

Planning & Development Department
Scanning Cover Sheet

Case No PM-64-89

APN 12512801011

Location BRADLY RD & GRAND TETON DR

Applicant SAL DIMODICA

Subject

REJECTED THE REQUEST WAS TO DIVIDE PARCEL
INTO 4 PARCELS



INTER-OFFICE MEMORANDUM

12-12-89

TO:

File

FROM:

Ron Gregory

SUBJECT:

PM-64-89

COPIES TO:

Parcel map rejected because the lots do not meet subdivision ordinance 18.28.200 A (1). Also don't meet Health Dept regulations. (see attached).

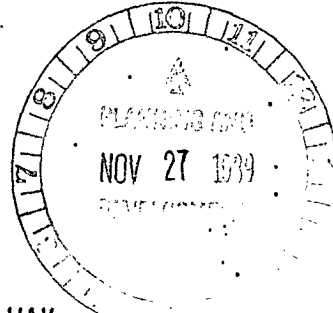
Ron Gregory

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: *10/10/89*

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, RICK LAZENBY
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: *PM-64-89*

SUBMITTED BY: *SAL D. MODICA*

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.

COMMENT: STREET WITHIN CUL-DE-SAC MUST
BE NAMED.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

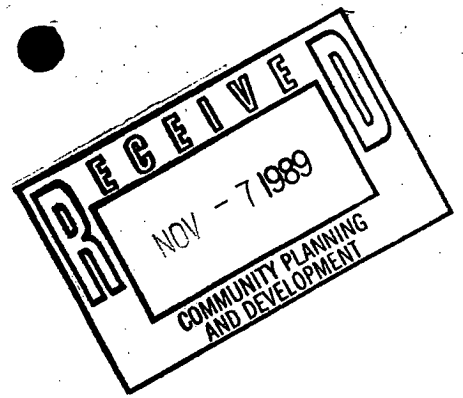
R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

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*



MEMORANDUM

To: GARY PRESSWOOD, PE

From: RITA LUMOS, PLS

Subject: PM 64-89 / Sal Dimodica

Date: November 6, 1989

The following corrections, as shown on the attached redline should be made:

1. Change name of Carl Peterson to Gary A. Presswood.
2. The boundary dimensions and the dimension on Bradley Road are not correct. Please revise.
3. Lot 1 does not close.
4. Revise radial bearing in lot 2.
5. Show bearing along course at southeast corner of lot 4.



CLARK COUNTY HEALTH DISTRICT

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

DATE: October 30, 1989 OWNER: DI MODICA, Sal
PM NO: PM 64-89 (CITY) SURVEYOR: Fulstone, Robert

City of Las Vegas
According to the ~~Clark County~~ Sanitation District, municipal sewer is not available.

According to the Las Vegas Valley Water District, municipal water is not available.

According to the parcel map four (4) lots are involved, approximately .8 ac each.

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

Municipal sewer and water are not available. Lot sizes do not meet minimum requirements of the Health Department for installations of individual well and individual septic systems.

RECOMMEND REJECTION OF PARCEL MAP

Lot 1	39,139 sq ft	.898 ac
Lot 2	39,023 sq ft	.895 ac
Lot 3	39,080 sq ft	.897 ac
Lot 4	39,080 sq ft	.897 ac

INTER-OFFICE MEMORANDUM

Date

October 25, 1989

TO:

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

FROM:

for Richard D. Goecke, Director
Department of Public Works

SUBJECT:

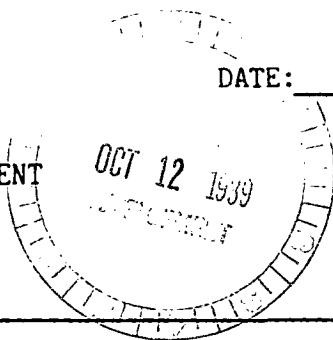
PM-64-89
Sal DiModica

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM, & A's only)

1. This site is being developed concurrently with PM-65-89 which is creating a mirror-image of this layout on the parcel immediately east.
2. The map must be revised prior to recordation to show no public right-of-way dedication north of 50' north of the centerline of Grand Teton Drive.
3. The private culdesac must have a 19½' radius transition curve between the culdesac bulb and the 40'-width section of the private street.
4. The private culdesac bulb needs to have only a 40½' radius.
5. Construct rolled curb and gutter and paving on the private culdesac.
6. Construct 24'-wide paving on Bradley Road and on Grand Teton Drive.
7. Sign a Covenant Running With Land Agreement prior to recordation of this map for the future installation of half street improvements on Bradley Road and on Grand Teton Drive adjacent to this site.
8. The radius on the northeast corner of Bradley Road and Grand Teton Drive needs to be only 25'; we recommend a vacation be requested from the existing 30' radius to a 25' radius. This condition does not have to be addressed prior to recordation.
9. A drainage plan and technical drainage study is required to be submitted and approved prior to the issuance of any building or grading permits on any of the lots created with this parcel map.
10. Prior to the recordation of this parcel map the required street improvements must be constructed or their construction must be guaranteed by an approved performance security method.

DATE: 10/11/89



TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION


SUBJECT: PM-64-89

NO OBJECTIONS SUBJECT TO CONDITIONS LISTED DENIAL

COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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CLARK COUNTY HEALTH DISTRICT

RE: PM-64-89

SUBMITTED BY: SAL D. MODICA

May we have your comments, recommendations, and suggestions, no later than
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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

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PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 9/15/89

1. Owner(s) of Record: SAL DIMODICA
Address: 3119 HIGHVIEW DRIVE L.V. NV. Phone No.: 732-3398
2. Name of Surveyor: FULSTONE ENTERPRISES
Address: 940 S. MARTIN L. KING Phone No.: 382-8141
3. Location of Parcel Map: Section 12 Township 19S Range 60E
4. Tax Parcel No.: 01E-210-035
5. Acreage: 3.59 AC^{NET} Number of Parcels to be Created: 4 Land Use Zone: RE
6. Does the land front on a public (dedicated) street? Yes No
7. List names of public access streets between this property and nearest major streets:
PROPERTY IS ON THE NORTH EAST CORNER OF BRADLEY ROAD AND GRAND TETON DRIVE
8. Describe the existing improvements and/or condition of streets in item #6 above:
BOTH GRAND TETON DRIVE AND BRADLEY ROAD ARE GRAVELED, BRADLEY ROAD BEING JUST BUILT.
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:
WATER TO BE PROVIDED BY WELL.
10. Will the property be serviced by the City Sanitary Sewer System? Yes No
If no, indicate how sewer service will be provided:
SEPTIC TANKS
11. 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 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:

SAL DIMODICA
Owner(s) of Record

[Signature]
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50⁰⁰

Received by: [Signature]

Receipt No.: 067699

Case No.: PM 69-89

Date: 9/15/89

R.P.T.T. \$3.30

8 9 0 **Quitclaim Deed** 3 7

By this instrument dated June 28, 1989, for a valuable consideration,

JOSEPH ABATE, a married man, as his sole and separate,

do es hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

SAL DIMODICA, a single man,

the following described real property in the State of Nevada, County of Clark:

Parcel One (1), as shown by map thereof on file in File 61 of Parcel Maps, page 2, recorded on June 5, 1989 in Book 890605 as Document No. 00870 in the Office of the County Recorder, Clark County, Nevada.

STATE OF ~~NEVADA~~ New Jersey
COUNTY OF ~~CLARK~~ Charlotte ss.

On June 28, 1989 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Joseph Abate
Joseph Abate

Joseph Abate

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and Official Seal.

S. J. P. [Signature]
Notary Public, Commission Expires May 27, 1991

AGGREGATION ONLY. WITHOUT LIABILITY.
Order No. 11-64837 JIM

AFTER RECORDING MAIL TO

Sal DiModica
3119 High View Drive
Benderson, Nevada 89015

MINNESOTA TITLE COMPANY

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

07-18-89 08:00 CLK 1
OFFICIAL RECORDS

BOOK: 890718 INST: 00037

FEE: 5.00 RPIT: 3.30

