

INTRO TO PUBLIC WORKS DEVELOPMENT REVIEW DIVISION



OVERVIEW

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- Easements
- Traffic Studies
- Drainage Studies
- Questions

PLAN REVIEW

OpenDoor x OpenDoorMain - Report Viewer x Road Ownership & Maintenance x Accela Automation® - Secure Lo x +

maps.clarkcountynv.gov/opendoor_staging/?@747314,26724459,6

176-04-301-015 X Q
Advanced Search v

Property Information

- Parcel: 17604301006 [Print](#)
- Owner Name(s): I H C HEALTH SERVICES INC
- Site Address: 0
- Jurisdiction: CC Spring Valley - 89113
- Sale Date: 08/2021
- Sale Price: \$6,250,000
- Estimated Lot Size: 5
- Recorded Doc Number: [2021080900002076](#)
- Aerial Flight Date: 2022-09-23

Zoning and Planned Land Use

- Planned Land Use: [Business Employment \(BE\)](#)
- Zoning Classification: [Rural Estates Residential \[2 Units per Acre\] \(R-E\)](#)
- Land Use Plan Area: Spring Valley
- Community District: 3/6

OpenDoor v4.3.5 400ft

DEDICATIONS



VACATIONS



EASEMENTS

BOOK 1270

ALBERT
LAW OFFICE
Nevada 039598

1229786

2 - 1

The United States of America,
To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant **Frank Machado Soares** pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 21 S., R. 60 E.,

Sec. 35, ~~subdivided~~

The area described contains 2.50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the FOURTH day of FEBRUARY in the year of our Lord one thousand nine hundred and FIFTY-NINE and of the Independence of the United States the one hundred and EIGHTY-THIRD.

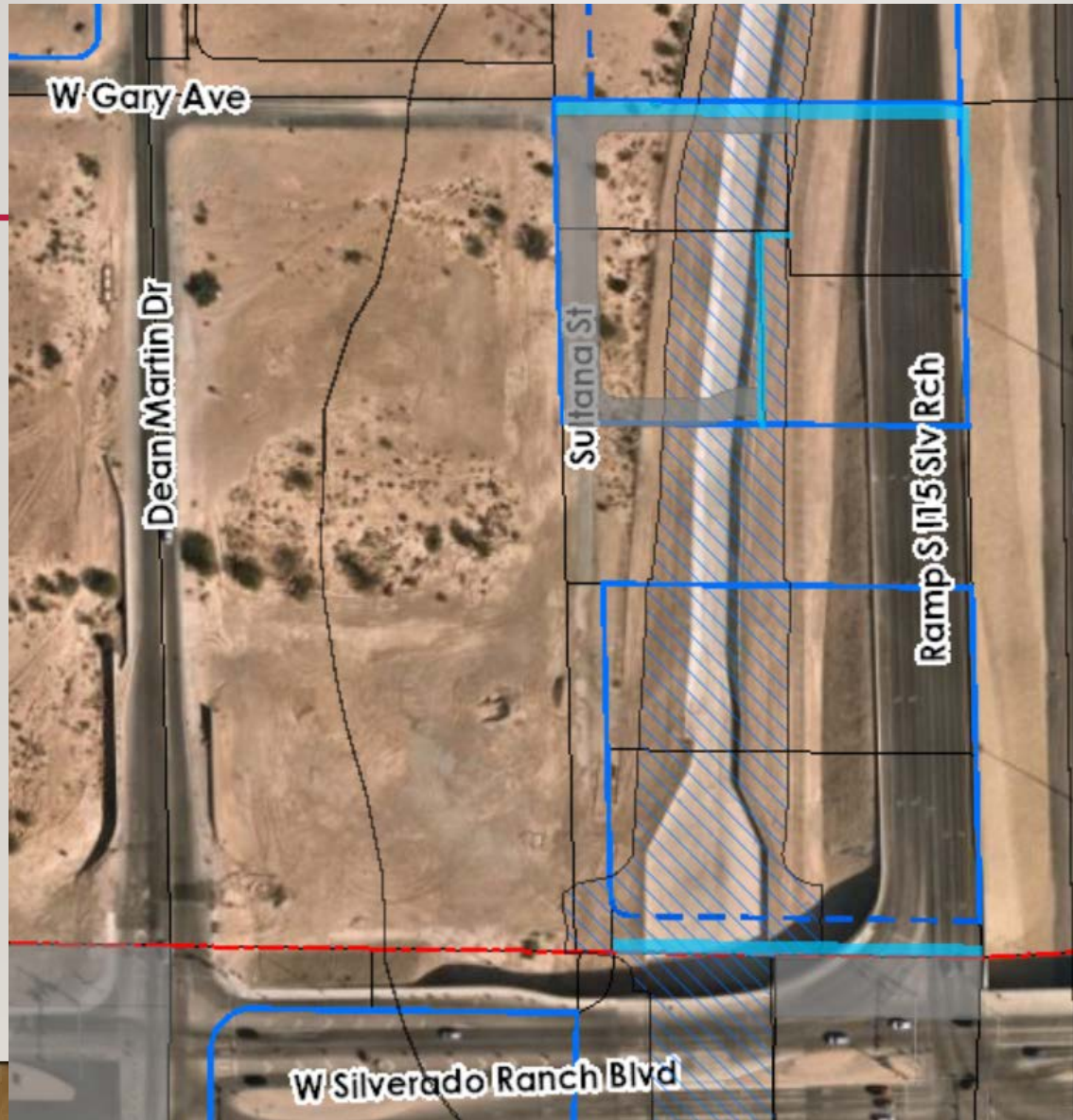
(SEAL)

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patent Section.

Patent Number 1192064

DRAINAGE STUDIES



TRAFFIC STUDIES

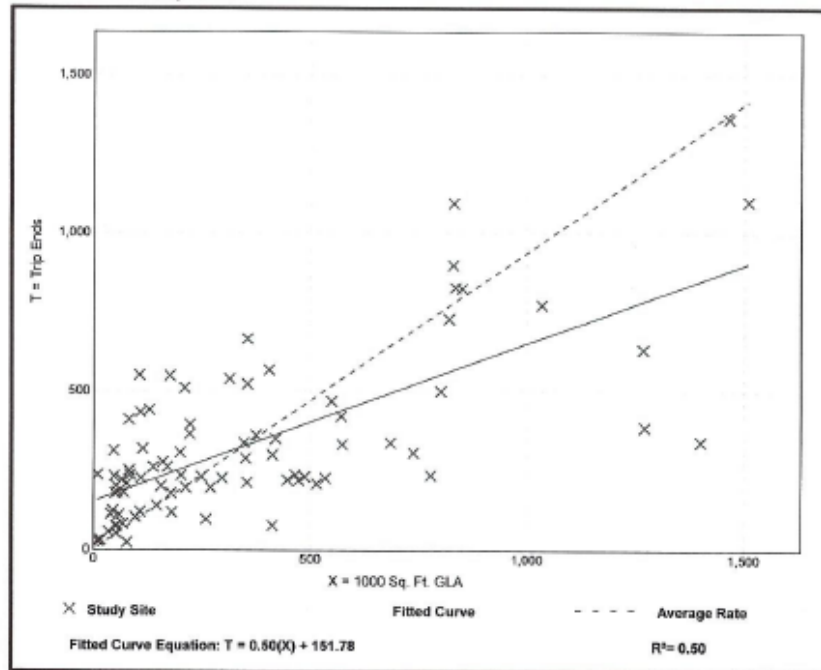
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 84
1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



QUESTIONS?

