

Planning & Development Department

Scanning Cover Sheet

Case No PM-30-88

APN N/A

Location Mariner Cove Dr & Fort Apache Rd

Applicant American West Development

Subject



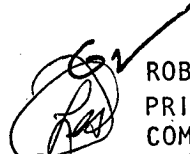
INTER-OFFICE MEMORANDUM

June 23, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-30-88
American West Development

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

June 23, 1988

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel

SUBJECT:

PM-30-88
American West Development

COPIES TO:

The property is located on the southwest corner of Fort Apache Rd. and Mariner Cove Rd.. The zoning is N-U under R.O.I. to R-PD6. This is a further subdivision of a previously approved and recorded parcel map. Two parcels are being created: lot 1 is 5.04 acres and lot 2 is 14.80 acres. The Department of Public Works required no improvements nor bonding at this time; compliance with previous Conditions of Approval and street improvements are required as the parcels develop per John McNellis 6/23/88. The Survey Division had no corrections on the map per Doug Peterson 6/22/88. 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.

INTER-OFFICE MEMORANDUM

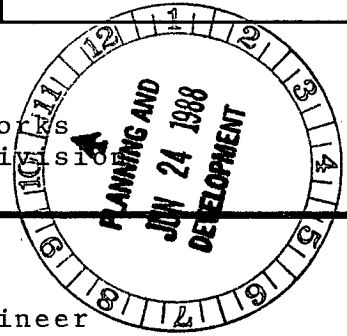
June 21, 1988

TO: Community Planning and Development

FROM: Public Works
Survey Division

SUBJECT: American West Development

COPIES TO: City Engineer
Survey



This Division will have no objections to approving the subject parcel map.

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

CDP:ld

RECEIVED
JUN 23 1988
DEPT. OF PUBLIC WORKS

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 6/15/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, ANN VILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM - 30 - 88

SUBMITTED BY: *American West Development*

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.

No Comment

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

R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jpb

Attachments:

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

INTER-OFFICE MEMORANDUM

June 22, 1988

TO:

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

FROM:

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

SUBJECT: COMMENTS RE:

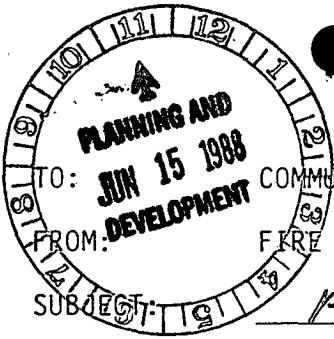
PM-30-88
American West Development

COPIES TO:

John McNellis, Engineering Planning
C. E. Gilpin, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. Each lot to comply at the time of development with the Conditions of Approval placed on it through the subdivision review process.
2. No conditions of approval need to be met prior to recordation of this map.

KJM4/116



COMMUNITY PLANNING AND DEVELOPMENT

FIRE PREVENTION DIVISION

DATE 6.15.88

SUBJECT:

PM 30.88 Parcel Map

Am West Dev. - MARINER COVE DR

- ☒ 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' unless provided with an approved turning radius of 45'6"
 - ☒ 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 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: ☒ 11. UBC, UFC, NFPA, CITY ORD. 3318 APPLICABLE
- ☒ 1. Provide this department with informatioun 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.
 - ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS: FIRE DEPT. ACCESS ROADS REQ'D TO W/IN 150 FT OF ALL BUILD'G AREAS. COMPLY W/ALL LOCAL CODES

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/15/88

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, ANN WILBERT
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM - 30 - 88

SUBMITTED BY: American West Development

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.

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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/15/88

TO: ~~DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY~~
~~DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES~~
~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~
~~ZONING DIVISION, JOHN HERBERT~~
~~FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING~~
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~
CLARK COUNTY HEALTH DISTRICT

RE: PM - 30 - 88

SUBMITTED BY: *AMERICAN West Development*

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.

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: 6/6/88

1. Owner(s) of Record: AMERICAN WEST DEVELOPMENT
Address: 2700 E. SUNSET, #5, LAS VEGAS, NEVADA 89120 Phone No.: 736-6434
2. Name of Surveyor: ENGINEERS & SURVEYORS, INC.
Address: 7018 W. CHARLESTON BLVD. LAS VEGAS NEVADA 89117 Phone No.: 363-6415
3. Location of Parcel Map: Section 7 Township 21 Range 60
Tax Parcel No.: X 440-510-018 # 440-520-015
4. Acreage: 19.84 Number of Parcels to be Created: 2 Land Use Zone: N-4 (RPT-6)
5. Does the land front on a public (dedicated) street? Yes X No
6. List names of public access streets between this property and nearest major streets:
X MARINER COVE DRIVE, FORT APACHE ROAD
7. Describe the existing improvements and/or condition of streets in item #6 above:
X IMPROVED
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 PROVIDED BY LAS VEGAS VALLEY WATER DISTRICT
9. Will the property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 X #3 #4
If yes, indicate type of development and anticipated date construction will commence:
RESIDENTIAL (UNKNOWN) SINGLE FAMILY

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 Sec/Treas.

[Signature]
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: R.P.

Receipt No.: 36673

Case No.: PM-30-88

Date: 6/7/88

Q-7-4, -6

35315-7
SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
(Note not set out)

THIS DEED OF TRUST, made this 20th day of January, A.D., 1987, between
AMERICAN WEST DEVELOPMENT, INC., a Nevada Corporation

_____, herein called TRUSTOR,
whose address is 2700 E. Sunset Rd., Ste. 5, Las Vegas, Nv. 89120

NATIONAL TITLE CO., a Nevada Corporation, herein called TRUSTEE, and

SECTION SEVEN INVESTMENT CO., a Nevada General Partnership

_____, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH
POWER OF SALE, that property in Clark County, Nevada, described as:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY
THIS REFERENCE MADE A PART HEREOF

SEE EXHIBIT "B" ATTACHED HERETO FOR RIDER, AND BY THIS REFERENCE
A PART HEREOF

TOGETHER WITH ALL APPURTENANCES in which Trustor has any interest, including water rights benefitting said realty, represented by shares of a company or otherwise; and.

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during continuance of some default hereunder, and during continuance of such default, authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor incorporated by reference or contained herein.
(2) Payment of the indebtedness evidenced by one (1) Promissory Note of even date herewith, and any extension or renewal thereof, in the principal sum of

NINETY-TWO and 98/100

EIGHT MILLION SIXTY-NINE THOUSAND TWO HUNDRED/ (\$ 8,069,292.98).

executed by Trustor in favor of Beneficiary, or order. (3) Payment of such additional sums as may hereafter be advanced for the account of Trustor or assigns by Beneficiary with interest thereon.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution of this Deed of Trust, that provisions numbered (1) to (17) inclusive of the Master Form Deed of Trust, recorded on the 20th day of November, A.D. 1986, in Book 861120 as Document No. 00354, _____, of the Official Records in the Office of the County Recorder of Clark County, Nevada, are each and all hereby incorporated herein by reference and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The parties agree that with respect to provision 16, the amount of fire insurance required by covenant 2 shall be \$_____, and with respect to attorneys' fees provided for by covenant 7 the percentage shall be _____%.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

AMERICAN WEST DEVELOPMENT, INC.

By: Lawrence D. Canarelli

Frank L. Kocvara
STATE OF NEVADA

COUNTY OF CLARK } ss.

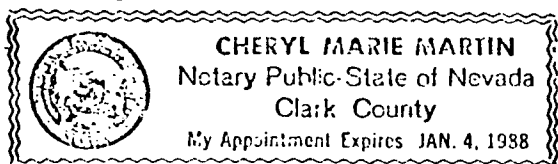
On this 23rd day of JANUARY,
A.D., 1987, before me, the undersigned, a Notary Public in and

for said County and State, personally appeared _____

LAURENCE D. CANARELLI &
FRANK L. KOCVARA

known to me to be the person S 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.

Cheryl Marie Martin
NOTARY PUBLIC in and for said County and State.



COPY

ORDER NO. 35315 T

WHEN RECORDED MAIL TO: Valley Bank of Nevada,
300 So. 4th St., Las Vegas, Nv. Attn: G. Har

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NATIONAL TITLE CO

01/28/87 08:00 PAM 10
BOOK: 870128 INST: 00085

FEE: 14.00 RPTT: .00
TRUST DEED
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

EXHIBIT "A"

PARCEL I:

That portion of the Northeast Quarter (NE 1/4) of Section 7, Township 21 South, Range 60 East, M.D.B. & M., more particularly described as Lots Two (2) and Four (4) of Parcel Map in File 51, page 67, recorded January 21, 1987 as Document No. 01061 in Book 870121, Official Records, Clark County, Nevada.

PARCEL II:

That portion of the East Half (E 1/2) of Section 7, Township 21 South, Range 60 East, M.D.B. & M., more particularly described as Lots Two (2), Three (3), and Four (4) of Parcel Map in File 51, page 70, recorded January 21, 1987 as Document No. 01065 in Book 870121, Official Records, Clark County, Nevada.

PARCEL III:

That portion of Section 7, Township 21 South, Range 60 East, M.D.B. & M., more particularly described as Common Area "A" as shown on Parcel Map in File 51, page 19, recorded December 9, 1986 as Document No. 00722 in Book 861209, Official Records, Clark County, Nevada.



LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS DATE: 6-07-88
400 E. STEWART AVENUE PROJECT: BLUFFS 11
LAS VEGAS, NEVADA 89101
ATTN: BOB GENZER W.O. NO. 4016

GENTLEMEN:

WE ARE FORWARDING _____ BY MAIL X BY MESSENGER

<u>NO. COPIES</u>	<u>DESCRIPTION</u>	<u>SHEET NO.</u>
<u>1 ea.</u>	<u>PARCEL MAP APPLICATION</u>	<u> </u>
<u>1 ea.</u>	<u>CHECK FOR FEES</u>	<u> </u>
<u>1 ea.</u>	<u>DEED</u>	<u> </u>
<u>8 ea.</u>	<u>BLUELINES (FOLDED)</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

REMARKS: _____

THIS MATERIAL IS SENT FOR X CHECKING X APPROVAL X FILES

OTHER _____

PLEASE SIGN _____ COPIES AND RETURN TO OUR OFFICE. BY: MARK HERDT

ABOVE MATERIAL RECEIVED BY: _____ DATE _____