

Planning & Development Department
Scanning Cover Sheet

Case No PM-28-87

APN ?

Location SEE BELOW

Applicant VALLEY BANK OF NV, TTEE FOR EL CORTEZ

Subject

CREATION OF THREE PARCELS AT RAINBOW BLVD.
AND DEL REY AVE.



SOUTHWEST ENGINEERING
1725 S. Rainbow Boulevard Suite 23
LAS VEGAS, NEVADA 89102

(702) 363-9700

TO CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LETTER OF TRANSMITTAL

DATE JULY 17, 1987	JOB NO.
ATTENTION Bob Ginzer	
RE:	
P.M. 28-87 "VALLEY BANK OF NEV."	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|---------------------------------------|---|----------------------------------|---|
| ☐ Shop drawings | ☐ Prints | ☐ Plans | ☐ Samples | ☐ Specifications |
| ☐ Copy of letter | ☐ Change order | ☒ ORIGINAL P.M. 28-87 | | |

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

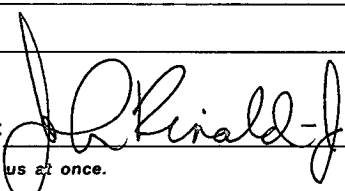
- | | | |
|--|---|---|
| ☒ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ _____ | |
| ☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

ORIGINAL PARCEL MAP RETURNED WITH CITY APPROVAL SIGNATURES
REMOVED - FOR RE-SIGNING.

THANK YOU

COPY TO _____

SIGNED: 

INTER-OFFICE MEMORANDUM

July 20, 1987R.P.

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV ✓

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-28-87
Valley Bank of NV.,
for El Cortez Profit Sharing

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

July 20, 1987R.P.

TO:

Les Comeau 

SUBJECT:

PM-28-87
Valley Bank of Nev.,
for El Cortez Profit Sharing

FROM:

Rob Pyzel

COPIES TO:

The property is located at the northwest corner of Del Rey Ave. and Rainbow Blvd.. The zoning is N-U under ROI to C-1. Three parcels are being created: lot 1 is 42,034 sq. ft., lot 2 is 68,205 sq. ft., and lot 3 is 54,477 sq. ft.. The Department of Public Works required seven corrections on the map; all of these corrections have been done. There are no zoning problems. Staff feels that the application is in order and recommends approval, subject to State Subdivision Statutes.

INTER-OFFICE MEMORANDUM

April 28, 1987

TO:

Community Planning and Development

FROM:

Public Works
Survey Division

SUBJECT:

Valley Bank of Nevada
PM-28-87

COPIES TO:

City Engineer
Survey

RECEIVED
APR 29 1987
PLANNING AND
DEVELOPMENT

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

1. Change Design and Development to Public Works.
2. In the easement statement on the northerly portion of lot 1, insert the second document number.

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

CDP:ld

INTER-OFFICE MEMORANDUM

Date

April 21, 1987

TO:

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

FROM:

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

SUBJECT:

Comment Re:

PM 28-87 REVISED
Valley Bank of Nevada

COPIES TO:

C. E. Gilpin

APR 23 1987
PLANNING AND
DEVELOPMENT

1. Provide a sewer easement across Parcels 1 and 2 to serve Parcel 3.
2. Flood Control improvements on Parcel 1 are to match the existing improvements on the north half of the Holmby Channel.
3. Full improvements for these parcels will be required as they are developed.
4. Dedicate 30' of right-of-way for Del Rey Avenue.
5. Dedicate 25' radius at the northwest corner of Del Rey Avenue and Rainbow Boulevard.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: April 14, 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
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-28-87

SUBMITTED BY: Valley Bank of Nevada, Trustee for El Cortez
Profit Sharing

May we have your comments, recommendations, and suggestions, no later than April 27, 1987. 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

*Jan Kilbert
Planning Office
4-20-87*

APR 22 1987

PLANNING AND
DEVELOPMENT

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-28-87

APR 24 1987
FIRE PREVENTION DIVISION

- ✓ 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'.
- ✓ 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(s)
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. Pugh
4-24-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: *April 10, 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 ✓
4-14-87 } ✓ ZONING DIVISION, JOHN HERBERT ✓
✓ FIRE SERVICES, LARRY POWELL, FIRE MARSHALL ✓
✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT ✓
CLARK COUNTY HEALTH DISTRICT

RE: *PM- 28-87*

SUBMITTED BY: *Valley Bank of Nevada, Trustee for El Cortez*
Profit Sharing

May we have your comments, recommendations, and suggestions, no later than
April 27, 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:jp

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: APRIL 9, 1987

1. Owner(s) of Record: VALLEY BANK OF NEVADA, TRUSTEE FOR EL CORTEZ PROFIT SHARING
Address: 300 S. FOURTH ST., L.V., NV. Phone No.: 386-1000
2. Name of Surveyor: JOHN R. RINALDI JR. 9/8 S.W. ENGINEERING
Address: 1725 S. RAINBOW, #23 L.V., NV. 89102 Phone No.: 363-9700
3. Location of Parcel Map: Section 3 Township 21 Range 60
Tax Parcel No.: 310-280-001
4. Acreage: 5.3 Ac ± Number of Parcels to be Created: 3 Land Use Zone: N-1 (C1, RSI)
5. Does the land front on a public (dedicated) street? Yes ☒ No ☐
6. List names of public access streets between this property and nearest major streets:
RAINBOW BL. & DEL REY AVE.
7. Describe the existing improvements and/or condition of streets in item #6 above:
RAINBOW BL. - STATE HIGHWAY WITH FULL IMPROVEMENTS
DEL REY AVE. - EXISTING A/C PVM'T ONLY
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:
WATER SERVICE BY L.V.V.W.D. EXISTING LINE ALONG NLY PROP LINE
9. Will the property be serviced by the City Sanitary Sewer System? Yes ☒ No ☐
If no, indicate how sewer service will be provided: _____
10. 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:
#1: AUTO TIRE STORE #3 COUNTRY INN

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: Gary L. Alhina, Vice President John Rinaldi Jr., Surveyor
Owner(s) of Record Valley Bank of Nevada, Trustee, El Cortez PT

(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.: 14747

Case No.: PM-28-87

Date: 4/9/87

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.

RPTT \$

55

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That LARRY D. WELLS AND MARY K. WELLS.

in consideration of \$ - 10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to
W.P. RAINBOW PARTNERSHIP, DATED May 5, 1987

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

SEE EXHIBIT "A" AND "B" FOR LEGAL DISCRIPTION, ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF

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

Witness _____ hand _____ this _____ day of _____ 19 _____

Larry D. Wells

Mary K. Wells

Larry D. Wells

Mary K. Wells

STATE OF Nevada
County of Clark }

On this 2nd day of July 19 87

personally appeared before me, a Notary Public in and for said

County and State, _____

Larry D. Wells and

Mary K. Wells

known to me to be the person _____ described in and who executed
the foregoing instrument, who acknowledged to me that _____ he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Norma Spaeth
Notary Public in and for said County and State.

ESCROW NO. _____

WHEN RECORDED MAIL TO: W.P. Rainbow Partnership,
1701 Las Vegas Blvd South, Las Vegas, NV 89104



NORMA SPAETH
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires Apr. 2, 1990

SOUTHWEST ENGINEERING
1725 S. Rainbow Blvd. Suite 23
LAS VEGAS, NEVADA 89102
(702) 363-9700

EXHIBIT "B"

JOB TIBERT / COUNTRY INN

SHEET NO. 1

OF 1

CALCULATED BY J.R.

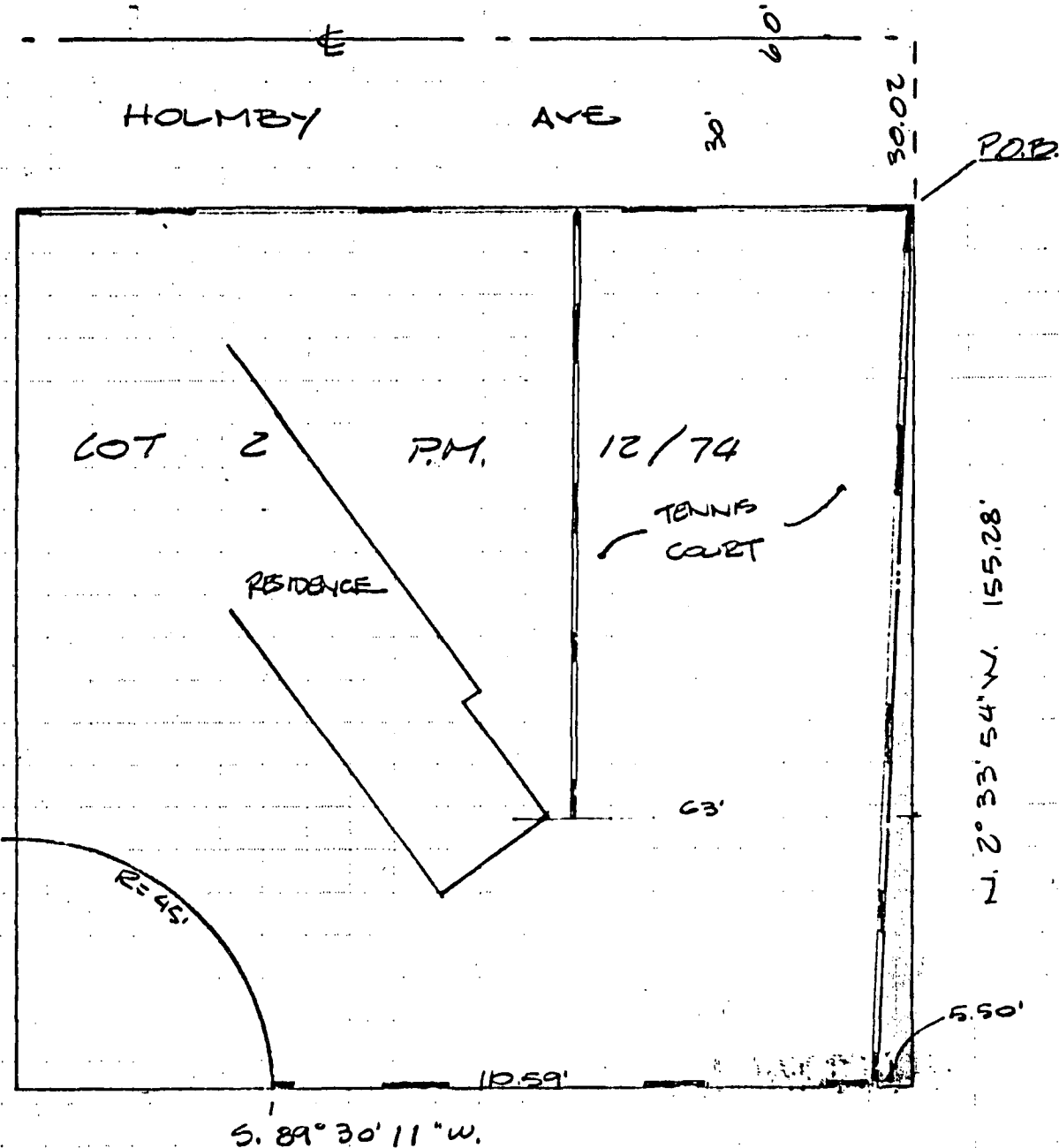
DATE 6-5-87

CHECKED BY

DATE

SCALE 1" = 30'

SKETCH OF AREA OF ACQUISITION FROM MR. WEUS
TO 'COUNTRY INN'



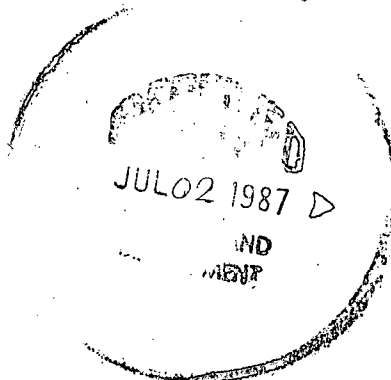
EXPIRED
JUL 2 1987
PLANNING AND
ENGINEERING

"EXHIBIT A"

A portion of Lot 2 of Parcel Map File 12, Page 74, being a portion of Gov't Lot 35, lying in the N.E. 1/4 of the N.E. 1/4 of Section 3, T. 21 S., R. 60 E., M.D.B. & M., City of Las Vegas, State of Nevada, described as follows:

Beginning at a point on the east line of said Gov't Lot 35, said point being 30.00 feet southerly of, and measured at right angles to, the north line of said Gov't Lot 35; Thence South 2°33'54" East, along said east line, 155.28 feet to the southeast corner of said Lot 2; Thence South 89°30'11" West, along the south line of said Lot 2, 5.50 feet; Thence North 0°32'07" West 155.18 feet to the point of beginning, and containing 427 sq. ft., more or less.

Subject to a ten foot wide easement for drainage purposes along the east and south lines of said Lot 2 as shown on said Parcel Map.



CLARK COUNTY, NEVADA			
JOAN L. SWIFT, RECORDER			
RECORDED AT REQUEST OF:			
WP RAINBOW PTNRSH			
07/02/87	10:17	SAW	3
BOOK: 870702	INST: 00474		
FEE: 7.00	RPTT: .55		
DEED			
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL			

N2 NE4 SEC.3 T-21S R-60E

310-280

270

03A
360

N. CHARLESTON

2742.5

BLVD.

N1/4 COR.

ST.

1401.94

TENAYA

ST.

HOLMBY

MONTE SSOURI

BLVD.

MOBILIA

1"=200'

350

N1/16

DEL REY

2721.84

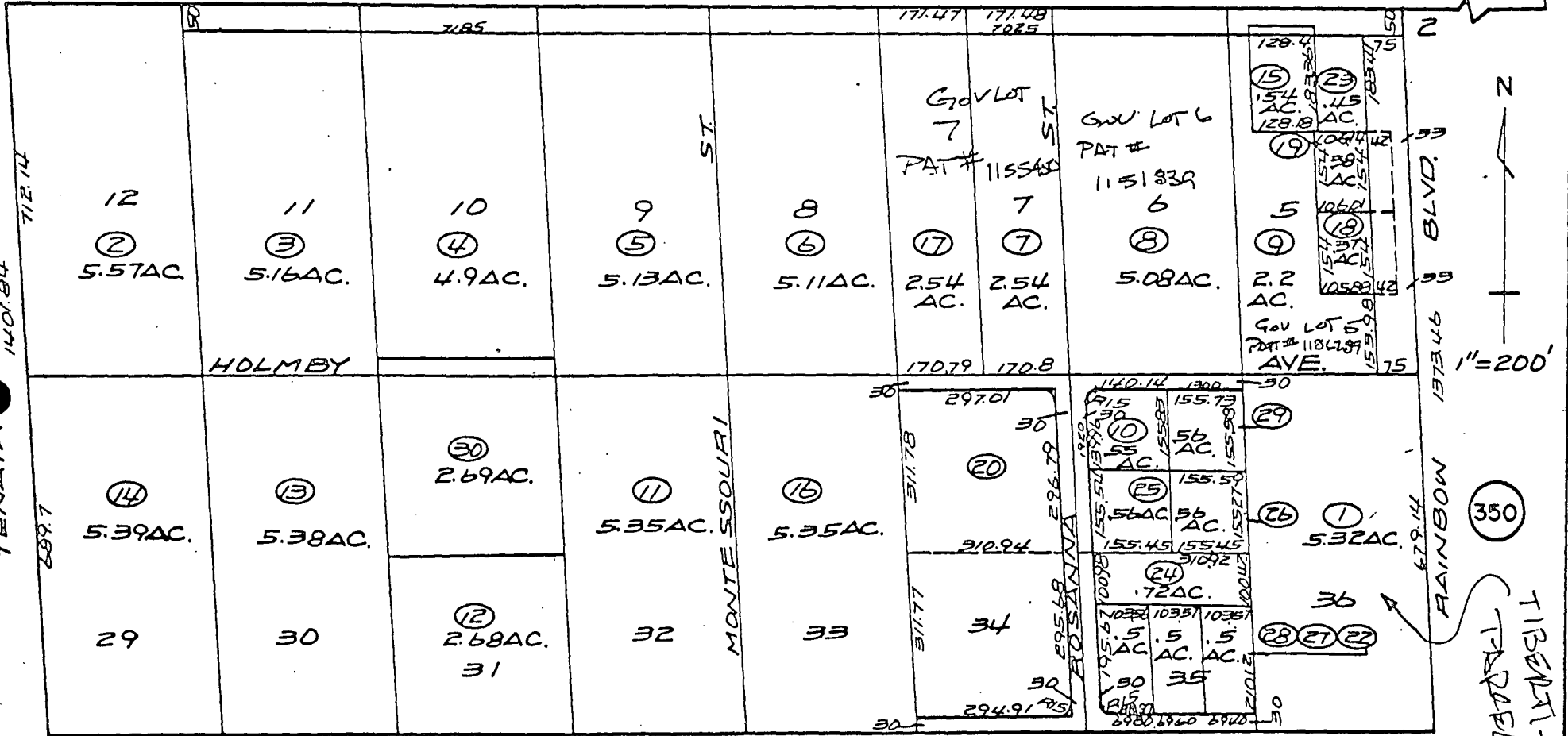
AVE.

(N1/16 COR.)

290

PM 12/74 X
12/46 X
2102 ✓

F 35/30 ✓



Box 2136

2095734

Form 1000-9
(November 1954)

The United States of America

To all to whom these presents shall come, Greeting:

N-39217

WHEREAS, Valley Bank of Nevada, Trustee for El Cortez Profit Sharing, is entitled to a Land Patent pursuant to the Act of December 23, 1980, 94 Stat. 3381, for the following described land:

Mount Diablo Meridian

T. 21 S., R. 60 E.,
Sec. 3, lot 36.

The area described above contains 5.32 acres.

NOW KNOW YE, that there is therefore, granted by the UNITED STATES unto the above named claimant, the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, his successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890, 26 Stat. 391, 43 U.S.C. 945.
2. (a) All minerals in the lands subject to this conveyance, including, without limitation, substances subject to disposition under the general mining laws, the general mineral leasing laws, the Materials Act and the Geothermal Steam Act.
- (b) Its permittees, licensees, lessees and mining claimants, the right to prospect for, mine and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe. This reservation includes all necessary and incidental activities conducted in accordance with the provisions of the mining, geothermal and mineral leasing, and material disposal laws in effect at the time such activities are undertaken, including, without limitation, necessary access and exit rights, all drilling, underground, open pit or surface mining operations, storage and transportation facilities deemed necessary and authorized under law and implementing regulations.

Patent Number

97-85-0036