

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-30-80

APN ?

Location SEE BELOW

Applicant WAL-LEE ENTERPRISES, INC.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE WEST
SIDE OF MOJAVE ROAD, SOUTH OF STEWART AVENUE



1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

Date

May 28, 1980

TO:

GARY W. HOLLER, P.E.
CITY ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT



SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION

PM-30-80 WAL-LEE ENTERPRISES, INC.

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:rw

Attachment(s)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

MAY 27, 1980

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-30-80
WAL-LEE ENTERPRISES, INC.

COPIES TO:

This property is located on the west side of Mojave Road south of Stewart Avenue in Zoning District C-1. The application is for the further division of a previously approved and recorded parcel map. All existing structures are shown as required by the Ordinance and the Zoning Division has reviewed the map and indicated that it was acceptable.

The Department of Public Services has no objections to the acceptance of the application; therefore, the map is in order and staff recommends approval subject to conditions of all City departments and State Subdivision Statutes.

RSG:bjl

INTER-OFFICE MEMORANDUM

Date

May 21, 1979

TO:

JACKIE McDONALD
RIGHT-OF-WAY AGENT

FROM:

DON J. SAYLOR
DEPUTY CITY MANAGER

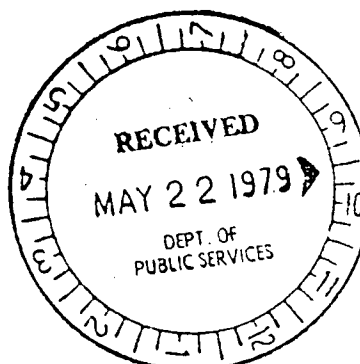
SUBJECT:

WEST SIDE OF MOJAVE -
CHARLESTON TO STEWART

COPIES TO:

In accordance with the action of the City Commission at their meeting on May 16th, will you please take steps to quitclaim deed to the abutting property owners on the west side of Mojave, the westerly 25' of Mojave which was originally intended for drainage purposes and which is no longer needed. This action should retain the standard 100' width for Mojave..

DJS:kt

Revised 1/24/80

March 9, 1979

DON J. SAYLOR, DEPUTY CITY MANAGER

DIRECTOR OF PUBLIC SERVICES

PCLS. 060⁶¹³007 and 008

CITY ATTORNEY

Attached is a letter from Rulon Earl, General Partner of East Park Industrial, requesting vacation of a 25 foot easement area along Mojave Road (see attached plat). It appears the easement originally came from these parcels, thus would revert to them upon vacation.

However, in accordance with N.R.S. 278.480, subsection 7, we are allowed to require "such consideration as the governing body determines to be reasonable".

It would be our recommendation that you consider this avenue, with the consideration being the contributing value to the referenced lots.

The need for this additional right of way was eliminated when the Pecos storm drain was constructed and storm drainage was taken northerly on Pecos rather than Mojave as originally planned.

WILLIAM J. PURVIS, P.E.

WJP/FF/lm
Attachs.

AGENDA

City of Las Vegas

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

May 16, 1979

Page 24

ITEM

Commission Action

Department Action

IV (g). DEPARTMENT OF PUBLIC SERVICES (Continued)

G. REPORTS/ACTION

1. Request permission to pay for the over-sizing of 3812 Lin. Ft. of sewer line from 8" V.C.P. to 10" V.C.P. from Rainbow to Irv-Marcus to Atwood to Lorenzi to Cheyenne. Approximate cost: \$12,389.00. Also, the over-sizing of 6295 Lin. Ft. of sewer line from 8" V.C.P. to 15" V.C.P. on Cheyenne from Lorenzi to Terry. Approximate cost: \$62,005.75. Total approximate cost: \$74,394.75. (Offsite sewer for Charleston Heights 57-A)
2. Request permission to pay for the over-sizing of 2641 Lin. Ft. of sewer line from 8" V.C.P. to 10" V.C.P. from Sandhill through Park Oliver to Pecos. Approximate cost: \$11,021.00.
3. Request to vacate and/or sell a 25 foot wide easement located at the Northwest corner of Charleston Blvd. and Mojave Road.
4. Request permission to go to bid to demolish the Arden Dairy Building at Northeast corner of Washington and North Main.
5. Request of Mary Martinez to install fence on City-owned right-of-way at the Northwest corner of St. Louis and Atlantic.
6. Request by Tri-State Development to hook into City sewer system from outside City limits. Property located at Northwest corner of Alta and Cimarron.
7. Request permission for encroachment on Rancho Dr. r-o-w for landscaping as per plans approved by the Depts. of Community Planning & Development and Public Services - Addendum No. 3

Approved
as recommended
Lurie - unanimous

Director
authorized
to proceed

Approved
as recommended
Purvis - unanimous

Same as above

Approved
Lurie - unanimous

Property to be
deeded to abutt-
ing owners on W
side of Mojave

Approved
Lurie - unanimous

Director
authorized
to proceed

Request withdrawn
by applicant

Abeyance
Lurie - unanimous

6/6/79

Approved as
recommended
Levy - unanimous

Staff to proceed

APPROVED AGENDA ITEM

To: Gary Heller

From: Jay Flanagan

Re: Pels 060-613-007 & 008

cc: Dan J. Taylor

Possible sale of surplus R/W

Upon a thorough investigation of the manner in which General Investments, Incorporated acquired title to the land it has been determined that the City owned the entire parcel of land including the 125-ft section of right of way. ^{The City Owned} The parcel that became East Park Industrial subdivision ~~subdivision~~ ~~substantially~~ by metes and bounds legal description to General Investments by Doc # 484726 dated Jan 29, 1965, and the 125 feet was outside of the property line delineated by that document. Thus it remained City-owned property. It subsequently was dedicated to the public as a street and utility corridor with the stipulation that ^{all or} any part of the 125-foot strip would revert back to the Grantor (City) if it ceased to be used for those purposes. It therefore clearly belongs to the City, and it appears to be within the prerogative of the City to sell it to the abutting property owner, with possibly the easiest means of conveyance being a quit claim deed rather than vacation.

Pel. 060-613-007 has now been sold to Norman Mott, who is a local builder-developer. In confirming the sale price with Mott, he confirmed the price to be \$67,500, or \$3.12 sq. ft. This parcel is inferior in location to pel. 060-613-008, since ^{pel.} 008 has equal frontage on Charleston ~~and~~ Mojave, while said parcel has no frontage on Charleston. In speaking with Mott, he ~~told me~~ said Pel 6-613-001 and 012 at the Corner of Distributor and Charleston had also ^{he understood the sale price was} sold in the past month at ~~approx. 120,000~~ \$120,000, or \$5.10 per square foot. The last sale on these combined parcels was recorded in the assessors files ~~as~~ in August of 1978 for ^{723,300} \$723,300, or \$3.10 per square foot. This would indicate a rise in value

of \$2.00 per sq ft in the past nine months, which appears to be consistent with the trend in the area.

It also would indicate that a value of \$5.00 per square foot ~~would be quite reasonable for~~ ^{could be substantiated as} the low side of value for the parcel at the corner of Ingrave and Charleston.

The question in which judgment becomes the biggest factor is, what percentage of ^{value} the 25-ft strip has to the larger parcel as contributing value.

The last instance we had of sales of surplus right of way in which we had a contributing value situation was ~~at~~ ^{on} Rancho Lane, between Charleston and Rancho Drive. The appraised value of the whole parcel was \$3.00 per square foot and the price which the City accepted for the ^{contributing} surplus right of way was 90¢ per square foot. This particular remainder could have stood alone as a parcel, except that to sell it as an individual parcel to anyone else would have landlocked the larger parcel; thus, in essence it was a ~~landlocked~~ ^{captive} parcel. The ratio of 90¢ to \$3.00 is 30%. However, the contributing value of the 25-ft strip is probably not as great as ~~that~~ ^{that} sale.

Therefore, if we regard the contributing value to be a low of 20% or a high of 25% the low asking price would be \$1.00 with a high of \$7.25 per square foot, subject to negotiation. The biggest benefit will be to place the property ~~on~~ on the tax rolls, whatever the negotiated sales price.

The area involved in Parcel 060-613-008 is 147.5×25 or 3867.5 sq ft. The area involved in Parcel 060-613-007 is 162.5×25 or 4062.5 sq ft.

~~The amount of the~~

INTER-OFFICE MEMORANDUM

Date

May 19, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

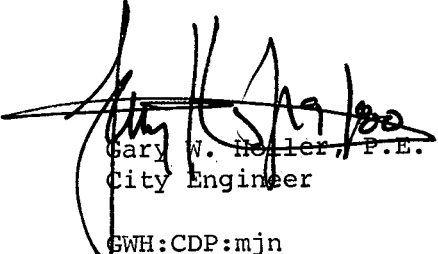
PM-30-80
Wal-Lee Enterprises, Inc.

COPIES TO:

Quality Control

Your memorandum dated May 14, 1980 requested comments from this Department by May 21, 1980 concerning the subject parcel map application.

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



Gary W. Hoeller, P.E. & R.L.S.
City Engineer

GWH:CDP:mjn

RECEIVED
MAY 20 1980
PLANNING AND
DEVELOPMENT

DATE

5/20/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-30-80
Wal-Lee Enterprises, Inc.

✓
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. Two (2) sets of as-builts to be provided this office.

✓
7. Must meet requirements of Uniform Fire Code.

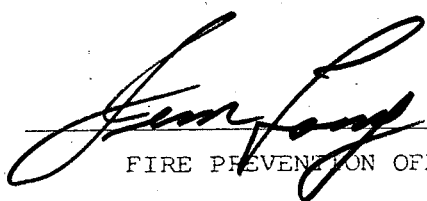
8. Must meet requirements of Uniform Building Code.

9. Building is to conform to the occupancy use requirements.

10. To be approved under permit from the Las Vegas Building Department.

11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:


FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE MAY 14, 1980

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
✓ FIRE SERVICES, ALARM OFFICE

RE: PM-30-80

Submitted by: Wal-Lee Enterprises, Inc.

May we have your comments, recommendations, and suggestions no later than
May 21, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

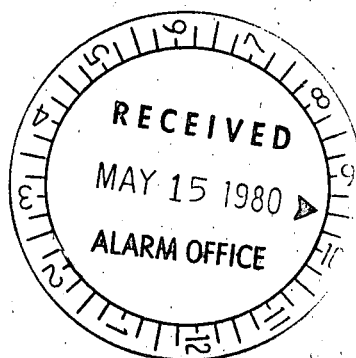
COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

No Comment
Ann Gilbert
Planning Dept
5-19-80



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE MAY 14, 1980

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-30-80

Submitted by: Wal-Lee Enterprises, Inc.

May we have your comments, recommendations, and suggestions no later than
May 21, 1980. 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

HPF:rw

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: May 12, 1980

1. Owner(s) of Record: Wal-Lee Enterprises, Inc.
Address: 5817 Jerry Drive, Las Vegas, Nevada, 89108 Phone No.: 646-2626
2. Name of Engineer or Surveyor: Baughman & Turner, Inc.
Address: 2325 West Charleston, Las Vegas, Nev. 89102 Phone No.: 870-8771
3. Location of Parcel Map: Section 36 Township 20 Range 61
Tax Parcel No.: 2-63-003
4. Acreage: 4.95 Number of Parcels to be Created: 3 Land Use Zone: C-1
5. Does the land front on a public (dedicated) street? Yes XX No
6. List names of public access streets between this property and nearest major street:
Frontage on Mojave
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Good asphalt paving and Southerly 120' ± fully improved with
curb, gutter, & sidewalk
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 - Mojave Road
9. Will the property be serviced by the City Sanitary Service System? Yes No XX
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes No XX
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

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:

Leon A. Rish
Owner(s) of Record

Stephen F. Turner
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$500

Received by: R. G.

Receipt No.: 394209

Case No.: 7M-30-80

Date: 5/13/80

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That BANK OF NEVADA and RAE ANN TRITLE, Co-trustees
and RAE ANN TRITLE, a widow,

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to WAL-LEE ENTERPRISES, INC., a Nevada corporation,

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

See Exhibit "A" attached hereto and by reference made a part hereof.



- Subject to:
1. Taxes for the fiscal year 1977-78.
 2. Rights of way, reservations, restrictions, conditions, and easements of record.

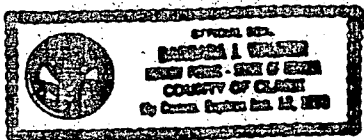
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness OUR hands this 22nd day of JULY 1977

STATE OF NEVADA
COUNTY OF CLARK ss
On JULY 22, 1977
personally appeared before me, a Notary Public,
MARLENE J. KIRCH
EARL J. NIBBELA
RAE ANN TRITLE

who acknowledged that they executed the above instrument.

Signature Babson
(Notary Public)
(Notarial Seal)



BANK OF NEVADA
By MARLENE J. KIRCH TRUST OFFICER
By EARL J. NIBBELA
RAE ANN TRITLE Co-Trustee
RAE ANN TRITLE

RECORD NO. 170932N INSTRUMENT NO. 170932N
WHEN RECORDED MAIL TO: Wal-Lee Enterprises
7723 So. 3rd St., Las Vegas,
NV. 89101

EXHIBIT "A"

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the Northeast Quarter (NE 1/4) of the Southwest quarter (SW 1/4) AND the Northwest Quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., and being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW 1/4) of said Section 36;

Thence South 00°07'26" East along the East line of the Southwest Quarter (SW 1/4) of said Section 36, a distance of 50.04 feet to a point in the South Line of Stewart Avenue, being the South line of the North 50.00 feet, measured at right angles to the North line, of the South Half (S 1/2) of said Section 36;

Thence South 87°59'00" East along the South line of Stewart Avenue, a distance of 420.18 feet;

Thence South 00°08'12" East, a distance of 386.53 feet to the True Point of Beginning;

Thence continuing South 00°08'12" East, a distance of 420.00 feet to a point in the Easterly prolongation of the South line of that certain parcel of land conveyed by the City of Las Vegas to the Roman Catholic Bishop of Reno, a Corporate Sole, by deed recorded December 14, 1959 as Document No. 182743 of Official Records of Clark County, Nevada, being the Northeast corner of that parcel of land conveyed by the City of Las Vegas to Theodore E. Martin and Jack T. Bushell by Deed recorded October 5, 1964 as Document No. 462905 of Official Records, Clark County, Nevada records;

Thence North 87°59'00" West along the North line of said last mentioned conveyed parcel a distance of 521.20 feet to the Southeast corner of parcel conveyed by Document No. 182743;

Thence North 02°01'00" East along the East line of said last mentioned conveyed parcel, a distance of 419.70 feet to a point in a line which bears North 87°59'00" West from the true point of beginning;

Thence South 87°59'00" East parallel with the aforementioned Easterly prolongation of the South line of said parcel conveyed by Document No. 182743, a distance of 505.42 feet, more or less, to the True Point of Beginning.

EXH. NO. 727000
OFFICIAL RECORD BOOK NO. 767
RECORDED AT REQUEST OF

FILE INSURANCE AND TRUST CO.

JUL 26 11 01 AM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

PER 400 DEPUTY 19