

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-34-85

APN ?

Location SEE BELOW

Applicant ELLAS PROPERTIES, INC.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE NORTH
SIDE OF SAHARA AVE, WEST OF FREMONT STREET



INTER-OFFICE MEMORANDUM

August 7, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:

CS
ROBERT S. GENDER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-34-85 ELLAS PROPERTIES, 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 before recordation.

RSG:

Attachment(s)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 6, 1985

TO:

WILLIAMS

FROM:

GV GENZER 

SUBJECT:

PM-34-85 ELLAS PROPERTIES, INC.

COPIES TO:

This property is located on the north side of Sahara Avenue, west of Fremont Street, in zoning districts R-1 and R-2 (under Resolution of Intent to C-2). John has checked the map and indicates that it conforms to zoning requirements. The Department of Public Works has no objections to the application. Staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-34-85

RECEIVED

AUG 8 1985

PLANNING AND
DEVELOPMENT

- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrants to be installed within 300 feet of the building or existing hydrant.
- ☐ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☐ 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. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. 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; 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).

COMMENTS:

LIFD 8-6-85

R. Depp

INTER-OFFICE MEMORANDUM

Date

August 1, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

AUG 2 1985
PLANNING AND
DEVELOPMENT
DEPARTMENT OF PUBLIC WORKS

SUBJECT:

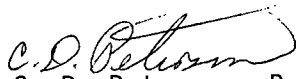
ELLAS PROPERTIES, INC.
PM-34-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your memorandum dated July 26, 1985 requested comments from this Department by no later than August 8, 1985, concerning the parcel map and application submitted by Ellas Properties, Incorporated.

This Department has no objections to the approval of this parcel map in its present format.



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

CDP:bjc

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS



DATE: July 26, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

✓ FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

FIRE SERVICES. (RAY PEEPLES)

RICK WILLIAMS (ZONING DEPT.)

RE: PM -34-85

SUBMITTED BY: ELLAS PROPERTIES, INCORPORATED

May we have your comments, recommendations, and suggestions no later than August 9, 1985. 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

R. G.

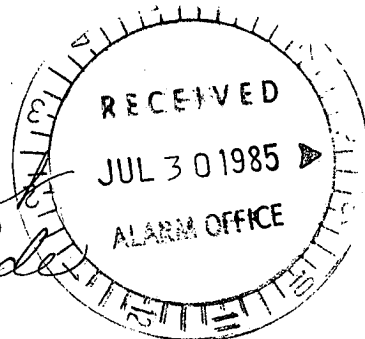
Fos, HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

Dan Kilbert
Planning Office
7-31-85



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: July 26, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES. (RAY PEEPLES)
RICK WILLIAMS (ZONING DEPT.)

RE: PM -34-85

SUBMITTED BY: ELLAS PROPERTIES, INCORPORATED

May we have your comments, recommendations, and suggestions no later than
August 9, 1985. 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

R. G.

For, HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

mailed 7/26/85 jp

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: JULY 19, 1985

1. Owner(s) of Record: ELLAS PROPERTIES, INCORPORATED, a california corporation
Address: _____ Phone No.: _____
2. Name of Surveyor: BORIS NARIZNY
Address: 4330 W. DESERT INN RD. STE "F" Phone No.: 362-2850
3. Location of Parcel Map: Section 1 Township 21 S. Range 61 E.
4. Tax Parcel No.: 050-560-002
5. Acreage: _____ Number of Parcels to be Created: 2 Land Use Zone: Z-22-85 R1, R2 (C2)
6. Does the land front on a public (dedicated) street? Yes X No _____ ROI
7. List names of public access streets between this property and nearest major streets:
FRONTS ON SAHARA AVENUE
8. Describe the existing improvements and/or condition of streets in item #6 above:
IMPROVED WITH "L" TYPE CURB AND GUTTER AND STREET LIGHTS
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:
LAS VEGAS VALLEY WATER DISTRICT, WATER AVAILABLE AT THE SOUTHEASTERLY CORNER OF THE PROPERTY
10. Will the property be serviced by the City Sanitary Sewer System? Yes X 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 X
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: _____

Owner(s) of Record

BORIS NARIZNY R.L.S. 4788

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R.C.

Receipt No.: 74616

Case No.: PM-34-85

Date: 7/19/85

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.

1879

1838644

2-1

APTX R.P.T.T. : *Exempt - See Below

Corporation Grant, Bargain, Sale Deed

ROLDAY CORPORATION N.V.

a corporation organized and existing under the laws of the Netherlands Antilles, and having its principal place of business at John B. Gorsiraweg 6, P.O. Box 889, Curacao, Netherlands Antilles

in consideration of -0- Dollars,

does hereby Grant, Bargain, Sell and Convey to ELLAS PROPERTIES, INCORPORATED, a
California corporation

all that real property in the City of Las Vegas, County of Clark
State of Nevada, bounded and described as follows:

100% interest in and to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF

SUBJECT TO: Rights of way, reservations,
restrictions, easements and
conditions of record.

* This conveyance is by a corporation in liquidation and is made
solely for the cancellation and retirement of the capital stock
and is exempt pursuant to R3.8.

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

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its liquidator

RONALD M. MACE Secretary, thereto duly authorized, this 8th day of February, 1984

STATE OF NEVADA

COUNTY OF _____

ss.

ROLDAY CORPORATION N.V.

By [Signature] Liquidator RONALD M. MACE

On _____

personally appeared before me, a Notary Public, _____

J. R. MACE

Name (Typed or Printed)

By _____ Secretary

who acknowledged that _____ executed the above instrument.

Name (Typed or Printed)

(Agent of Corporation)

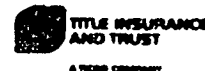
STATE OF CALIFORNIA
COUNTY OF ORANGE

ss.

On FEBRUARY 8, 1984 before me, the undersigned, a Notary Public in and for
said State, personally appeared J. R. MACE
personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed
the within instrument as the agent of the corporation
that executed the within instrument, and acknowledged
to me that such corporation executed the within instru-
ment pursuant to its by-laws or a resolution of its board
of directors.
WITNESS my hand and official seal.

Signature [Signature]

SUSAN L. DUNN



Esq.,

EXHIBIT "A"

That portion of the South Half (S $\frac{1}{2}$) of Section 1, Township 21 South, Range 61 East, M.D.B. &M., more particularly described as follows:

COMMENCING at the South Quarter (S $\frac{1}{4}$) corner of said Section 1; thence North 00°13'27" West 75.01 feet to a point on the North line of Sahara Avenue; thence North 88°47'55" East along the North line of Sahara Avenue 1318.00 feet to the TRUE POINT OF BEGINNING; thence North 01°12'05" West 609.05 feet; thence South 89°46'57" East 480.27 feet; thence South 42°27'00" East 557.61 feet to a point on a curve concave to the Northwest and subtending a central angle of 34°15'39"; thence Southwesterly along the said curve an arc distance of 453.85 feet to a point; thence South 88°47'55" West 437.57 feet to the TRUE POINT OF BEGINNING.

NSE 22234J

Return To:
John A. St. Clair, Esq.,
760 South Flower Street #3036
Los Angeles, Ca 90017

CLARK COUNTY, NEVADA
MARL SWIFT, RECORDER
RECORDED AT REQUEST OF
NEVADA SOUTHERN TITLE, INC.

FEB 26 3 55 PM '84

RECORDED
DEPUTY
CLERK
INSTRUMENT

1879

1838644

SEE 5- 58

DAWSON PARK

TRACT NO.3 UNIT NO.1

SEE 5-57

DAWSON PARK TRACT NO. 4

SEE 5-57

DAWSON PARK TRACT NO. 5

SEE BK 5- 57 & 62

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

S.1/4
COR.

CCAO

K.T.

2-2-67

5 38° 51' 30"

SAHARA AVENUE

SEE

32-08

(.04 Ac.)
SEE: 32-08-8

581.77

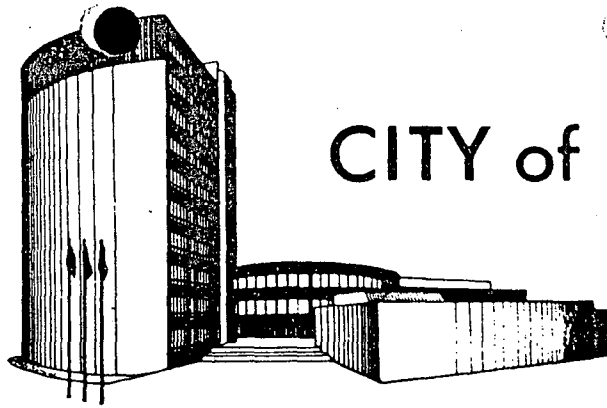
303.80

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 14, 1985

Ellas Properties, Inc.
5395 E. La Palma
Anaheim, California 92807

Re: RECLASSIFICATION OF PROPERTY
Z-23-85

Gentlemen:

The City Council at a regular meeting held June 5, 1985, APPROVED the Reclassification of Property generally located on the north side of Sahara Avenue, 330 feet west of Fremont Street, From: R-1 (Single Family Residence) and R-2 (Two Family Residence), To: C-2 (General Commercial), Proposed Use: New car dealership with paint and body shop, subject to the following conditions:

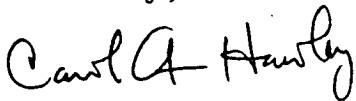
1. Resolution of Intent with a twelve (12) month time limit.
2. Construct a 6 foot high wall along the north property line.
3. Installation of a sidewalk on Sahara Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. All drainage shall be directed to Sahara Avenue.
5. Planning Commission to approve the site plan for the portion indicated as future development.
6. Conformance to the plot plan and elevations.



Ellas Properties, Inc.
Reclassification of Property - Z-23-85
June 14, 1985
Page -2-

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Design and Development
Dept. of Building and Safety
Land Development and Flood Control