

Planning & Development Department
Scanning Cover Sheet

Case No PM-0062-94

APN 125-24-399-001

Location ANO DRIVE & BRADLEY & DEER WAY

Applicant B. MICHAEL BANICH

Subject

PARCEL MAP APPLICATION.



PARCELXL

Parcel Map Distribution List and Status				
PM-62-94				
	Date Out	Date In	Comments Sent Out	Miscellaneous Notes
Public Works (Land Development)	1-6-95	✓		
Surveyor (Right-of-Way)	"	✓		
Fire - Alarm	"	✓		
Fire - Prevention	"	✓		
Health District	"	✓		
Zoning	"	—		

No APPROVAL
 FROM LAND
 DEVELOPMENT AS
 OF 5/2/95

PARCEL

FINAL MAP PROCESSING

(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: ANO DR., w/o BRADLEY RD.

PM 62-94 SURVEYOR/ENGINEER: JHR FOR ROELLER & ASSOC.

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	3/22/96	Roger	APP'D	3/22/96	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	3/22/96	cmc	App'd	3/25/96		
FLOOD CONTROL	3/25/96	JR	APP'D	3/25/96		
SANITATION	3/25/96	Em	APP'D	3/25/96		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	3/25/96	SMP	NOT APPROVED	4/4/96		
	5-17-96	Robert	APP'D	5-20-96		
SURVEY	1ST	4/4/96	NJ	NOT ACCEPTED	4/5/96	
	2ND					

700/change

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

OWNERS Cert: Chg "Dedicate to CLARK County"
RIGHT-OF-WAY TO: "Dedicate to CHV"

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT ADD PARCEL OR LOT NUMBERS/LETTERS
CHANGE JLS TO PHK, CORRECT DATE

SURVEY _____

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

February 2, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-62-94
B. Michael Banich

COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

REVISED COMMENTS: -- These comments supersede all previous memos\comments:

1. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of one lane of temporary "Goecke" paving (or a monetary contribution in lieu of improvements) and/or the future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Ano Drive adjacent to this parcel map site. It is intended that no improvements be required prior to the recordation of this parcel map; all commitments will be addressed prior to the issuance of building permits for the lots created. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
2. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation future structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.

In lieu of providing a Drainage Plan and Technical Drainage Study prior to the recordation of this parcel map, the applicant may cause the parcel map to show "ten foot wide private drainage easements" along all edges of the created parcels (excluding the edge that abutts Ano Drive). It is intended that any future walls built to enclose the lots created with this parcel map shall allow for historical drainage corridors. It is intended that future buildings on these lots will be constructed at elevations that will not allow flood damage. As long as the applicant can agree to these articles and the parcel map reflects the ten foot wide private drainage easements, no Drainage Plan/Study is required prior to the recordation of this parcel map.

3. Prior to the release of this parcel map for recordation, the above-noted requirements must be complied with.
4. These revised conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify and/or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans and building permits approved subsequent to the recordation of this parcel map are subject to the intent of these revised conditions noted and are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

MAR 14 7 21 AM '96

RECEIVED

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

February 23, 1995

RECEIVED

TO:

John L. Schlegel, Acting Director
Department of Community Planning & Development

PLANNING AND
DEVELOPMENT

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-62-94
B. Michael Banich

COPIES TO:

John McNellis, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. Construct a 14'-wide lane of asphalt paving next to the centerline of Ano Drive adjacent to this site, or prior to recordation of this map contribute cash monies to the City equal to the estimated cost of these required improvements [for this site $\$8/\text{LF} \times 334' = \2672]. The actual installation of single lane paving improvements shall be subject to the approval of the Land Development Section and the City Engineer. These monies plus interest will be held by the City until sufficient neighborhood-wide funding is available to allow the City to construct 28'-wide non-permanent "Goecke" paving, centered on the street centerline, of a minimum length of one block (ie. from one street intersection to the next nearest street intersection). Only cash monies are accepted in lieu of construction of improvements for this item; no bonds or other performance security methods are acceptable.
2. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Ano Drive adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
3. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
4. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
5. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

January 24, 1995

MEMORANDUM

TO:

Dirk Roeller, PLS
ROELLER & ASSOCIATES

FROM:

Rita M. Lumos, P.L.S.
City Surveyor



SUBJECT:

PM-62-94: B. MICHAEL BANICH

COPIES TO:

Matt Pinjuv
Department of Community Planning

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

There are many dimensions missing from the map. Please complete.

The dimension from the point on the centerline of Ano Drive at the extension of the west property line to the intersection of Ano Drive with Leon Avenue is incorrect.

The dimensions on the east line of the survey analysis do not add to the total shown or close as shown.

None of the found aluminum caps are labeled as indicated in the legend.

Joan Swift is no longer the County Recorder.

PLANNING AND
DEVELOPMENT

JAN 25 2 49 PM '95

RECEIVED



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: January 11, 1995
OWNER: BANICH, B MICHAEL
PM NO: 62-94 (CITY)
SURVEYOR: ROELLER, DIRK A

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer and municipal water are not available. Lot sizes meet Health District requirements for installation of individual sewage disposal systems and individual wells.

NOTE: No permits for individual sewage disposal systems will be issued until a copy of the recorded parcel map is furnished to Health District.

NOTICE: Some wells drilled in this area are showing a chemical increase of nitrates up to and above 45 PPM.

E $\frac{1}{2}$	50,573 sq ft	1.16 ac
W $\frac{1}{2}$	50,521 sq ft	1.15 ac

PLANNING AND
DEVELOPMENT

JAN 23 3 34 PM '95

REMOVED

MEMO

DATE 1/11/95

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Pm-62-94 B. MICHAEL BANICH

1. NO OBJECTIONS.
2. SUBJECT TO CONDITIONS LISTED.
3. MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____



FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

PLANNING AND DEVELOPMENT
JAN 12 2 12 PM '95
01/11/95

9
JA
LF
MI

Ref 1409

**CITY OF LAS VEGAS
OFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE JANUARY 6, 1995
TO: CLARK COUNTY HEALTH DISTRICT FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, ALARM OFFICE - ANN VILBERT COMMUNITY PLANNING - KYLE WALTON	
SUBJECT: PARCEL MAP PM-62-94 B. MICHAEL BANICH	

PLEASE RETURN BY: JANUARY 20, 1995

No Comment

*Ann Vilbert
Alarm Office*

ATTACHMENT: MAP

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE January 6, 1995
TO:	
DEVELOPMENT COORDINATION	- JOHN McNELLIS
ELECTRICAL SERVICES	- MIKE GOODMAN
FLOOD CONTROL	- TOM CHIATOVICH
LAND DEVELOPMENT	- CHUCK TURK
RIGHT-OF-WAY	- ED BYRGE
SANITARY SEWERS	- MARK OWENS
SURVEY	- RITA LUMOS
TRAFFIC ENGINEERING	- GLENN GRAYSON
SUBJECT: PARCEL MAP PM-62-94	
B. MICHAEL BANICH	

PLEASE RETURN TO JOHN McNELLIS BY: JANUARY 20, 1995

ATTACHMENTS: MAP, APPLICATION, DEED

**CITY OF LAS VEGAS
OFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE JANUARY 6, 1995
TO: CLARK COUNTY HEALTH DISTRICT FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, ALARM OFFICE - ANN VILBERT COMMUNITY PLANNING - KYLE WALTON	
SUBJECT: PARCEL MAP PM-62-94 B. MICHAEL BANICH	

PLEASE RETURN BY: JANUARY 20, 1995

ATTACHMENT: MAP



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

PARCEL MAP APPLICATION

Date: Dec. 15, 1994

- 1. Owner(s) of Record: B. Michael Banich
Address: 4101 Jory Trail L.V.Nv. Phone No: _____
- 2. Name of Surveyor: Dirk A. Roeller
Address: 6575 Laredo St. L.V. Nv. Phone No: 253-5774
- 3. Location of Parcel Map: Section 24 Township 19 So. Range 60 Ea.
Tax Parcel No.: 01D-220-009
- 4. Acreage: 2.32 Number of Parcels to be created: 2 Land Use Zone R-E
- 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 streets: Ano Drive, Bradley Road, Deer Way
- 7. Describe the existing improvements and/or condition of streets in item #6 above: Gravel Road
- 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 waterline: Individual Water Wells
- 9. Will the property be serviced by the City Sanitary Sewer System? Yes No
If no, indicate how sewer service will be provided: By Septic Tank
- 10. Is immediate development proposed on the parcels of land to be created: Yes No
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 request(s) 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: B. Michael Banich Owner(s) of Record Dirk A. Roeller Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

FOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT USE ONLY

Filing Fee: 210.00 Received by: [Signature]
Receipt No.: 324800
Case No.: PM-62-94 Date: 12/20/94
District Map No.: G-24-5

THE FOLLOWING SHALL ACCOMPANY THIS APPLICATION:

- A. TWELVE (12) COPIES OF THE ORIGINAL MAP MUST BE PROVIDED.
- B. ONE (1) COPY OF COUNTY ASSESSOR'S MAP SHOWING ALL AREA WITHIN SIX HUNDRED SIXTY (660) FEET OF SUBJECT PROPERTY AND DEPICTING ALL AREAS THEREIN OWNED BY THE APPLICANT.
- C. ONE (1) COPY OF THE RECORDED DEED REFLECTING CURRENT OWNERSHIP AND DESCRIPTION OF PROPERTY.
- D. PARCEL MAP CONTENTS

- 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E)
- 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E)
- 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- 7. Street names, location and width of existing and proposed right-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- 9. Survey analysis sufficient to delineate boundary controlling monuments.
- 10. Assessor's Parcel Number of all adjoining properties.
- 11. A legend, as necessary, to denote the meaning of all symbols utilized.

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.*



CITY OF LAS VEGAS, NEVADA

PM-62-94

Proof of valid water commitment or application for a Conditional Water Distribution Authorization Letter

Project Title B. Michael Banich - Parcel Map

Name as shown on Plat B. Michael Banich

1. Assessor's Parcel No(s). 01D-220-009

2. Does the project as proposed have a water commitment from the Las Vegas Valley Water District?
- a. Yes, this project is part of a recorded single-family residential subdivision and already has an existing commitment of water from the LVVWD. No new water commitment is necessary.
 - b. Yes (for all other projects not within item 1a., line 6a below must be completed by the LVVWD).
 - c. No, I do not require service from the LVVWD. I will utilize a well for an individual single-family parcel for domestic use only, not in an area served by a municipal water purveyor. Rosanna Tejeda 12/20/94
 - d. No, I do not require service from the LVVWD (and I have attached proof of service from the water provider, such as a letter from the City of North Las Vegas or a State Engineer permit).
 - e. No, I require a conditional water authorization from the City of Las Vegas in order to apply for water service from the LVVWD (have 6b completed by the LVVWD).

3. Building Permit (Project address: _____)
- a. New Building
 - Submit floor plan to LVVWD Gross acres: _____
 - b. Additions
 - Submit floor plan to LVVWD
 - Equivalent fixture units (to be completed by applicant): _____

4. Land division
 Submit tentative map and final map or Parcel Map to LVVWD
 Proposed Construction: Single-Family Multi-Family Commercial Other
5. Proposed Land Use 2 Single Family Residences

Calculation to be completed by LVVWD only

6a. This project already has an existing commitment of water from the LVVWD. No new water commitment is necessary.

6b. Based on information submitted by the applicant, the preliminary estimate for the required quantity of water for this project is calculated to be _____ acre feet per year.

Additional water facilities required

Hold issuance of building permit until an executed conditional commitment agreement is submitted to the District

Name and Address of Owner or Authorized Agent to whom the conditional water distribution authorization letter should be sent:

B Michael Banich
 Name Telephone
4101 Jory Trail Las Vegas Nv. 89108
 Address City State Zip

Copy of Letter to be sent to: Dirk A. Roeller Telephone 253-5774
6575 Laredo St. Las Vegas Nv. 89102
 Address City State Zip

Authorized Agent/Owner Information

I hereby certify that all information contained on this form is true and accurate. I am aware that the priority for issuance of a conditional Water Distribution Authorization Letter by the City will be based, in part, on the date and time that an application is accepted as complete and that failure on my part to submit all required application materials may cause the priority of my application to be reestablished.

B Michael Banich 12-20-94
 Owner or Authorized Agent Date of Submittal
 Signator is authorized to bind the organization

RECEIVED
 DEC 20 9 55 AM '94
 Date/Time Stamp

For City Use Only

Project Water Reservation Category: Public Facilities Quasi Public and Non-Profit facilities All other developments

Plan Check # 9:59 AM

Date 12/20/94

[Signature] Staff Member

[Signature] Department

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TOM WONG, HUNG WONG, ELLEN WONG JUNG and TONY WONG

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to B. MICHAEL BANICH, a single man

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

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter NE 1/4) of the Southwest Quarter (SW 1/4) in Section 24, Township 19 South, Range 60 East, M. D. B. & M.

EXCEPTING THEREFROM the South 30 feet.

SUBJECT TO: 1) Taxes for the fiscal year 1976-77.
2) Restrictions, Conditions, Reservations, Eights, Rights of Way and Easements now of Record.



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

Witness OUR hand and seal this 29th day of March, 1977

STATE OF NEVADA }
COUNTY OF Clark } SS.

On April 19, 1977
personally appeared before me, a Notary Public,
Tom Wong, Hung Wong and Hung Wong,
Guardian of the Estate of Tony Wong.

Tom Wong
TOM WONG
Hung Wong
Hung Wong
Ellen Wong Jung
Ellen Wong Jung
Hung Wong
Hung Wong Guardian of the Estate of Tony Wong

who acknowledged that I be y executed the above instrument.

Signature Geraldine M. Barry
(Notary Public)

(Notarial Seal)

ESCROW NO.) 77-2369 GB
ORDER NO.)
WHEN RECORDED MAIL TO: B. Michael Banich
2238 Daley, No. Las Vegas, Nev. 89030

