

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-33-88

APN                N/A

Location           See Below

Applicant           Desert Shores Development Co.

Subject

Location: Buffalo Dr, Regetta Dr, Mariner Dr  
& Valiant Dr



## INTER-OFFICE MEMORANDUM

July 6, 1988

|                                                                                                   |                                                                                                            |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>TO:</b><br><br>DEPARTMENT OF PUBLIC WORKS                                                      | <b>FROM:</b><br><br>GV ROBERT S. GENZER <i>RS</i><br>PRINCIPAL PLANNER<br>COMMUNITY PLANNING & DEVELOPMENT |
| <b>SUBJECT:</b><br><br>PARCEL MAP(S) FOR RECORDATION<br>PM-33-88<br>Desert Shores Development Co. | <b>COPIES TO:</b><br><br>                                                                                  |

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 6, 1988

## TO:

Bob Genzer  
Les Comeau

## FROM:

Rob Pyzel *R.P.*

## SUBJECT:

PM-33-88  
Desert Shores Development Co.

## COPIES TO:

The property is located on the northwest corner of Buffalo Dr. and Regatta Dr.. The zoning is N-U under R.O.I. to R-PD5. Three parcels are being created: parcel A is 56.56 acres, parcel B is 7.99 acres and parcel C is 8.28 acres. The Department of Public Works required compliance to Conditions of Approval for Z-43-87, for the Tentative Map of Alaquá Subdivision for parcels B and C, for the Final Map of Alaquá Unit 1 for parcel B and parcel B is to be developed before parcel C; no improvements nor bonds are required prior to map recordation per John McNellis on 7/1/88. The Survey Division had one correction on the map; this has been done. There are no zoning problems. Staff feels that this application is in order and recommend approval, subject to the requirements of all City Departments and State Subdivision Statutes.

## INTER-OFFICE MEMORANDUM

Date

June 24, 1988

TO:

Community Planning and Development

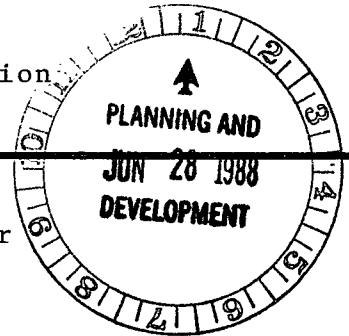
FROM:

Public Works  
Survey Division

SUBJECT:

Desert Shores Development Co.  
PM-33-88 (Revised)

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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/23/88

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: Revised PM - 33-88

SUBMITTED BY: Desert Shores Development 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.

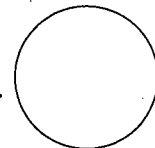
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

  
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: *6/23/88*

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: *Revised PM - 33-88*

SUBMITTED BY: *Desert Shores Development 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.

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

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

# LETTER OF TRANSMITTAL

(702) 363-9700

TO CITY OF LAS VEGAS  
PLANNING DEPT.

|           |           |         |        |
|-----------|-----------|---------|--------|
| DATE      | 6.22.88   | JOB NO. | 880219 |
| ATTENTION | Rob Pizel |         |        |
| RE:       | PM 33-88  |         |        |
|           |           |         |        |
|           |           |         |        |
|           |           |         |        |
|           |           |         |        |

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

- |                                         |                                            |                                |                                  |                                         |
|-----------------------------------------|--------------------------------------------|--------------------------------|----------------------------------|-----------------------------------------|
| <input type="checkbox"/> Shop drawings  | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order      | <input type="checkbox"/> _____ |                                  |                                         |

| COPIES | DATE | NO. | DESCRIPTION                              |
|--------|------|-----|------------------------------------------|
| 3      |      |     | P.M. 33-88 SHOWING ADDITIONAL PARCEL "C" |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |
|        |      |     |                                          |

THESE ARE TRANSMITTED as checked below:

- |                                                                                                                |                                                   |                                                               |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> For approval                                                                          | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use                                                                          | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                                                                          | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment                                                                | <input type="checkbox"/> _____                    |                                                               |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |                                                   |                                                               |

REMARKS \_\_\_\_\_

PLEASE PROMPTLY PROCESS (OR REPROCESS) THIS REVISED  
PARCEL MAP WITH THE ADDITION OF PARCEL C THAT  
FOLLOWS THE PHASE LINE OF "AZAPUA" SUBDIVISION.

THANKS AGAIN FOR YOUR PROMPT ATTENTION IN PROCESSING  
THIS PARCEL MAP

*[Signature]*

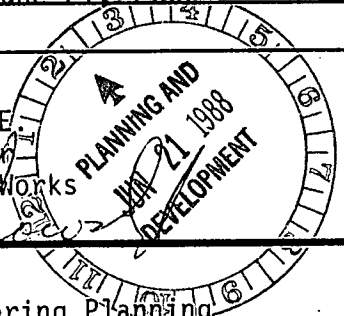
COPY TO R.P. 6/22/88

SIGNED: *[Signature]*

INTER-OFFICE MEMORANDUM

Date

June 21, 1988

|                                                                                                     |                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b><br><br>Harold P. Foster, Director<br>Department of Community Planning<br>and Development | <b>FROM:</b><br><br>Charles Kajkowski, P.E.<br>City Planning Engineer<br>Department of Public Works<br> |
| <b>SUBJECT:</b> COMMENTS RE:<br><br>PM-33-88<br>Desert Shores Development Company                   | <b>COPIES TO:</b><br><br>John McNellis, Engineering Planning<br>C. E. Gilpin, Land Development<br>Nancy Miller, Right-of-Way<br>Doug Peterson, Survey (FM, PM & A's only)                  |

1. Parcel B to ultimately comply with the Conditions of Approval for the Alagua Subdivision.
2. Parcel A to comply with the Conditions of Approval of Z-43-87 and future subdivision reviews.
3. No Conditions of Approval need to be met prior to recordation of this map.

KJM4/115

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 16, 1988

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

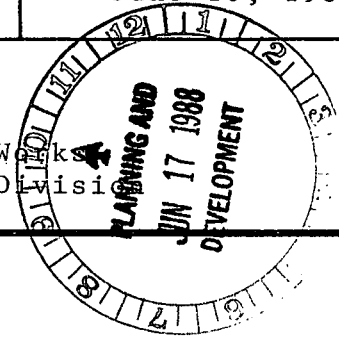
Public Works  
Survey Division

SUBJECT:

Desert Shores Development Company  
PM-33-88

COPIES TO:

City Engineer  
Survey



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

1. In the Approvals change Design and Development to Public Works.

*C.D. Peterson*

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

CDP:ld

CITY OF LAS VEGAS

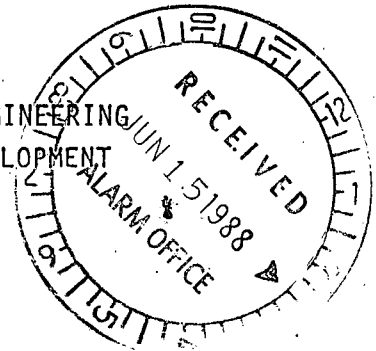
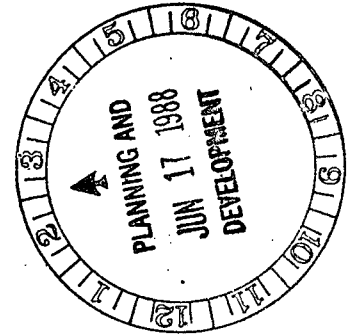
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/14/88

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 - 33 - 88

SUBMITTED BY: *Desert Shores Development Company*

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

*Rob S. Genzer*  
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

*Ann Vilbert*  
*Fire Alarm Office*  
*6-16-88*

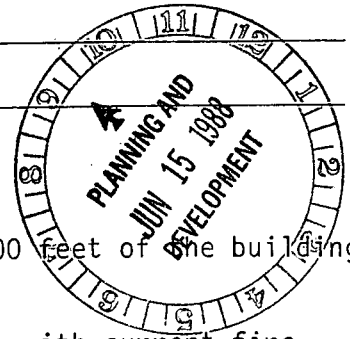
TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

DATE 8.15.88

SUBJECT:

PN 33-88 PARCEL MAP  
DESERT SHORES DEV



- ☒ 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: 6/14/88

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 *6-15-88*  
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM - 33 - 88

SUBMITTED BY: *Desert Shores Development Company*

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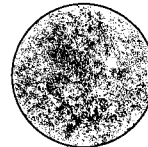
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
HAROLD P. FOSTER, DIRECTOR

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

HPF:RSG:jp

Attachments:

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2. All Others - Map
3. Land Dev. - Appl. and Map



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 6/14/88

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~~  
P.P. 6/20 ~~CLARK COUNTY HEALTH DISTRICT~~

RE: PM - 33 - 88

SUBMITTED BY: *Desert Shores Development Company*

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: \_\_\_\_\_

1. Owner(s) of Record: DESERT SHORES DEVELOPMENT CO.  
Address: 90 SOUTHWEST ENGINEERING  
1725 S. RAINBOW, #23 Phone No.: 363-9700
2. Name of Surveyor: JOHN R. RINALDI JR.  
Address: 1725 S. RAINBOW, #23 Phone No.: 363-9700
3. Location of Parcel Map: Section 16 Township 20 Range 60
4. Tax Parcel No.: portions of 350-150-001, 350-160-001, 350-170-002
5. Acreage: 72.84 Number of Parcels to be Created: 2 Land Use Zone: N-U (R-1 R-PDS)
6. Does the land front on a public (dedicated) street? Yes ☒ No ☐
7. List names of public access streets between this property and nearest major streets:  
BUFFALO DR / REGATTA DR / MARINER DR / VALENT DR
8. Describe the existing improvements and/or condition of streets in item #6 above:  
FULL OFF-SITES ALREADY BONDED FOR & UNDER  
CONSTRUCTION
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 ☒ No ☐  
If no, indicate how sewer service will be provided: \_\_\_\_\_
11. Is immediate development proposed on the parcels of land to be created? Yes ☒ No ☐  
On which parcel? #1 B #2 ☒ #3 ☐ #4 ☐  
If yes, indicate type of development and anticipated date construction will commence:  
OCTOBER 1988 - "ALAUHA" SUBDIVISION

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

John R. Rinaldi Jr. (agent)  
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: RIP

Receipt No.: 36691

Case No.: PM-33-88

Date: 6/13/88

L-16-4/-6,-8

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.

87110600536  
GRANT, BARGAIN, SALE DEED

870219

APPT  
2,200.00

THIS DOCUMENT WITNESSETH: That R. A. HOMES, INC., a Nevada Corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to  
DESERT SHORES DEVELOPMENT CO., A JOINT VENTURE, A JOINT VENTURE COMPOSED  
OF R. A. HOMES, INC., A NEVADA CORPORATION AND NEVADA DESERT SHORES, LTD.  
A NEVADA LIMITED PARTNERSHIP (V) County of Clark  
all that real property interests in the

State of Nevada, bounded and described as follows:

Parcel Two (2) as shown by map thereof on file in File 52 of Parcel  
Maps, page 83, in the Office of the County Recorder of Clark County  
Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 19 87 to 88  
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 thereto belonging or in anywise appertaining.

Witness my hand this 4th day of November 19 87

R. A. HOMES, INC.

BY:

HAROLD J. OBER, Preside.

STATE OF NEVADA

County of Clark

On November 4, 1987 personally appeared before  
me, a Notary Public, Harold J. Ober

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

WITNES my hand and official seal.

Richard H. Stout  
Notary Public in and for said County and State



RICHARD H. STOUT  
Notary Public in and for said County and State  
COUNTY OF CLARK  
My A. Commission Expires: 12/31/1990

ESCROW NO. } ST 87-35-0092-JD  
ORDER NO. }  
WHEN RECORDED MAIL TO Desert Shores Dev. Co.  
3430 E. Flamingo, Suite 103, Las Vegas  
Nevada 89121

SPACE BELOW FOR RECORDER'S USE ONLY

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

J DONATO

11-06-87 10:37 PRI  
OFFICIAL RECORDS  
BOOK 871106 P.151 P.0536  
FEE 5.00 RPTT 2,200.00

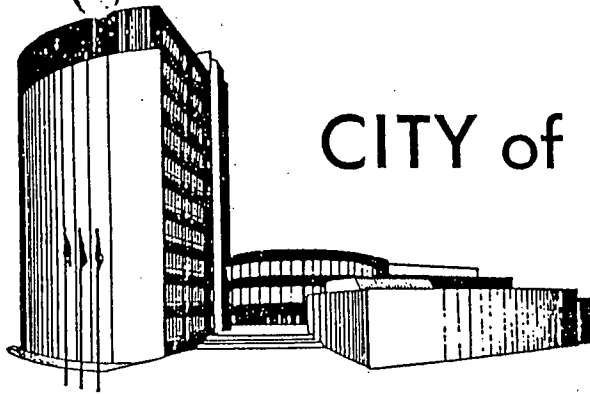
95

5167-F

MAYOR BILL BRIARE

COUNCILMEN  
RON LURIE  
AL LEVY  
BOB NOLEN  
W. WAYNE BUNKER

CITY MANAGER  
ASHLEY HALL



# CITY of LAS VEGAS

July 1, 1987

Mr. Richard P. Bonar  
Howard Hughes Properties  
P. O. Box 14000  
Las Vegas, Nevada 89156

RE: RECLASSIFICATION OF PROPERTY  
Z-43-87

Dear Mr. Bonar:

The City Council at a regular meeting held June 3, 1987, APPROVED the Reclassification of Property generally located west of Buffalo Drive between Lake Mead Boulevard and Cheyenne Avenue, From: N-U (Non-Urban), To: R-PD5 (Residential Planned Development), C-1 (Limited Commercial) and C-2 (General Commercial), Proposed Use: Single and Multi-Family Residential, Retail Commercial, and a Hotel, subject to the following conditions:

1. Resolution of Intent.
2. This development shall be limited to a maximum of 4,930 dwelling units.
3. The C-2 parcel be amended to C-1.
4. Plot Plans and Building Elevations for each phase of development must be approved through the subdivision process or individual Plot Plan Review subject to approval of the Planning Commission.
5. Paved access on dedicated right-of-way shall be provided to this site from an existing paved street as required by the Department of Public Works.
6. An Encroachment Agreement must be approved by the City Council for all landscaping in the public right-of-way.
7. All landscaping in the public right-of-way and common areas shall be installed and maintained in perpetuity by the Homeowners Association.



Mr. Richard P. Bonar  
Z-43-87 - Reclassification of Property  
July 1, 1987  
Page -2-

8. Annexation A-20-86(A) being effective on June 10, 1987.
9. The applicant provide 25% participation for future traffic signals at Cheyenne Avenue and Buffalo Drive, Cheyenne Avenue and El Capitan Way, Lake Mead Boulevard and Buffalo Drive, and Lake Mead Boulevard and El Capitan Way and 50% participation for future traffic signals at Smoke Ranch Road and Buffalo Drive, Lake Mead Boulevard and the first street east of El Capitan Way, and Cheyenne Avenue at both connecting streets between Buffalo Drive and El Capitan Way. Participation funds for each intersection shall be posted at the time of development on any parcel adjacent to the intersection, or when deemed necessary by the Department of Public Works, whichever occurs first.
10. Dedicate 50 feet of right-of-way for Cheyenne Avenue, 75 feet of right-of-way for Buffalo Drive tapering to 50 feet in width north of the east quarter corner of Section 16, and all other rights-of-way as required by the Department of Public Works.
11. Dedicate 25 foot radius corners at all street intersections with Cheyenne Avenue and Buffalo Drive and all other radii at street intersections as required by the Department of Public Works.
12. Redesign Westlake Boulevard and the interior collector streets to accommodate four traffic lanes and left turn lanes at all intersections as required by the Department of Public Works.
13. Installation of half-street improvements on Buffalo Drive and Cheyenne Avenue and all interior streets as required by the Department of Public Works.
14. Installation of half-street improvements of Lake Mead Boulevard and the El Capitan/Durango alignment as required by the Department of Public Works. These improvements must conform to the roadway designs approved for the proposed Husite Standard Development.
15. Provide a drainage and flood analysis as required by the Department of Public Works. The applicant shall construct needed improvements and provide necessary dedication as required by the Department of Public Works.

Mr. Richard P. Bonar  
Reclassification of Property - Z-43-87  
July 1, 1987  
Page -2-

16. The proposed school site be relocated from the proposed arterial street system as required by the Department of Community Planning and Development.

Sincerely,



ROSE MCKINNEY-JAMES  
Acting City Clerk

RMJ:jp

cc: Dept. of Community Planning and Development  
Dept. of Fire Services  
Dept. of Public Works  
Dept. of Building and Safety  
Land Development Services  
G. C. Wallace, Inc., 1555 S. Rainbow Blvd.,  
Las Vegas, Nevada 89102

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

# LETTER OF TRANSMITTAL

(702) 363-9700

TO

*City of LV.*

|                                                              |         |
|--------------------------------------------------------------|---------|
| DATE <i>6-13-88</i>                                          | JOB NO. |
| ATTENTION                                                    |         |
| RE: <i>Begatha Dr. J. Mariner</i><br><i>in Desert Shares</i> |         |
|                                                              |         |
|                                                              |         |
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|                                                              |         |
|                                                              |         |

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

- |                                         |                                            |                                |                                  |                                         |
|-----------------------------------------|--------------------------------------------|--------------------------------|----------------------------------|-----------------------------------------|
| <input type="checkbox"/> Shop drawings  | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order      | <input type="checkbox"/> _____ |                                  |                                         |

| COPIES   | DATE | NO.      | DESCRIPTION                |
|----------|------|----------|----------------------------|
|          |      | <i>1</i> | <i>Application</i>         |
|          |      | <i>1</i> | <i>Check #50</i>           |
| <i>1</i> |      |          | <i>Deed</i>                |
| <i>1</i> |      |          | <i>Parcel map - folded</i> |
| <i>1</i> |      |          | <i>Parcel map - rolled</i> |
|          |      |          |                            |
|          |      |          |                            |
|          |      |          |                            |

THESE ARE TRANSMITTED as checked below:

- |                                                                                                              |                                                   |                                                               |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> For approval                                                             | <input type="checkbox"/> Approved as submitted    | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use                                                                        | <input type="checkbox"/> Approved as noted        | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                                                                        | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints        |
| <input checked="" type="checkbox"/> For review and comment                                                   | <input type="checkbox"/> _____                    |                                                               |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |                                                   |                                                               |

REMARKS \_\_\_\_\_

COPY TO

*R.D.*

*6/13/88*

SIGNED:

*Donna George*