

Planning & Development Department
Scanning Cover Sheet

Case No PM-2-87

APN ?

Location SEE BELOW

Applicant SECTION SEVEN INVESTMENT CO.

Subject

FURTHER DIVISION OF PREVIOUSLY APPROVED AND
RECORDED PARCEL MAP LOCATED ALONG LAKE NORTH
DR. BETWEEN FORT APACHE RD. AND GRAND CANYON
DR.



INTER-OFFICE MEMORANDUM

Date

Jan. 20, 1987

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-2, 3, 4, & 5-87 SECTION SEVEN
INVESTMENT CO.

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.

INTER-OFFICE MEMORANDUM

April 13, 1987

TO: Bob Genzer	FROM: Rob Pyzel <i>R.P.</i>
SUBJECT: PM-2-87 Section Seven Investment Co.	COPIES TO:

The property is located along Lake North Dr., between Fort Apache Rd. and Grand Canyon Dr.. The zoning is N-U under ROI to R-PD6. The parcel is a further division of a previously approved and recorded parcel map. Lots are being created; lot A is a common area of 1.3 acres, lot 1 is 8.3 acres, lot 2 is 11.5 acres, lot 3 is 7.3 acres, and lot 4 is 11.8 acres. The Department of Public Works had required a correction on the map which has been done. 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.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 20, 1987

TO:

Community Planning and Development

FROM:

Public Works
Survey Division

SUBJECT:

Section Seven Investment Co.
PM-2-87

COPIES TO:

City Engineer
Right-of-Way
Survey
Engineering Planning c

Once the square footage is placed on each lot as required by the City of Las Vegas Municipal Code, this Division will have no objection to approving the subject parcel map.

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

CDP:ld

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 1-15-87

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES

FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR

ZONING DIVISION, JOHN HERBERT

DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL

DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

RE: PM- 2-87

SUBMITTED BY: SECTION SEVEN INVEST CO.

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.

ELECTRICAL SERVICES DIVISION

Streetlights Required 1-20-87 off

not 1/21/87

No comment. 1/22/87

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

Robert S. Genzer

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

Attachments:

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

*PM recorded prior
to our receiving copy -
No Review!
pc*

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: January 21, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES

FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR

✓ ZONING DIVISION, JOHN HERBERT ~~1-22-87~~

DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL

DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

RE: PM-2-87

SUBMITTED BY: SECTION SEVEN INVESTMENT COMPANY

May we have your comments, recommendations, and suggestions, no later than February 4, 1987. 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

R. S. G.

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

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INTER-OFFICE MEMORANDUM

January 20, 1987

TO:

Community Planning and Development

FROM:

Public Works
Survey Division

SUBJECT:

Section Seven Investment Co.
PM-2-87

COPIES TO:

City Engineer
Right-of-Way
Survey
Engineering Planning

RECEIVED
JAN 21 1987
PLANNING AND
DEVELOPMENT

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

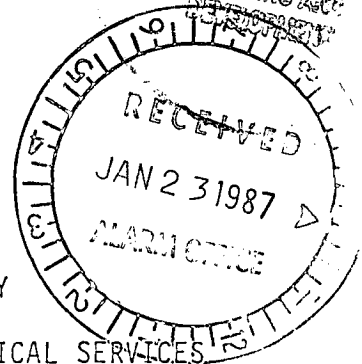
CDP:ld

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: January 21, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES

✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR

ZONING DIVISION, JOHN HERBERT

DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL

DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

Robert S. Genzer

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

Attachments:

1. R/W - Map, Appl. and Deed
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Paula Lemke
Hanning Gide
1-30-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: January 21, 1987

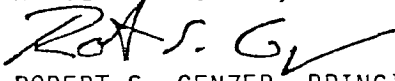
TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
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RE: ✓ PM-2-87

SUBMITTED BY: SECTION SEVEN INVESTMENT COMPANY

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


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

Attachments:

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CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE:

TO: ✓ DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY

1/15/87

✓ DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES

1/15/87

✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR

✓ ZONING DIVISION, JOHN HERBERT

✓ DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL

✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

1/15/87

RE: PM- 2-87

SUBMITTED BY:

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

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

Robert S. Genzer

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

Attachments:

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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: 1/13/87

1. Owner(s) of Record: Section Seven Investment Company
Address: P.O. Box 42427 L.V., Nv. 89116 Phone No.: 363-7401
2. Name of Surveyor: Engineers & Surveyors, Inc.
Address: 7018 W. Charleston Blvd. L.V., Nv. 89117 Phone No.: 363-6415
3. Location of Parcel Map: Section 7 Township 21S Range 60E.
4. Tax Parcel No.: 440-510-001
5. Acreage: 40.43 Number of Parcels to be Created: 4 Land Use Zone: N-U R-1 R-PD6
6. Does the land front on a public (dedicated) street? Yes X No Z-76-86
7. List names of public access streets between this property and nearest major streets:
Lake North Drive & Fort Apache Road
8. Describe the existing improvements and/or condition of streets in item #6 above:
Lake North Improved to Fort Apache & Fort Apache Half Street Improvements
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:
L.V.V.W.D.
10. Will the property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided:
11. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 X #3 X #4 X
If yes, indicate type of development and anticipated date construction will commence:
Residential February 1987

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

Kenneth J. Sullivan Jr.

Surveyor
Dene E. Krametbauer

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 10279

Case No.: PM-2-87

Date: 1/13/87

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.

21-

GRANT, BARGAIN, SALE DEED

RPTT

Exemption 99

THIS INDENTURE WITNESSETH: That HOWARD HUGHES PROPERTIES LIMITED PARTNERSHIP, a Delaware Limited Partnership

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to SECTION SEVEN INVESTMENT COMPANY, a Nevada General Partnership

all that real property situate in the County of Clark

State of Nevada, bounded and described as follows:

That portion of Section 7, Township 21 South, Range 60 East, M.D.B.&M., described as follows:

Lots One (1), Two (2), Three (3), Four (4) and Common Area Lot A and all perimeter strip areas and utility easements as delineated on said Parcel Map on file in File 51 of Parcel Maps, page 19, recorded December 9, 1986 as Document No. 00722 in Book 861209, Official Records of Clark County, Nevada.

RESERVING AND EXCEPTING THEREFROM, however, all of the mineral rights in the property for grantor, its heirs, executor and assigns, provided, however, grantor shall have no right to direct surface entry, or to affect or interfere with the lateral support of any improvements that may now or hereafter be constructed on the property. This reservation being understood to include by its terms, oil, gas, and any other minerals, excepting sand and gravel, on, in, and under the property conveyed.

APN: 440-510-001

APN: 440-520-001

SUBJECT TO: 1. Taxes for the fiscal year 19 86 19 87

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 anywise appertaining.

Witness my hand this 10th day of December, 19 86

HOWARD HUGHES PROPERTIES LIMITED PARTNERSHIP
By Its Managing General Partner
HOWARD HUGHES DEVELOPMENT CORPORATION
a Nevada Corporation

BY: Ronald C Brooks
RONALD C. BROOKS, Vice President

STATE OF NEVADA } ss.
County of Clark }
On December 10, 1986 personally appeared before
me, a Notary Public, Ronald C. Brooks

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

WITNESS my hand and official seal.
Notary Public in and for said County and State
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Jacqueline J. Donato
My Appointment Expires April 14, 1990

ESCROW NO. } ST 86-11-067-JD
ORDER NO. }
WHEN RECORDED MAIL TO: SECTION SEVEN INVESTMENT
COMPANY, P.O. Box 42427, Las Vegas, NV
89116

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
STEWART TITLE OF NEVADA
DEC 11 8 00 AM '86
FEE 5 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

861211

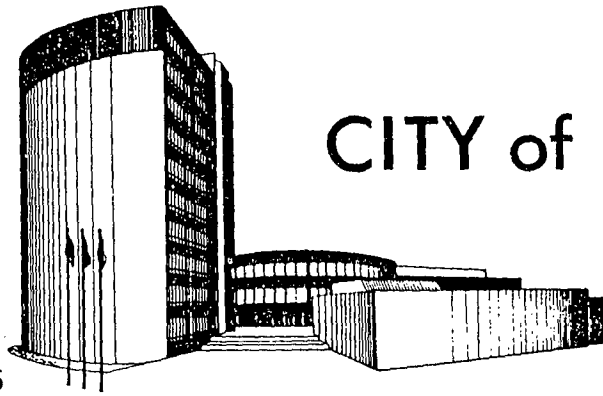
00031

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



November 17, 1986

Mr. E. A. Collins
P. O. Box 42427
Las Vegas, Nevada 89116

RE: RECLASSIFICATION OF PROPERTY
Z-76-86

Dear Mr. Collins:

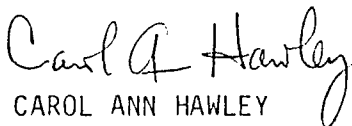
The City Council at a regular meeting held November 5, 1986, APPROVED the Reclassification of Property bounded by Desert Inn Road on the south, Fort Apache Road on the east, Sahara Avenue on the north and Hualpai Way on the west, From: N-U (Non-Urban), To: R-PD6 (Residential Planned Development), R-PD20 (Residential Planned Development), C-1 (Limited Commercial), Proposed Use: Medium Low and Medium Density Residential and Retail Commercial, subject to the following conditions:

1. Resolution of Intent.
2. The Plot Plans and Elevations for each phase of development shall be subject to Planning Commission review.
3. Provisions in the Covenants, Conditions and Restrictions for the maintenance of the common areas, and any landscaping in the dedicated public right-of-way.
4. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet of right-of-way for Hualpai Way, Desert Inn Road and Fort Apache Road and the radius corners at the intersections of the above cited streets as required by the Department of Public Works as related to each phase of development.
5. Install street improvements on Sahara Avenue, Hualpai Way, Desert Inn Road and Fort Apache Road as required by the Land Development Division of the Department of Community Planning and Development as related to each phase of development.



6. Submit a hydrology study to the Land Development Division of the Department of Community Planning and Development on each phase of development.
7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. Applicant is to pay 50% of traffic signal system at Durango and Sahara and install underground conduit for future traffic signal systems for Sahara and Hualpai Way, Sahara and Grand Canyon and Sahara and Fort Apache. If traffic signal system at Durango and Sahara is not installed in six months, applicant is to deposit 50% of cost with City of Las Vegas.

Sincerely,


CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services



LETTER OF TRANSMITTAL

TO: City Of Las Vegas
400 E. Stewart Avenue

DATE: 1/13/87

PROJECT: Section 7 40.43 Acres

W.O. NO. 4016

Attn: Bob Genzer

GENTLEMEN:

WE ARE FORWARDING _____ BY MAIL ☒ BY MESSENGER

<u>NO. COPIES</u>	<u>DESCRIPTION</u>	<u>SHEET NO.</u>
<u>1ea.</u>	<u>Parcel Map Application</u>	<u> </u>
<u>7ea.</u>	<u>(Blueline) Parcel Maps Folded</u>	<u> </u>
<u>1ea.</u>	<u>(Blueline) Parcel Map Rolled</u>	<u> </u>
<u>1ea.</u>	<u>\$50.00 Check For Filing Fee</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
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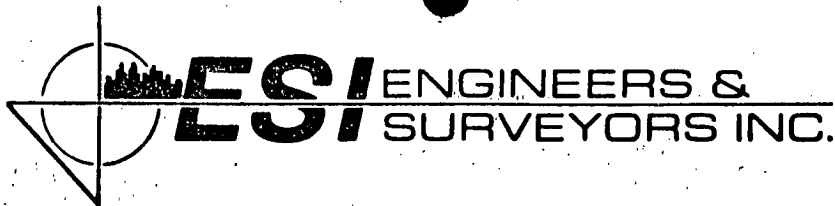
REMARKS: ORIGINAL SUBMITTAL

THIS MATERIAL IS SENT FOR ☒ CHECKING ☒ APPROVAL ☒ FILES

OTHER

Please sign copies and return to our office. By: Dawn Davis

Above Material Received by: Date



LETTER OF TRANSMITTAL

TO: City Of Las Vegas

DATE: 1/14/87

400 E. Stewart Avenue

PROJECT: The Lakes Section 7

W.O. NO. 4016

Attn: Bob Genzer

GENTLEMEN:

WE ARE FORWARDING _____ BY MAIL ☒ BY MESSENGER

NO. COPIES	DESCRIPTION	SHEET NO.
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lea.	Deed for Section 7	

REMARKS:

THIS MATERIAL IS SENT FOR _____ CHECKING _____ APPROVAL ☒ FILES

OTHER _____

Please sign _____ copies and return to our office. By: Dawn Davis

Above Material Received by: _____ Date _____