quinn, Deputy Examiner in Charge of the
Business and Assets of Utah Savings and Loan Association
the signer of the within instrument, who duly acknowledged to me that he executed the
same.



Notary Public - State of Nevada
CLARK COUNTY

ALICE R. SLEEPER

ALICE R. SLEEPER

Notary Public

Residing in *Las Vegas* Clark County

BOOK 015

011324

INST. NO. 11324
OFFICIAL RECORD BOOK NO. 15
RECORDED AT REQUEST OF
LAWYERS TITLE
OF LAS VEGAS, INC.
MAR 3 3 35 PM '70
CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
PUE 222 DEPUTY

400
9/8

N2 SEC. 31 T-20S R-62E

6-29

R 62 E

EAST

BONANZA 40 N 1/4 COR.

RD.

BLVD

PECOS

N 1/4 COR

EAST

STEWART

CEN SEC

AVE.

E 1/4 COR

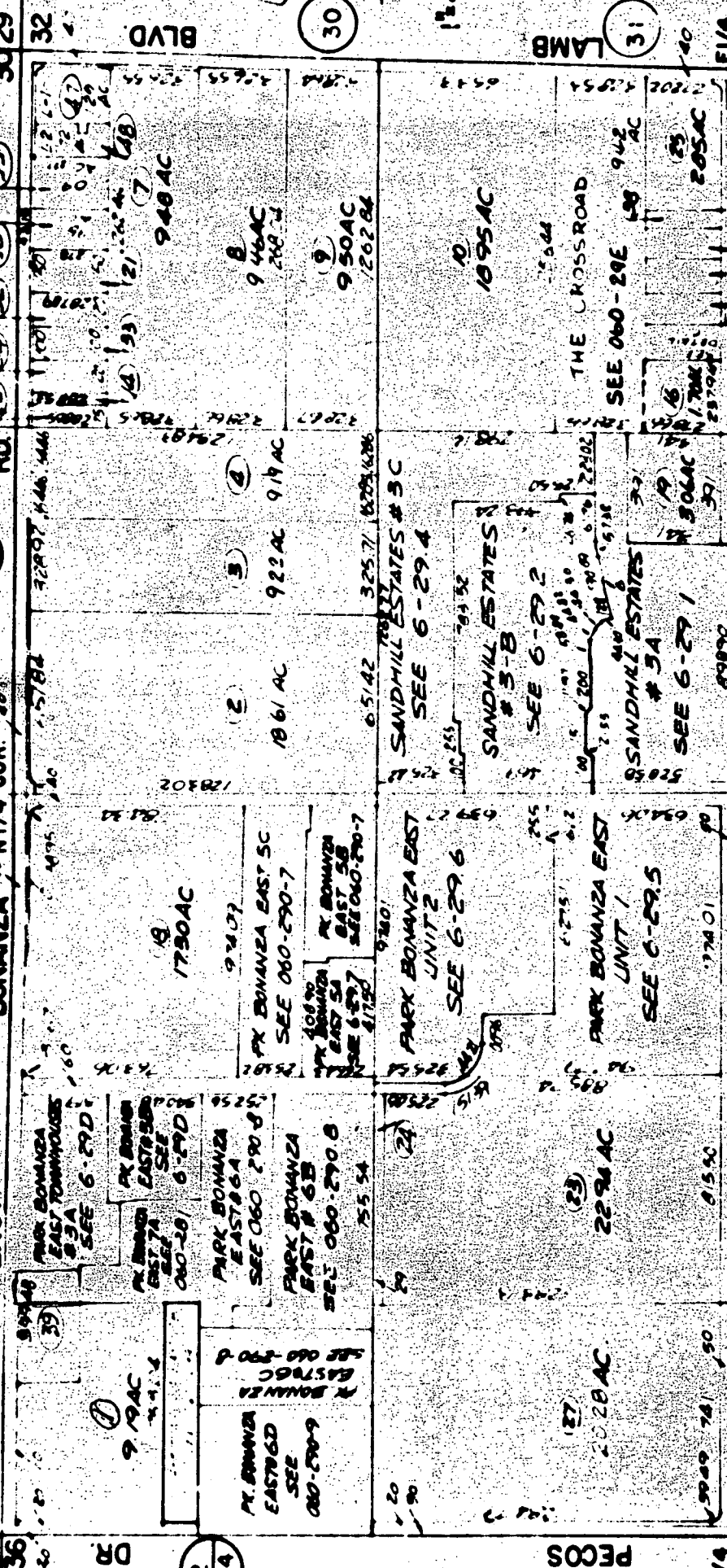
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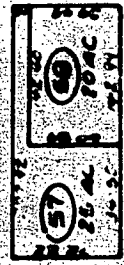
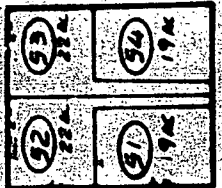
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DETAIL 'C'

DETAIL 'D'



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