

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-17-88

APN N/A

Location Peak Dr, Lorenzi Blvd, Cheyenne Ave

Applicant Becker/Las Vegas, A Nevada Partnership

Subject



INTER-OFFICE MEMORANDUM

Date

July 22, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:



ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-17-88
Becker/Las Vegas

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

July 22, 1988

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel



SUBJECT:

PM-17-88
Becker/Las Vegas

COPIES TO:

The property is located on the northwest corner of Peak Dr. and Lorenzi Blvd.. The zoning is N-U, N-U under R.O.I. to R-3 and C-1. This is a further subdivision of a previously approved and recorded parcel map. Three parcels are being created; lot 1 is 33.72 acres, lot 2 is 13.50 acres and lot 3 is 7.73 acres. The Department of Public Works required no improvements nor bonding at this time; improvements will be required as the parcels develop per John McNellis on 7/21/88. The Survey Division had no corrections on the map. 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

Date

July 14, 1988

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

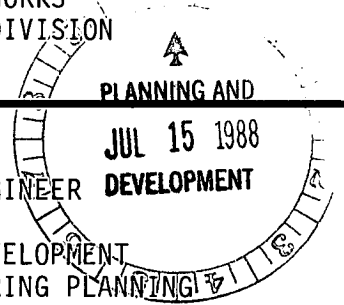
PUBLIC WORKS
SURVEY DIVISION

SUBJECT:

BECKER/LAS VEGAS
PM-17-88

COPIES TO:

CITY ENGINEER
SURVEY
LAND DEVELOPMENT
ENGINEERING PLANNING



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

C. D. Peterson

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

CDP:bjc

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 *6-24-88*
FIRE SERVICES, DAVE BOVERMAN, FIRE PROTECTION ENGINEERING
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: Revised PM - 17 - 88

SUBMITTED BY: *Becker/Las Vegas*

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: 6/23/88


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 - 17 - 88

SUBMITTED BY: Becker/LAS Vegas

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



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291

CR

DATE: April 27, 1988

OWNER: Becker/Las Vegas

PM NO: PM 17-88 (CITY)

SURVEYOR: Rita M. Lumos

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is available.

According to the Las Vegas Valley Water District, municipal water is available.

According to the parcel map three (3) lots are involved, approximately 33 ac, 11 ac and 10 ac each.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Sewer and municipal water are available to property. No individual wells or individual septic systems are to be installed.

INTER-OFFICE MEMORANDUM

Date

April 22, 1988

TO:

Community Planning
and Development

FROM:

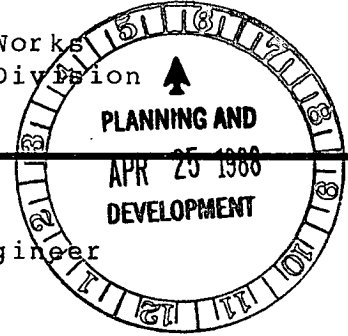
Public Works
Survey Division

SUBJECT:

Becker/Las Vegas
PM-17-88

COPIES TO:

City Engineer
Survey



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

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

CDP:rk

INTER-OFFICE MEMORANDUM

Date

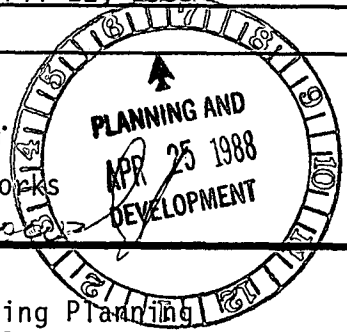
April 22, 1988

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-17-88
Becker

COPIES TO:

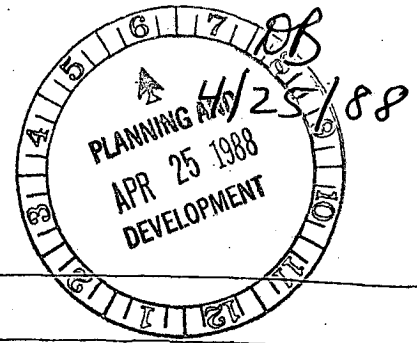
John McNellis, Engineering Planning
C. E. Gilpin, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. We place no requirements on this parcel map review. No objection to recreation at this time.

Off-site street improvements, drainage plans/studies, traffic signal participations, etc. will be required at the time of review of development plans for each area.

KJM4/028

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: PM-17-88



- 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 be 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:

- 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; 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 water analysis.

COMMENTS: Subdivision ONLY

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



TRANSMITTAL

PARCEL MAP

DATE: 4/12/88

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, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-17-88

SUBMITTED BY: Becker/Las Vegas, A Nevada Partnership

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 Vilbert
Fire Alarm Office
4-21-88

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 4/12/88

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 4-18-88
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-17-88

SUBMITTED BY: Becker/Las Vegas, A Nevada Partnership

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: April 19, 1988


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, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-17-88

SUBMITTED BY: BECKER/LAS VEGAS, A NEVADA PARTNERSHIP

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: 4/12/88

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, LARRY POWELL, FIRE MARSHALL~~
~~DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT~~
CLARK COUNTY HEALTH DISTRICT

RE: PM-17-88

SUBMITTED BY: Becker/Las Vegas, A Nevada Partnership

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

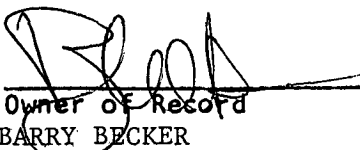
PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

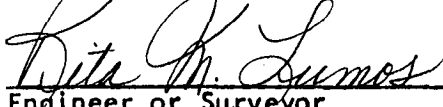
Date: March 18, 1988

1. Owner of Record: Becker/Las Vegas, a Nevada Partnership
Address: _____ Phone No.: _____
2. Name of Engineer or Surveyor: SEA ENGINEERS
Address: 1405 Arville Street Phone No.: 877-3000
3. Location of Parcel Map: Section 15 Township 20S Range 60E
Tax Parcel No.: 290-590-018, 290-590-003, 290-590-019, 290-590-020
4. Acreage: 54.97+/- Number of Parcels to be Created: 3 Land Use Zone: N-22 (ROI C-1, R-3)
5. Does the land front on a public (dedicated) street? Yes No
6. List names of public access streets between this property and nearest major street:
Peak Drive, Lorenzi Blvd., Cheyenne Ave.
7. Describe the existing improvements and/or condition of streets in Item #6 above: _____

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 Service System? Yes No
If no, indicate how sewer service will be provided: _____
10. Is immediate development proposed on the parcels of land to be created? Yes No
If yes, indicate type of development and anticipated date construction will commence:
The purpose of this parcel map is to divide parcels 2 & 3 from the whole for future development by Investment Equity.

The undersigned owner 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 of Record
BARRY BECKER

 Engineer or Surveyor
RITA M. LUMOS, RLS

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$ 50.00
Receipt No.: 36479
Case No.: PM-17-88

Received by: R.P.
Date: 4/6/88
k-15-2, -4



Consulting Engineers

1405 ARVILLE STREET
LAS VEGAS, NEVADA 89102
(702) 877-3000

April 5, 1988
Project No. 2-487-003-882

Mr. Harold Foster
Director of Community Development
CITY OF LAS VEGAS
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Foster:

We are submitting herewith a Parcel Map and application for Investment Equity at the northwest corner of Lorenzi Boulevard and Peak Avenue.

There currently exists a two and one-half acre parcel in the area encompassed by Parcel 2 which is under separate ownership and not delineated on this map.

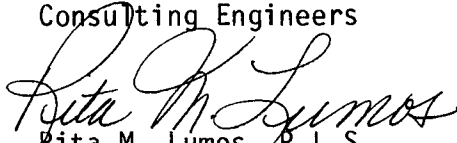
Barry Becker, of Becker/Las Vegas, informs me that they are in the process of acquiring this parcel and that transaction should be complete about June 1, 1988. We request that the Parcel Map be processed and all approvals made and then be held for recording until the land transaction takes place.

Investment Equity is planning to develop Parcels 2 & 3 of this proposed Parcel Map and will begin development as soon as title closes on those two parcels.

If you need any further information on this project, please do not hesitate to contact me.

Sincerely,

SEA, INCORPORATED
Consulting Engineers


Rita M. Lumos, R.L.S.
Principal Land Surveyor

RICHARD W. ARDEN, P.E.
President

MICHAEL S. KOIZUMI, P.E.
Vice President

RITA M. LUMOS, R.L.S.
Principal Land Surveyor

RML/elr

attachments

SURVEYOR'S

I, CARL D. PETERSON, CERTIFY THAT THIS IS SURVEYED UNDER MY SURVEY IN NEVADA, THAT THE LAND IS IN RANGE 60 EAST, M. D. M. THAT THIS PLAT COMPLETES ORDINANCES, THAT THE POSITIONS INDICATED ARE CORRECT.

Carl D. Peterson
 CARL D. PETERSON
 R. L. S. No. 6204

OWNER'S

THE CITY OF LAS VEGAS OF THE LAND SUBDIVISION PREPARATION AND RECORD TO BE SURVEYED AND PLOTTED AND DEDICATE TO THE PUBLIC ALL PUBLIC STREETS AND PERMANENT EASEMENTS FOR THE COAST GUARDIAN PUBLIC UTILITIES PER N. R. S. 278.010

ATTEST *TL*
 RON LUNA
 CITY OF LAS VEGAS

ACKNOWLED

STATE OF NEVADA
 COUNTY OF CLARK
 ON THIS 5TH DAY OF [] PERSONALLY APPEARED [] EDGED TO ME THAT THE []

Nancy R. Miller
Nancy R. Miller
 MY COMMISSION EXPIRES []

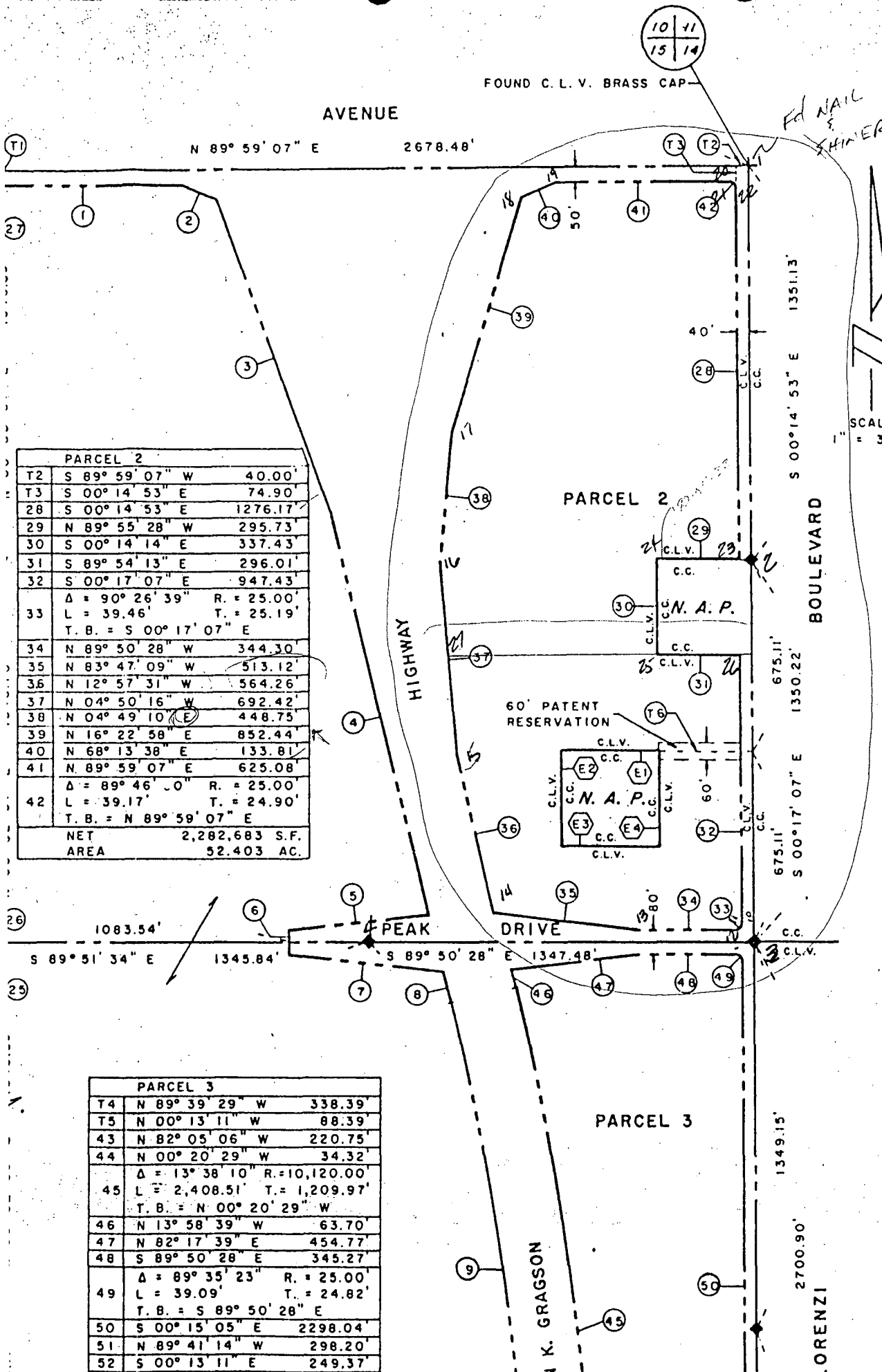
APPROVALS

MAP APPROVED THIS 5TH DIVISION

Richard D. Goecke
 RICHARD D. GOECKE,
 DEPARTMENT OF PUBLIC WORKS

LEGEND

- C.L.V. CITY OF LAS VEGAS
- (T) LINE DATA
- ◆ FOUND B.L.M.
- L.V.W.D. LAS VEGAS WATER DEPARTMENT



PARCEL 2		
T2	S 89° 59' 07" W	40.00'
T3	S 00° 14' 53" E	74.90'
28	S 00° 14' 53" E	1276.17'
29	N 89° 55' 28" W	295.73'
30	S 00° 14' 14" E	337.43'
31	S 89° 54' 13" E	296.01'
32	S 00° 17' 07" E	947.43'
33	Δ = 90° 26' 39" R. = 25.00'	
	L = 39.46' T. = 25.19'	
	T. B. = S 00° 17' 07" E	
34	N 89° 50' 28" W	344.30'
35	N 83° 47' 09" W	513.12'
36	N 12° 57' 31" W	564.26'
37	N 04° 50' 16" W	692.42'
38	N 04° 49' 10" W	448.75'
39	N 16° 22' 58" E	852.44'
40	N 68° 13' 38" E	133.81'
41	N 89° 59' 07" E	625.08'
42	Δ = 89° 46' 00" R. = 25.00'	
	L = 39.17' T. = 24.90'	
	T. B. = N 89° 59' 07" E	
NET AREA	2,282,683 S.F.	52.403 AC.

PARCEL 3		
T4	N 89° 39' 29" W	338.39'
T5	N 00° 13' 11" W	88.39'
43	N 82° 05' 06" W	220.75'
44	N 00° 20' 29" W	34.32'
45	Δ = 13° 38' 10" R. = 10,120.00'	
	L = 2,408.51' T. = 1,209.97'	
	T. B. = N 00° 20' 29" W	
46	N 13° 58' 39" W	63.70'
47	N 82° 17' 39" E	454.77'
48	S 89° 50' 28" E	345.27'
49	Δ = 89° 35' 23" R. = 25.00'	
	L = 39.09' T. = 24.82'	
	T. B. = S 89° 50' 28" E	
50	S 00° 15' 05" E	2298.04'
51	N 89° 41' 14" W	298.20'
52	S 00° 13' 11" E	249.37'

87032600694

1

RPTT \$ Exempt 4

QUITCLAIM DEED

THE SIGNATURE WITNESSETH: That Fremont West Shopping Center, A Nevada Partnership

In consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby convey, release and forever determine to Becker/Las Vegas, A Nevada Partnership *Barry W. Becker*

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

That portion of the East Half (E 1/2) of Section 15, Township 20 South, Range 60 East, M.D.B. & M., described as follows:

Parcels 2 and 3 of that certain map on file in File 50 of Parcel Maps, Page 41, recorded August 12, 1986 in Book 860812, as Document No. 00463 of Clark County, Nevada records.

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

Witness my hand this 24th day of February 1987

Barry W. Becker
Barry W. Becker

STATE OF Nevada
County of Clark
On this 24th day of February 1987

personally appeared before me, a Notary Public in and for said County and State
Barry W. Becker

Seems to me to be the person 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.

Walter H. Anderson
Notary Public in and for said County and State.



ESCROW NO. _____
WHEN RECORDED MAIL TO: Becker/Las Vegas, A Nevada Partnership
Suite 1000 Las Vegas, NV 89102

CLARK COUNTY, NEVADA
JOAN L SWIFT RECORDER
RECORDED AT REQUEST OF
B BECKER
03/26/87 16103 CLK
BOOK 870326 PAGE 00694
FEE 5.00 TRF# E18004

13

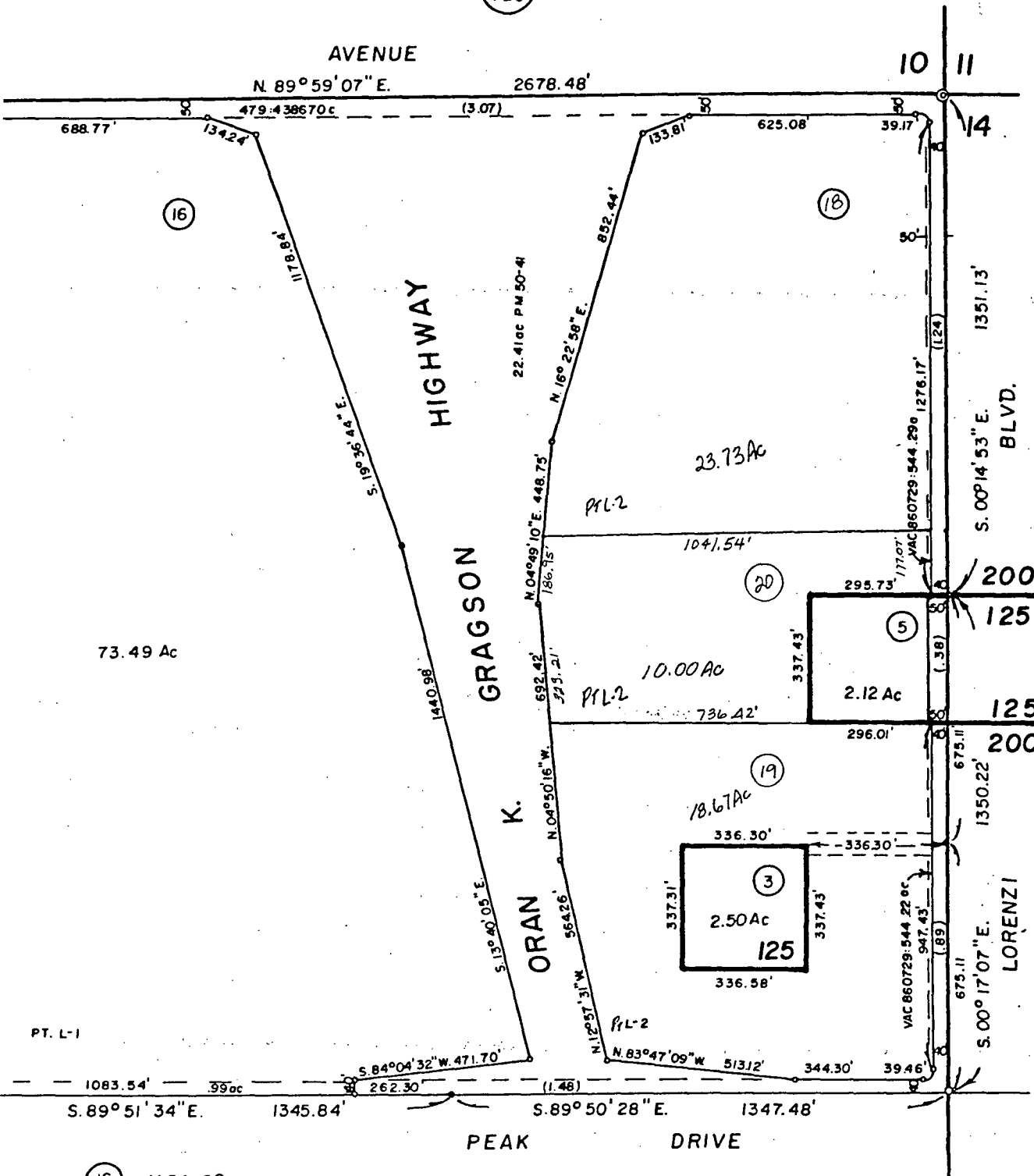
87032600694

T. 20 S. R. 60 E.

290-390

280
720

580



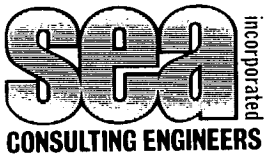
1" = 400'

- 16 PM 54-60
- 20 18 19 PM 50-41

ANNEXATION ORD. 3143 2016:1975684 F 42/32

NOTICE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

125 - 200



LETTER OF TRANSMITTAL

- RENO/SPARKS** **LAS VEGAS** **PHOENIX**
 SEA, Incorporated SEA, Incorporated SEA, Incorporated
 950 Industrial Way 1405 Arville Street 2920 N. 24th Ave., No. 6
 Sparks, NV 89431-6092 Las Vegas, NV 89102 Phoenix, AZ 85015-5948
 (702) 358-6931 (702) 877-3000 (602) 257-4699

DATE 4/6/88	JOB NO. 2-487-003-882
ATTENTION Rob	
RE: INVESTMENT EQUITY	

TO CITY OF LAS VEGAS
Stewart Avenue
Las Vegas, NV

GENTLEMEN: WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
9			COPIES OF THE PARCEL MAP
1			PARCEL MAP APPLICATION
1			CHECK FOR \$50.00 FOR FILING FEE
1			DEED
1			LETTER TO HAROLD FOSTER-DIRECTOR OF COMMUNITY DEVELOPMENT

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO _____

SIGNED: Sharon Keyser
 Sharon Keyser

If enclosures are not as noted, kindly notify us at once.