

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-29-82

APN ?

Location SEE BELOW

Applicant CHARLESTON HEIGHTS SHOPPING CENTER

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE WEST
SIDE OF DECATUR BLVD, BETWEEN ALTA DRIVE AND
EVERGREEN AVENUE



INTER-OFFICE MEMORANDUM

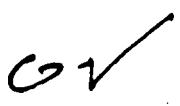
Date

SEPTEMBER 15, 1982

TO:

WILLIAM J. PURVIS
FIELD OPERATIONS ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER 
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-29-82
CHARLESTON HEIGHTS PLAZA

COPIES TO:

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

RSG:rsg

Attachment(s)

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE SEPTEMBER 2, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
● FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

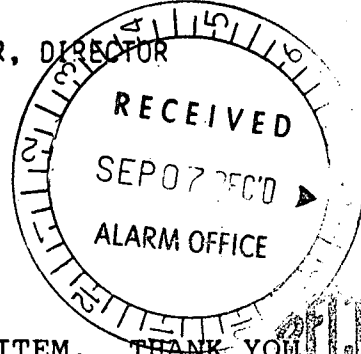
RE: PM-29-82

Submitted by: CHARLESTON HEIGHTS SHOPPING CENTER, A LIMITED PARTNERSHIP

May we have your comments, recommendations, and suggestions no later than
September 7, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment
Don Vilbeck
Planning Dir
9-7-82

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



attachment

cc: Robert Clemmer, Zoning Division

NOTE: PLEASE RUSH COMMENTS THROUGH ON THIS ITEM. THANK YOU

RECEIVED
SEP 9 1982
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

SEPTEMBER 15, 1982

TO:

NULL

FROM:

BROWN



SUBJECT:

PM-29-82
CHARLESTON HEIGHTS SHOPPING CENTER

COPIES TO:

This property is located on the west side of Decatur Boulevard, between Alta Drive and Evergreen Avenue in Zoning Districts C-1 and C-2. The parcel map does not indicate structures or zoning lines. Bob Clemmer has indicated "no zoning problems" and the Department of Public Services has approved the map in its current form. Therefore based upon these approvals, staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

DJB:bjl

INTER-OFFICE MEMORANDUM

Date

September 9, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Charleston Heights Shopping Center
PM-29-82

COPIES TO:

C. D. Peterson
✓ Right-of-Way

Your transmittal dated September 2, 1982 requested comments from this Department by no later than September 2, 1982 concerning the parcel map and application submitted by Charleston Heights Shopping Center, a Limited Partnership.

Be advised that this Department has no objections to the approval of this parcel map in its present form.

William J. Purvis
WILLIAM J. PURVIS, P.E.
Field Operations Engineer

WJP/CDP/jb

RECEIVED
SEP 13 1982
PLANNING AND
DEVELOPMENT

DATE 7-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-29-82

CHARLESTON HEIGHTS SHOPPING CTR, A LIMITED PARTNERSHIP

- ☒ 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 City Ordinance 2077.
- ☒ 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. Two (2) sets of as-builts to be provided this office.
- ☒ 8. Must meet requirements of Uniform Fire Code.
- ☐ 9. Must meet requirements of Uniform Building Code.
- ☐ 10. Building is to conform to the occupancy use requirements.
- ☐ 11. To be approved under permit from the Las Vegas Building Department.
- ☐ 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

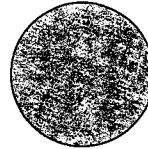
OTHER: _____

RECEIVED
SEP 13 1982
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS



DATE SEPTEMBER 2, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
● FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-29-82

Submitted by: CHARLESTON HEIGHTS SHOPPING CENTER, A LIMITED PARTNERSHIP

May we have your comments, recommendations, and suggestions no later than
September 7, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

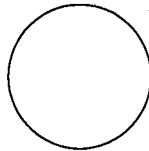
attachment

cc: Robert Clemmer, Zoning Division

NOTE: PLEASE RUSH COMMENTS THROUGH ON THIS ITEM. THANK YOU.

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS



DATE SEPTEMBER 2, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

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COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

attachment

cc: Robert Clemmer, Zoning Division

NOTE: PLEASE RUSH COMMENTS THROUGH ON THIS ITEM. THANK YOU.

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: August 31, 1982

1. Owner(s) of Record: Charleston Heights Shopping Center, A Limited Partnership
Address: 50 S. Jones Boulevard, Las Vegas 89107 Phone No.: 870-0212
2. Name of Surveyor: Kay L. Adams R.L.S. #2050
G. C. Wallace, Consulting Engineers, Inc.
Address: 1100 E. Sahara Avenue, Las Vegas, NV 89104 Phone No.: 732-3330
3. Location of Parcel Map: Section 36 Township 20S. Range 60E.
3-09-5, 7, 8, 9, 10, 11, & 12
Tax Parcel No.: 030-020-18, 35, 36, 37, & 53
4. Acreage: 23.488 Number of Parcels to be Created: 4 Land Use Zone: C-1 ~~C-2~~
5. Does the land front on a public (dedicated) street? Yes XXXX No
6. List names of public access streets between this property and nearest major streets:
Fronts on Decatur
7. Describe the existing improvements and/or condition of streets in item #6 above:
Evergreen Avenue, Alta, and Decatur are all publicly maintained
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:
Las Vegas Valley Water District
9. Will the property be serviced by the City Sanitary Sewer System? Yes XX No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes XX No
On which parcel? #1 XX #2 XX #3 XX #4 XX
If yes, indicate type of development and anticipated date construction will commence:
Commercial A.S.A.P.

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]
Owner(s) of Record
Barry W. Becker

[Signature]
Surveyor
Kay L. Adams R.L.S. #2050

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00Received by: Z. G.Receipt No.: 21673Case No.: PM-29-82Date: 8/31/82

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.

47595

GRANT, BARGAIN, SALE DEED

47595

THIS INDENTURE, WITNESSETH: That ROBERT D. ARNOLD, a married man of his
 sole and separate property.

In consideration of \$ 12.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell
 convey to CHARLESTON HEIGHTS SHOPPING CENTER, a Limited Partnership
 all of his undivided 6.67% interest in and to

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

(See attached hereto and made a part hereof.)

Together with all and singular the tenements, improvements and appurtenances thereto in anywise
 appertaining.

Witness my hand this 18th day of December 1964
Robert D. Arnold
 Robert D. Arnold

STATE OF NEVADA, California
 COUNTY OF Los Angeles

Subscribed and sworn to before me this 18th day of December, 1964
ROBERT D. ARNOLD

Notary Public in and for the State of Nevada, who acknowledged to me that _____

Marshall R. Mathew

RECORD NO. _____
 ORDER NO. _____
 INSTRUMENT NO. _____
 WHEN RECORDED MAIL TO: Charleston Heights
Shopping Center, 5017 Alta Dr., Las Vegas
Nevada

SPACE BELOW FOR RECORDER'S USE ONLY

476626

476626

P. 2

Parcel 1: (Union Oil Station Site)

The West 150 feet of the East 120 feet of the North 150 feet of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.S. & M., in the City of Las Vegas, County of Clark, State of Nevada.

Parcel 2: (Charleston Heights Shopping Center Site, excluding Bowling Center Site)

Commencing at the Northwest corner of the Southeast Quarter of Section 36, T. 20 S., R. 60 E., M.D.S. & M.; thence South 89°31'54" West along the North line of the Southeast Quarter thereof a distance of 26.01 feet to a point; thence South 01°21'52" East and parallel to the East line of the Southeast Quarter thereof a distance of 150.02 feet to the true point of beginning; thence continuing South 01°21'52" East a distance of 958.85 feet to a point; thence South 89°53'28" West a distance of 163.04 feet to a point; thence North 01°21'52" West a distance of 166.94 feet to a point; thence South 89°53'28" West a distance of 449.50 feet to a point; thence South 01°21'52" East a distance of 36.08 feet to a point; thence South 89°53'28" West a distance of 160.00 feet to a point; thence South 01°21'52" East a distance of 209.00 feet to a point on a curve on the Northerly line of Evergreen Avenue, concave to the South, having a radius of 330.00 feet, a central angle of 01°42'48"; a radial bearing South 01°36'15" West thence Westerly along last described curve an arc length of 9.37 feet to a point of tangency; thence South 89°53'28" West a distance of 290.73 feet to a point; thence North 01°21'52" West a distance of 970.28 feet to a point on the southerly line of Alta Drive, 60 feet wide; thence North 89°31'54" East along the southerly line of Alta Drive, a distance of 296.73 feet to a point; thence along a tangent curve to the left, having a radius of 380.00 feet, subtending a central angle of 25°12'17"; an arc length of 239.82 feet to a point of tangency; thence North 89°53'28" East a distance of 104.86 feet to a point; thence along a tangent curve to the right, having a radius of 280.00 feet and subtending a central angle of 31°37'17"; an arc length of 165.00 feet to a tangent point; thence North 89°31'54" East along the southerly line of the Southwest Quarter of said Section 36 a distance of 32.02 feet to a point; thence South 01°21'52" East a distance of 150.02 feet to a point; thence North 89°31'54" East a distance of 150.02 feet to the true point of beginning.

Parcel 3: (Charleston Heights Bowling Center Site)

A portion of the Southwest Quarter of Section 36, Township 20 South, Range 60 East, M.D.S. & M., City of Las Vegas, County of Clark and State of Nevada, more particularly described as follows:

Commencing at the East Quarter Corner of the said Section 36; thence South 89°31'54" West along the southerly line of Alta Drive a distance of 26.01 feet to a point; thence South 01°21'52" East along the east line of Section 36 a distance of 7108.97 feet to a point; thence South 89°53'28" West a distance of 121.04 feet to the true point of beginning; thence South 01°21'52" East a distance of 167.37 feet to a point on a curve concave to the North having a radial bearing North 11°50'17" West, having a radius of 370.00 feet and subtending a central angle of 11°50'17"; thence Westerly around said curve, being the North line of Evergreen Avenue, an arc distance of 23.99 feet to a point of tangency; thence South 89°53'28" West a distance of 121.45 feet to a point of curvature of a curve concave to the North having a radius of 280.00 feet and subtending a central angle of 31°22'41"; thence Westerly around said curve an arc distance of 163.10 feet to a point of reverse curvature with a curve concave to the Southwest having a radius of 310.00 feet and subtending a central angle of 25°12'17"; thence Northwesterly around said curve an arc distance of 90.57 feet to a point thence radial bears North 20°31'50" East, being a point of departure from the east North line of Evergreen Avenue; thence North 01°21'52" West a distance of 325.00 feet to a point; thence North 89°31'54" East a distance of 999.30 feet to a point; thence South 01°21'52" East a distance of 150.02 feet to the true point of beginning.

PPA

47595

475626

Parcel 4:

Lot Two (2), Block Seven (7), and Lots Three (3), Four (4), Five (5), and Six (6), in Block One (1), in CHARLESTON HEIGHTS TRACT #7, recorded in Book 5 of Plats, Page 52, records of the County Recorder, Clark County, Nevada.

Parcel 5:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), of Block One (1), EXCEPT the Westerly 40' of Lot Six (6), in CHARLESTON HEIGHTS TRACT #1, recorded in Book 4 of Plats, Page 31, records of the County Recorder, Clark County, Nevada.

P.H.A.

475626

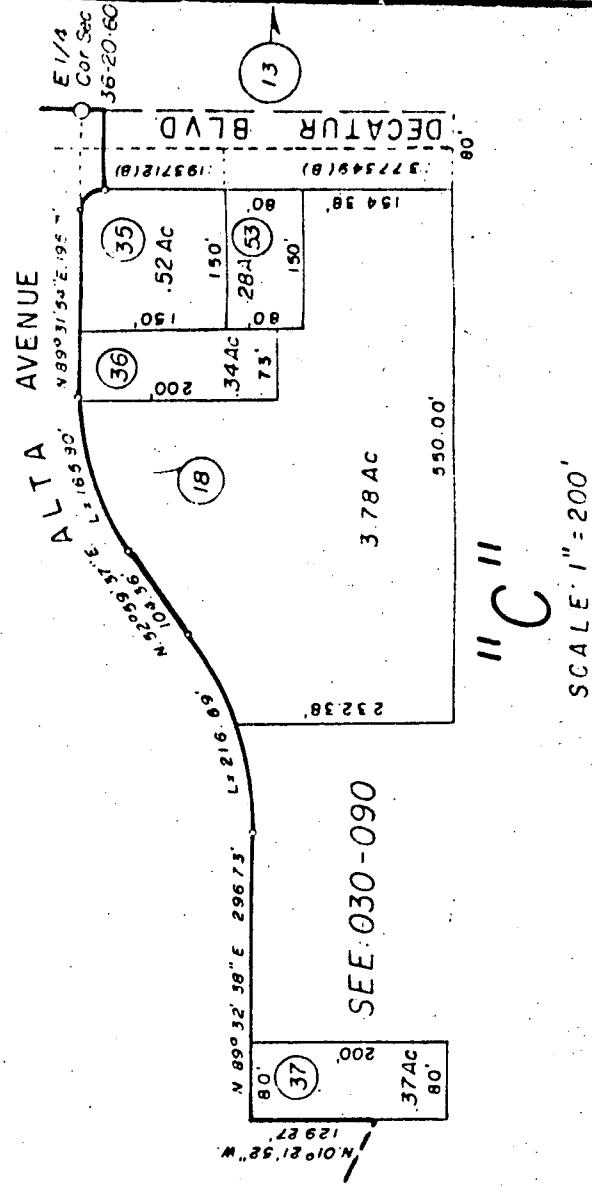
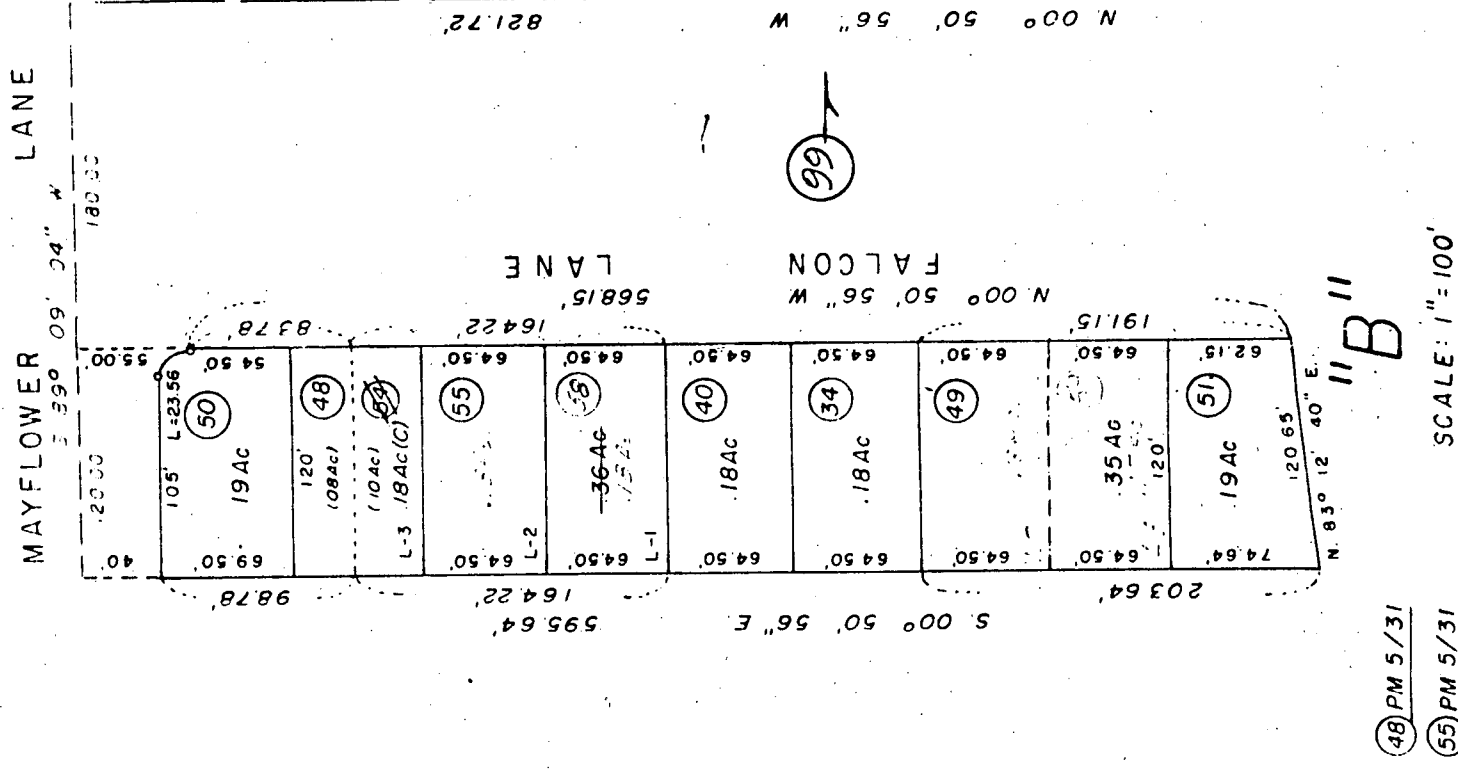
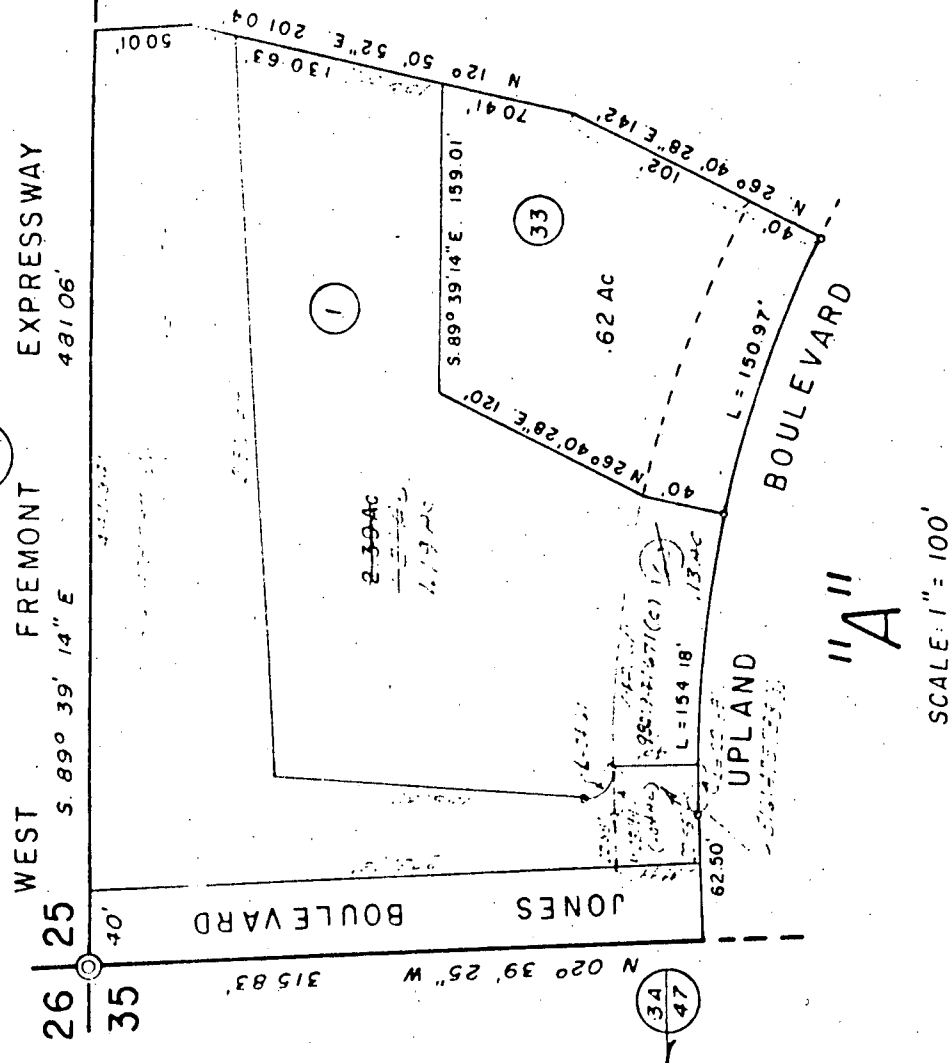
Charleston Heights, Inc

Dec 15 9 05 AM '04

Page 2 of 2.

595

CLARK COUNTY RECORDER
CLARK COUNTY, NEVADA



This plot is for assessment use only and does not represent a survey. No liability is assumed to its accuracy.

