

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-34-87

APN ?

Location SEE BELOW

Applicant SECTION SEVEN INVESTMENT CORP.

Subject

CREATION OF FOUR LOTS LOCATED EAST OF
HUALPAI WAY BETWEEN SAHARA AVE AND DESERT
INN ROAD - FURTHER SUBDIVISION OF PREVIOUSLY
APPROVED AND RECORDED PARCEL MAP.



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

September 10 , 1987

TO: DEPARTMENT OF PUBLIC WORKS	FROM: GV ROBERT S. GENZER PRINCIPAL PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAP(S) FOR RECORDATION PM-34-87 Section Seven Investment Co.	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

Date

September 10, 1987

TO:


Bob Genzer
Les Comeau

FROM:

Rob Pyzel

SUBJECT:

PM-34-87
Section Seven Investment Co.

COPIES TO:

The property is located east of Hualpai Way between Sahara Ave. and Desert Inn Rd.. The zoning is N-U under ROI to C-1, R-PD6 and R-PD20. This is a further subdivision of a previously approved and recorded parcel map. Four lots are being created: lot 1 is 52.85 acres, lot 2 is 35.43 acres, lot 3 is 33.13 acres and lot 4 is 117.60 acres. The Department of Public Works only requirement was for coordination and execution of sewer extension and oversizing agreements along Desert Inn Rd. and Sahara Ave.. The applicant requested the City waive Right of Way dedication requirement for Sahara Ave., Desert Inn Rd. and Hualpai Way. Public Works had no objections to allowing the requirement to be satisfied when further land division or phased development occurs. 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

September 3, 1987

TO:

Community Planning
and Development

FROM:

Public Works
Survey Division

SUBJECT:

Section Seven Investment Co.
PM-34-87

COPIES TO:

City Engineer
Engineering Planning
Survey

RECEIVED

SEP 4 1987

PLANNING AND
DEVELOPMENT

This Division will have no objections to approving the subject parcel map and the request for the waiver of right-of-way dedications at this time.

C. D. Peterson

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

CDP:rk

INTER-OFFICE MEMORANDUM

August 24, 1987

TO:

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

FROM:

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

SUBJECT:

Comment Re:
Review of Right-of-Way Dedication
Condition of Approval
PM-34-87

COPIES TO:

Richard D. Goecke
C. E. Gilpin

RECEIVED
AUG 24 1987
PLANNING AND
DEVELOPMENT

1. The Department of Public Works has no objections to qualifying the right-of-way dedication and off-site improvement requirements of Z-76-86 to allow such conditions to be satisfied when further land division or phased development occurs adjacent to the site-perimeter public streets.



August 17, 1987

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

RE: PM 34-87 - Request for waiver of Right-of-Way dedication.

Dear Mr. Foster,

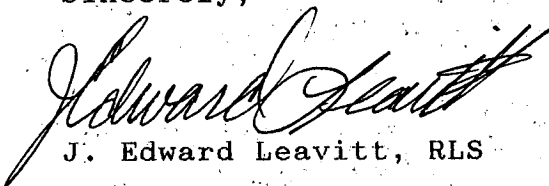
I hereby request that the City waive the Right-of-Way dedication requirement for Sahara Ave., Hualapai Way, and Desert Inn Road as they are affected by PM 34-87.

This action will not adversely affect any parcel, whether existing or proposed, as all parcels already front upon dedicated Right-of-Way.

As I indicated to Doug Peterson and Bob Genzer, we are preparing additional Parcel Maps which will dedicate the Rights-of-Way covered by this waiver.

Thank you for your consideration in this matter.

Sincerely,



J. Edward Leavitt, RLS

INTER-OFFICE MEMORANDUM

July 17, 1987

TO:

Doug Peterson

FROM:

Rob Pyzel *R.P.*

SUBJECT:

Parcel Map Status

COPIES TO:

Les Comeau
Bob Genzer

We need comments on the following parcel maps:

- PM-4-87 Section Seven Invest.
- PM-5-87 Section Seven Invest.
- PM-20-87 First Western Savings
- PM-22-87 David & Rhonda Inman
- PM-25-87 J.J. Dudek Jr. M.D.
- PM-26-87 J.J. Dudek Jr. M.D.
- PM-32-87 Pro Corp., a Nevada Corporation
- PM-34-87 Section Seven Invest. Co.
- PM-36-87 Homer K. Hansen Et Al
- PM-37-87 Larry Shiffman
- PM-38-87 Barry Fieldman
- PM-39-87 Christina Hixon, Executrix
- PM-40-87 Kenneth & Renie Downey
- PM-41-87 Hurtado Construction, Inc.
- PM-42-87 Howard Hughes Properties, a Limited Partnership
- PM-43-87 Charles Searcy Jr. & Beverly Searcy
- PM-44-87 V.A. & Girijamma Ram, Dipak & Kusum Desai

PM-21-87

Eugene & Kim Sagas

Gravel La Madre & Valdez or bonding with construction completed within 12 months.

S.I.D. agreement for the balance of full improvements.

PM-22-87

David & Rhonda Inman

Dedicated gravel access to the property.

25' radius at s.e. corner of Iron Mountain & Conough and a 15' radius at Conough & Maggie.

Roads abutting parcel map must be gravelled.

Construction completed or bonding guaranteeing prior to recording.

Drainage study and any easements/improvements designated are required.

PM-24-87

Carmen J., Joseph & Veronica Rose

Drainage study and any easements/improvements designated or bonding is required prior to recording.

Grading plan is required prior to recording.

PM-27-87

Steven Miller

Construct half-street improvements on Paniflow, Wardelle, Bonanza and Harris adjacent to property.

Provide for existing drainage continuation.

Provide knuckle at intersection of Paniflow & Poppy.

PM-25-87

J.J. Dudek Jr., M.D.

Gravel Centennial, Bradley and the cul-de-sac.

Gravel Bradley from existing gravel to n. property line.

Improvements constructed or bonding prior to recording.

PM-26-87

J.J. Dudek Jr., M.D.

Gravel Centennial & cul-de-sac.

Gravel Bradley from existing gravel to Centennial and Centennial to w. property line (approx. 990').

Improvements constructed or bonding prior to recording; Bonding for PM-26-87 must be separate from bonding for PM-25-87.

PM-32-87

Pro Corp., a Nevada Corporation

Paving required on El Parque, Tioga, Oakey and on the interior street and cul-de-sac.

S.I.D. agreement required for rest of off-site improvements.

Drainage study and any easements/improvements designated is required.

PM-34-87

Section Seven Invest. Co.

Street improvements required as each parcel develops.

Agreements for sewer extensions and oversizing required.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: June 4, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-34-87

SUBMITTED BY: Section Seven Investment 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.

No Comment

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

Ann Kilbert
Planning Aide
6-12-87

RECEIVED
JUN 15 1987
PLANNING AND
DEVELOPMENT

RECEIVED
JUN 08 1987
ALARM OFFICE

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 10, 1987

TO:

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

FROM:

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

SUBJECT:

Comment Re:

Section Investment Co.
PM-34-87
Parcel Map

COPIES TO:

Richard D. Goeckel
C. J. Gilpin

RECEIVED
JUN 11 1987
PLANNING AND
DEVELOPMENT

1. Street improvements will be required at the time of the development of each parcel.
2. Coordination and the execution of agreements for sanitary sewer extensions and oversizing along Desert Inn and Sahara will be required.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: June 4, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
✓ ZONING DIVISION, JOHN HERBERT *6-5-87*
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-34-87

SUBMITTED BY: Section Seven Investment 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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: June 4, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-34-87

SUBMITTED BY: Section Seven Investment 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: 6/4/87

TO: ✓ DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
✓ DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM - 34-87

SUBMITTED BY: Section SEVEN Investment 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



PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: May 20, 1987

1. Owner(s) of Record: Section Seven Investment Co., a Nevada Partnership
Address: 7022 W. Charleston Blvds., LV., NV., 89117 Phone No.: 363-7401
2. Name of Surveyor: J. Edward Leavitt, Engineers & Surveyors, Inc.
Address: 7018 W. Charleston Blvd., LV., NV. 89117 Phone No.: 363-6415
3. Location of Parcel Map: Section 7 Township 21S. Range R60E.
4. Tax Parcel No.: 440-510-001, & 440-520-001, - 503-001
Acreage: 239.01 Number of Parcels to be Created: 4 Land Use Zone: N-4. RPT C-1, R-PD20
Z-76-86
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:
Lake West Dr., Sahara Ave., Hualapi Way, Desert Inn Rd., Grand Canyon Dr.
7. Describe the existing improvements and/or condition of streets in item #6 above:
All Streets to be fully/completely developed.
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 x No
On which parcel? #1 all four #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Residential

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

J. Edward Leavitt
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.-

Received by: R.P./L.C.

Receipt No.: 18006

Case No.: PM-34-86

Date: 5/20/86

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.

COPY

GRANT, BARGAIN, SALE DEED

R P T T

Exemption 99

THIS INDENTURE WITNESSETH: That HOWARD HUGHES PROPERTIES LIMITED PARTNERSHIP,
a Delaware Limited Partnership

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
SECTION SEVEN INVESTMENT COMPANY, a Nevada General Partnership

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:
That portion of Section 7, Township 21 South, Range 60 East, M.D.B.&M.,
described as follows:

Lots One (1), Two (2), Three (3), Four (4) and Common Area Lot A and
all perimeter strip areas and utility easements as delineated on said
Parcel Map on file in File 51 of Parcel Maps, page 19, recorded
December 9, 1986 as Document No. 00722 in Book 861209, Official
Records of Clark County, Nevada.

RESERVING AND EXCEPTING THEREFROM, however, all of the mineral rights
in the property for grantor, its heirs, executor and assigns, provided,
however, grantor shall have no right to direct surface entry, or to
affect or interfere with the lateral support of any improvements that
may now or hereafter be constructed on the property. This reservation
being understood to include by its terms, oil, gas, and any other
minerals, excepting sand and gravel, on, in, and under the property
conveyed.

APN: 440-510-001
APN: 440-520-001
SUBJECT TO: 1. Taxes for the fiscal year 19 86 19 87
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 thereunto belonging or in anywise appertaining.

Witness my hand this 10th day of December, 19 86
HOWARD HUGHES PROPERTIES LIMITED PARTNERSHIP
By Its Managing General Partner
HOWARD HUGHES DEVELOPMENT CORPORATION
a Nevada Corporation

BY: Ronald C Brooks
RONALD C. BROOKS, Vice President

STATE OF NEVADA } ss.
County of Clark
On December 10, 1986 personally appeared before
me, a Notary Public, Ronald C. Brooks

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

WITNESS my hand and official seal.
Jacqueline J Donato
Notary Public in and for said County and State
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Jacqueline J. Donato
My Appointment Expires April 14, 1990

ESCROW NO. } ST 86-11-067-JD
ORDER NO. }
WHEN RECORDED MAIL TO: SECTION SEVEN INVESTMENT
COMPANY, P.O. Box 42427, Las Vegas, NV
89116

SPACE BELOW FOR RECORDER'S USE ONLY

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

DEC 11 '86 - 8:22 AM FEE

OFFICIAL RECORDS
BOOK 861211
INSTRUMENT 00031

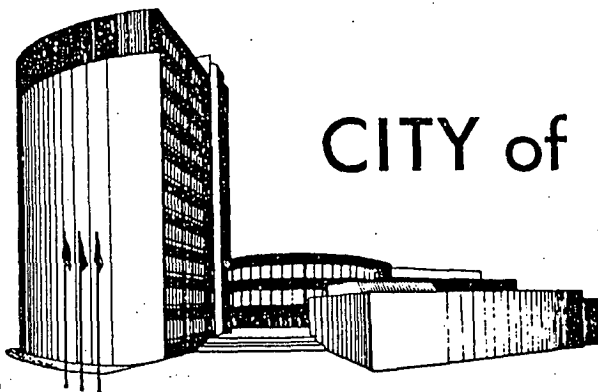
5167-F

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



November 17, 1986

Mr. E. A. Collins
P. O. Box 42427
Las Vegas, Nevada 89116

RE: RECLASSIFICATION OF PROPERTY
Z-76-86

Dear Mr. Collins:

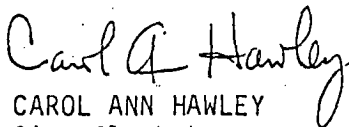
The City Council at a regular meeting held November 5, 1986, APPROVED the Reclassification of Property bounded by Desert Inn Road on the south, Fort Apache Road on the east, Sahara Avenue on the north and Hualpai Way on the west, From: N-U (Non-Urban), To: R-PD6 (Residential Planned Development), R-PD20 (Residential Planned Development), C-1 (Limited Commercial), Proposed Use: Medium Low and Medium Density Residential and Retail Commercial, subject to the following conditions:

1. Resolution of Intent.
2. The Plot Plans and Elevations for each phase of development shall be subject to Planning Commission review.
3. Provisions in the Covenants, Conditions and Restrictions for the maintenance of the common areas, and any landscaping in the dedicated public right-of-way.
4. Dedicate 75 feet of right-of-way for Sahara Avenue and 50 feet of right-of-way for Hualpai Way, Desert Inn Road and Fort Apache Road and the radius corners at the intersections of the above cited streets as required by the Department of Public Works as related to each phase of development.
5. Install street improvements on Sahara Avenue, Hualpai Way, Desert Inn Road and Fort Apache Road as required by the Land Development Division of the Department of Community Planning and Development as related to each phase of development.



6. Submit a hydrology study to the Land Development Division of the Department of Community Planning and Development on each phase of development.
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 of the Department of Community Planning and Development.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.
14. Applicant is to pay 50% of traffic signal system at Durango and Sahara and install underground conduit for future traffic signal systems for Sahara and Hualpai Way, Sahara and Grand Canyon and Sahara and Fort Apache. If traffic signal system at Durango and Sahara is not installed in six months, applicant is to deposit 50% of cost with City of Las Vegas.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services