

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-0066-88

APN 125-17-699-006

Location DURANGO RD & FARM RD

Applicant RUSSELL & JACKIE GREMORE

Subject

PARCEL MAP(S) FOR PM-0066-88

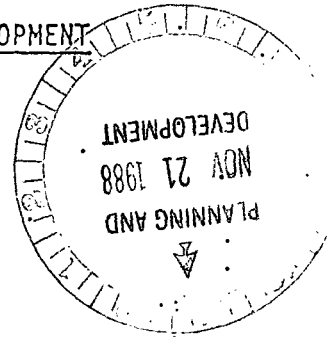


CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP



DATE: 11/4/88

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

RE: PM - 66 - 88

SUBMITTED BY: Russell & Jackie GREGMORE

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
11-18-88

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

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


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

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CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

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~~FIRE SERVICES ALARM OFFICE, ANN VILBERT~~
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RE: PM - 666 - 88

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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
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PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: _____

Owner(s) of Record: Russell and Jackie M. Gremore

Address: P.O. Box 27444, Las Vegas, NV 89126 Phone No.: 368-1397

Name of Surveyor: Baughman & Turner, Inc.

Address: 2325 W. Charleston Blvd., LV NV 89102 Phone No.: 870-8771

Location of Parcel Map: Section 16 Township 19 S. Range 60 E.

Tax Parcel No.: old-02⁰-008

Acreage: 4.3± Number of Parcels to be Created: 4 Land Use Zone: RE

Does the land front on a public (dedicated) street? Yes XX No _____

List names of public access streets between this property and nearest major streets:
Farm Road to Durango Road

Describe the existing improvements and/or condition of streets in item #6 above:

Farm Road - 24 foot gravel

Durango Road - 30 foot A.C. paved

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:

Individual wells

Will the property be serviced by the City Sanitary Sewer System? Yes _____ No XX

If no, indicate how sewer service will be provided: Septic tank and leach field

Is immediate development proposed on the parcels of land to be created? Yes _____ No XX

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: Russell Gremore Charles E. Can
Owner(s) of Record Surveyor
Jackie M. Gremore

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Planning Fee: 50.00

Received by: R.P.

Receipt No.: 47588

Case No.: PM-66-88

Date: 11/4/88 6-16-5

GRANT, BARGAIN, SALE DEED

RE-RECORDED (4)

THIS INDENTURE WITNESSETH: That: FARM RD. #10-02-01 PARTNERSHIP

in consideration of \$ _____ the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
RUSSELL GREMORE AND JACKIE M. GREMORE, husband and wife as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 16, Township 19 South, Range 60 East, M.D.B & M., EXCEPTING THEREFROM the Northerly 40 feet and the Westerly 30 feet as dedicated for road and public utility purposes.

RE-RECORDED TO CORRECT LEGAL DESCRIPTION. SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR CORRECT LEGAL DESCRIPTION.

SUBJECT TO: 1. Taxes for the fiscal year 1987-1988
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness our hand _____ this 26th day at October 19 87

FOR GRANTORS SIGNATURES SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

~~STATE OF NEVADA
County of CLARK } S.S.~~

~~On this 1st day of December, 19 87~~

~~personally appeared before me, a Notary Public in and for said~~

~~County and State _____~~

~~Known 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.~~

~~Notary Public in and for said County and State~~

ESCROW NO. NA#36609-NW

WHEN RECORDED MAIL TO: Mr. & Mrs. Russell Gremore,
P.O. Box 27444, Las Vegas, Nevada 89126

FARM RD. #10-02-01 PARTNERSHIP

Tony J. Dhuyvetter
 by *Bradley Erickson*

 TONY J. DHUYVETTER
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

George Y. K. Lee
 by *Bradley Erickson*

 GEORGE Y.K. LEE
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Toshiye Hayashida
 by *Bradley Erickson*

 TOSHIYE HAYASHIDA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Albert K. Michioka
 by *Bradley Erickson*

 ALBERT K. MICHIOKA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Aileen A. Terai
 by *Bradley Erickson*

 AILEEN A. TERAI
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Kiyoshi Tamura
 by *Bradley Erickson*

 KIYOSHI TAMURA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

John Brumfield
 by *Bradley Erickson*

 JOHN BRUMFIELD
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Bert T. Maekawa
 by *Bradley Erickson*

 BERT T. MAEKAWA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Roy Y. Yamachi
 by *Bradley Erickson*

 ROY Y. YAMACHI
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Sharon M. Kubo
 by *Bradley Erickson*

 SHARON M. KUBO
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Richard B. Morita
 by *Bradley Erickson*

 RICHARD B. MORITA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Judy L. Sekiya
 by *Bradley Erickson*

 JUDY L. SEKIYA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Hirakazu Takizawa
 by *Bradley Erickson*

 HIRAKAZU TAKIZAWA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Ronald Sakamoto
 by *Bradley Erickson*

 RONALD SAKAMOTO
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

Nikki F. Honda
 by *Bradley Erickson*

 NIKKI F. HONDA
 By: Bradley A. Erickson, Pres.,
 PIC, Attorney-in-Fact

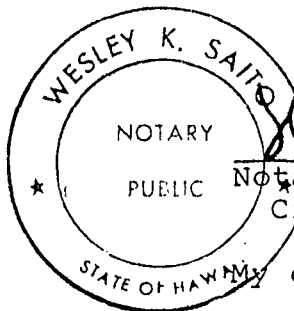
3 7 1 2 1 3 0 0 3 2 5

3 7 1 2 0 3 0 0 2 2 9

NOTARY CERTIFICATE

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 23rd day of November, 1987, before me personally appeared BRADLEY A. ERICKSON, President of Progressive Investment Corp., Attorney-in-Fact for TONY J. DHUYVETTER, TOSHIYE HAYASHIDA, AILEEN A. TERAJ, JOHN BRUMFIELD, ROY Y. YAMACHI, RICHARD B. MORITA, HIRAKAZU TAKIZAWA, NIKKI F. HONDA, GEORGE Y.K. LEE, ALBERT K. MICHIOKA, KIYOSHI TAMURA, BERT T. MAEKAWA, SHARON M. KUBO, JUDY L. SEKIYA, and RONALD SAKAMOTO, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same on behalf of the abovenamed persons, as his free act and deed.



Wesley K. Saito
Notary Public, First Judicial
Circuit, State of Hawaii

My commission expires: 10-13-90

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

12-03-87 08:00 NA1 3
OFFICIAL RECORDS
BOOK: 871203 INST: 00229
FEE: 7.00 RPTT: 41.25

EXHIBIT "B"

The North Half (N1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 16, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the Northerly 40 feet and the Westerly 50 feet of said land, together with a triangular parcel of land bounded as follows:

On the North by the South line of the North 40 feet of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 16;

On the West by the East line of the West 50 feet of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 16; and

On the Southeast by the arc of a circle, concave Southeasterly, having a radius of 25 feet and being tangent to the South line of said North 40 feet and to the East line of said West 50 feet.

As conveyed to Clark County for road purposes by Deed recorded April 24, 1973 as Document No. 280601 and by Deed recorded April 30, 1980 as Document No. 1180359 of Official Records, Clark County, Nevada.

RE-RECORDED

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

12-18-87 08:00 VS1
OFFICIAL RECORDS
BOOK: 871218 INST: 00325
FEE: 8.00 RPTT: EX#003

INTER-OFFICE MEMORANDUM

Date

MARCH 24, 1989

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:



ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-66-88 RUSSELL & JACKIE GREMORE

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

March 24, 1989

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel



SUBJECT:

PM-66-88 Russell & Jackie Gremore

COPIES TO:

The property is located on the southeast corner of Durango Dr. and Farm Rd.. The zoning is R-E. This is a further subdivision of a previously approved and recorded parcel map. Four parcels are being created: lot 1 is 40,330 sq. ft., lot 2 is 40,171 sq. ft., lot 3 is 65,750 sq. ft. and lot 4 is 40,111 sq. ft.. The Department of Public Works required a drainage plan/study submitted and approved prior to building or grading permit issuance, asphalt paving on Farm Rd. adjacent to each lot prior to occupancy of each lot or bonding and an S.I.D. agreement for remaining off-site improvements on Farm and Durango. A copy of the S.I.D. agreement is in the file. The applicant requested a Waiver of Off-site Improvements for the paving and drainage plan/study. The City Council approved on 2/1/89 the Waiver of Off-site Improvements for the paving requirement for 24 months after occupancy of the applicant's proposed home, but required the drainage plan/study prior to the issuance of building or grading permits. The Survey Division had one correction on the map; this has been done. 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.

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

1526
to
1532

B. REQUEST FOR WAIVER

2. PM-66-88 - Russell and Jackie Gremore

Request for waiver of required pavement and drainage study on property located on the southeast corner of Durango Drive and Farm Road, R-E Zone.

Planning Commission unanimously recommended APPROVAL, subject to:

1. Sign a Special Improvement District Agreement for half-street improvements on Farm Road and Durango Drive as required by the Department of Public Works.

Staff Recommendation: DENIAL

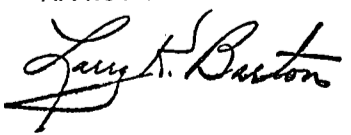
NOLEN - APPROVED Waiver of required paving for 24 months after occupancy of the applicant's proposed home and required a drainage study.
Unanimous

Clerk to notify & Staff to proceed

Russell Gremore appeared

D. Goecke appeared

APPROVED AGENDA ITEM





THIS AGREEMENT made and entered into this 24 day of MARCH, 1989, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "CITY" and RUSSELL GREMRE & JACKIE GREMRE (hereinafter referred to as "OWNER").

WITNESSETH:

WHEREAS, OWNER contemplates certain on-site development within the corporate limits of the City on the following described real property, to wit: CLV PM 66-88 SEE ATTACHED DESCRIPTION

WHEREAS, normally, as a condition to the issuance of a building permit to the OWNER, the CITY would require the construction of the following off-site improvements, to wit: STREET PAVING, CURB & GUTTER, SIDEWALK, STREET LIGHTING, FIRE HYDRANTS, SEWER.

WHEREAS, it is to the benefit of the OWNER and the CITY to postpone the installation of said off-site improvements until such time as these improvements can be intergrated into the overall development of the area with off-site improvements through the creation of a Special Improvement District; and

WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the OWNER of the property within the boundaries of a proposed Special Improvement District may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the OWNER, for himself, his heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a Special Improvement District and the inclusion of the above described property as a part thereof, (ii) promises to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agrees to remain obligated and responsible for the installation of the off-site improvements which the CITY would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the CITY is precluded from, or decides against, the formation of a Special Improvement District.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. WAIVER AND COVENANT: In consideration of the CITY permitting the postponement of the construction of off-site improvements, the OWNER agrees to the following:

- (a) To waive any and all rights of protest to the creation of a Special Improvement and Assessment District to assess the OWNER'S property its appropriate share of the costs for constructing various off-site improvements;
- (b) To pay his prorated share of the costs for constructing various off-site improvements as determined pursuant to the provisions of Chapter 271;
- (c) To enter into, and become a part of, any future Special Improvement District which may be created for the purpose of paying the costs of construction various off-site improvements;
- (d) To construct the off-site improvements consisting of the following: ABOVE MENTIONED IMPROVEMENTS.

if for any reason the CITY is precluded from, or decides against, the formation of a Special Improvement District.

2. BUILDING PERMIT: In consideration of the OWNER'S waiver and covenant described under Section 1, the CITY agrees to issue a building permit prior to the construction of off-site improvements allowing the OWNER to proceed with the development of his property at this time.

3. ASSESSMENT DISTRICT: It is understood and agreed that the CITY is the sole determiner as to when the Special Improvement District referred to herein shall be established to assess the costs of the off-site improvements against the OWNER'S property.

In the event that the CITY is precluded from, or decides against proceeding with the formation of a Special Improvement District then the CITY shall have the right to require the OWNER to install the off-site improvements, and, upon written notification to the OWNER, the OWNER agrees to install, such off-site improvements as would normally have been required of the OWNER as a precondition to the issuance of a permit within ninety (90) calendar days of receiving written notification that the CITY is requiring such installation.

4. BINDING EFFECT: The OWNER understands and agrees that the covenants imposed herein shall be obligations running with the land, and shall be binding upon the OWNER's heirs, successors, assigns and grantees who shall obtain the above described real property from the OWNER or from any successor, in interest thereof.

5. RECORDATION: The OWNER hereby consents to the recordation of this Agreement by the City as a public record.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day first hereinabove written.

ATTEST:

CITY OF LAS VEGAS
a Municipal Corporation

Kathleen M. Tighe
KATHLEEN M. TIGHE City Clerk

By [Signature]
RON LURIE, Mayor

Russell A. Gremore
OWNER - RUSSELL A. GREMORE

Jackie M. Gremore
OWNER - JACKIE M. GREMORE

State of NEVADA)
County of CLARK) ss.

P.O. Box 27444 Las Vegas, NV 89126
MAILING ADDRESS

On MARCH 23, 1989 before me the undersigned, a Notary Public in and for said County and State, personally appeared.

RUSSELL A. GREMORE

JACKIE M. GREMORE

known 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.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC in and for said
County and State

My Commission Expires: 7/15/90

NOTARY SEAL:

WHEN RECORDED: Return to Land
Development, City of Las Vegas,
400 East Stewart



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Steve Keith

My Appointment Expires July 15, 1990

8 9 0 4 1 3 0 0 6 2 1
8 7 1 2 1 8 0 0 3 2 5

RUSSELL A. GREMORE & JACKIE M. GREMORE

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RE-RECORDED

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

LV/CITY OF

04-13-89 14:55 NA1
OFFICIAL RECORDS
BOOK: 890413 INST: 00691

FEE: 7.00 RPTT:

.00

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

NATIONAL TITLE CO

12-18-87 08:00 VS1
OFFICIAL RECORDS
BOOK: 071218 INST: 00325

FEE: 0.00 RPTT: EX1003

ASSESSMENT DISTRICT AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 19____, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "CITY" and RUSSELL GREMORE & JACKIE GREMORE (hereinafter referred to as "OWNER").

W I T N E S S E T H:

WHEREAS, OWNER contemplates certain on-site development within the corporate limits of the City on the following described real property, to wit: CLV PM 66-88 SEE ATTACHED DESCRIPTION

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WHEREAS, it is to the benefit of the OWNER and the CITY to postpone the installation of said off-site improvements until such time as these improvements can be intergrated into the overall development of the area with off-site improvements through the creation of a Special Improvement District; and

WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the OWNER of the property within the boundaries of a proposed Special Improvement District may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the OWNER, for himself, his heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a Special Improvement District and the inclusion of the above described property as a part thereof, (ii) promises to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agrees to remain obligated and responsible for the installation of the off-site improvements which the CITY would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the CITY is precluded from, or decides against, the formation of a Special Improvement District.

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- (c) To enter into, and become a part of, any future Special Improvement District which may be created for the purpose of paying the costs of construction various off-site improvements;
- (d) To construct the off-site improvements consisting of the following: ABOVE MENTIONED IMPROVEMENTS.



if for any reason the CITY is precluded from, or decides against, the formation of a Special Improvement District.

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4. BINDING EFFECT: The OWNER understands and agrees that the covenants imposed herein shall be obligations running with the land, and shall be binding upon the OWNER's heirs, successors, assigns and grantees who shall obtain the above described real property from the OWNER or from any successor, in interest thereof.

5. RECORDATION: The OWNER hereby consents to the recordation of this Agreement by the City as a public record.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day first hereinabove written.

ATTEST:

CITY OF LAS VEGAS
a Municipal Corporation

KATHLEEN M. TIGHE City Clerk

By RON LURIE, Mayor

Russell A. Gremore
OWNER -

State of)
County of) ss.

Jackie M. Gremore
OWNER -

P.O. Box 27444 Las Vegas, NV 89126
MAILING ADDRESS

On MARCH 23, 1989 before me the undersigned, a Notary Public in and for said County and State, personally appeared.

RUSSELL A. GREMORE

JACKIE M. GREMORE

known 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.

WITNESS my hand and official seal.

Steve Keith
NOTARY PUBLIC in and for said
County and State

WHEN RECORDED: Return to Land
Development, City of Las Vegas,
400 East Stewart

My Commission Expires: 7/15/90

NOTARY SEAL:



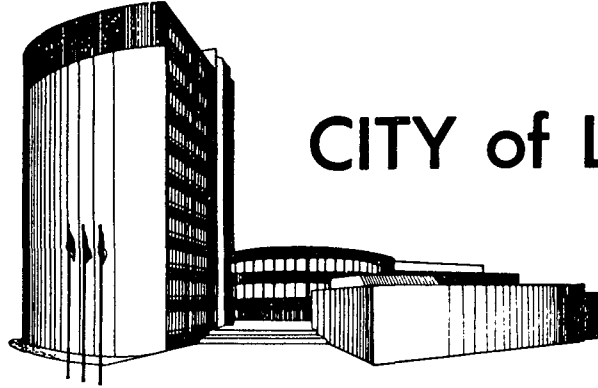
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Steve Keith

My Appointment Expires July 15, 1990

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1989

Russell and Jackie Gremore
P. O. Box 27444
Las Vegas, Nevada 89126

RE: PM-66-88 - WAIVER OF OFF-SITE REQUIREMENTS

Dear Mr. and Mrs. Gremore:

Your request for waiver of required pavement and drainage study for property located on the southeast corner of Durango Drive and Farm Road, R-E Zone, was considered by the Planning Commission on January 12, 1989.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Sign a Special Improvement District Agreement for half-street improvements on Farm Road and Durango Drive as required by the Department of Public Works.

This item will be considered by the City Council on February 1, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Chuck Cave
Baughman and Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89120



City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

ITEM

COMMISSION ACTION

18. WAIVER OF OFF-SITE REQUIREMENTS
PM-66-88

Applicant: RUSSELL AND JACKIE GREMORE
 Application: Request for waiver of required pavement and drainage study
 Location: Southeast corner of Durango Drive and Farm Road
 Zone: R-E

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

1. Sign a Special Improvement District Agreement for half-street improvements on Farm Road and Durango Drive as required by the Department of Public Works.

PROTESTS: N/A

Bugbee - APPROVED, subject to staff's condition.
 Unanimous

MR. FOSTER stated the applicant is proposing to divide his property into four lots. His family will develop homes on the other lots. The property is a half mile away from the nearest power source. Due to the cost of bringing the power to this property, he is unable to pay for the required pavement and drainage study. Staff recommended denial.

RUSSELL GREMORE, 5141 Indian River Drive, appeared and represented the application. He cannot afford the required pavement and drainage study at this time. He would be willing to sign a Special Improvement District Agreement for these improvements.

JOHN McNELLIS, Public Works, said the City requires the paving before they occupy the lots.

To be heard by the City Council on 2/1/89.

(7:45-7:49)

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 1, 1989

X.

B. REQUEST FOR WAIVER

2. PM-66-88 - Russell and Jackie Gremore

This request is for a waiver of the required paving on Farm Road adjacent to four proposed residential lots, and for a waiver of the City Code requirement for a drainage plan and technical drainage study. The property owner is a City employee in the Department of Public Works who stated that bringing power to the property that was located approximately one-half mile away was extremely costly. The applicant does not intend to sell any of the lots and only members of his immediate family would be constructing their homes on this property. He is willing to sign an Special Improvement District Agreement for the future installation of the street improvements, however, there is no provision for the drainage plan ever being submitted to the City.

Staff was opposed to waiving the paving on Farm Road since it is a primary access to these four parcels and since paving already exists on the west side of this property on Durango. If paving is waived on this property, the subsequent requests would be received on parcels in the immediate area.

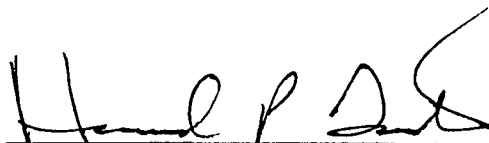
The Drainage Plan and Study is a Code requirement for all parcels larger than two acres and needs to be provided. Regarding the paving, there have been some modifications by the City Council on when it is required such as prior to recordation of the Final Map or that a bond be posted and paving be installed prior to occupancy of the residence on each lot.

The Planning Commission felt there was some justification for this waiver since the lots would be developed by immediate family members only and recommended approval.

Planning Commission Recommendation: APPROVAL

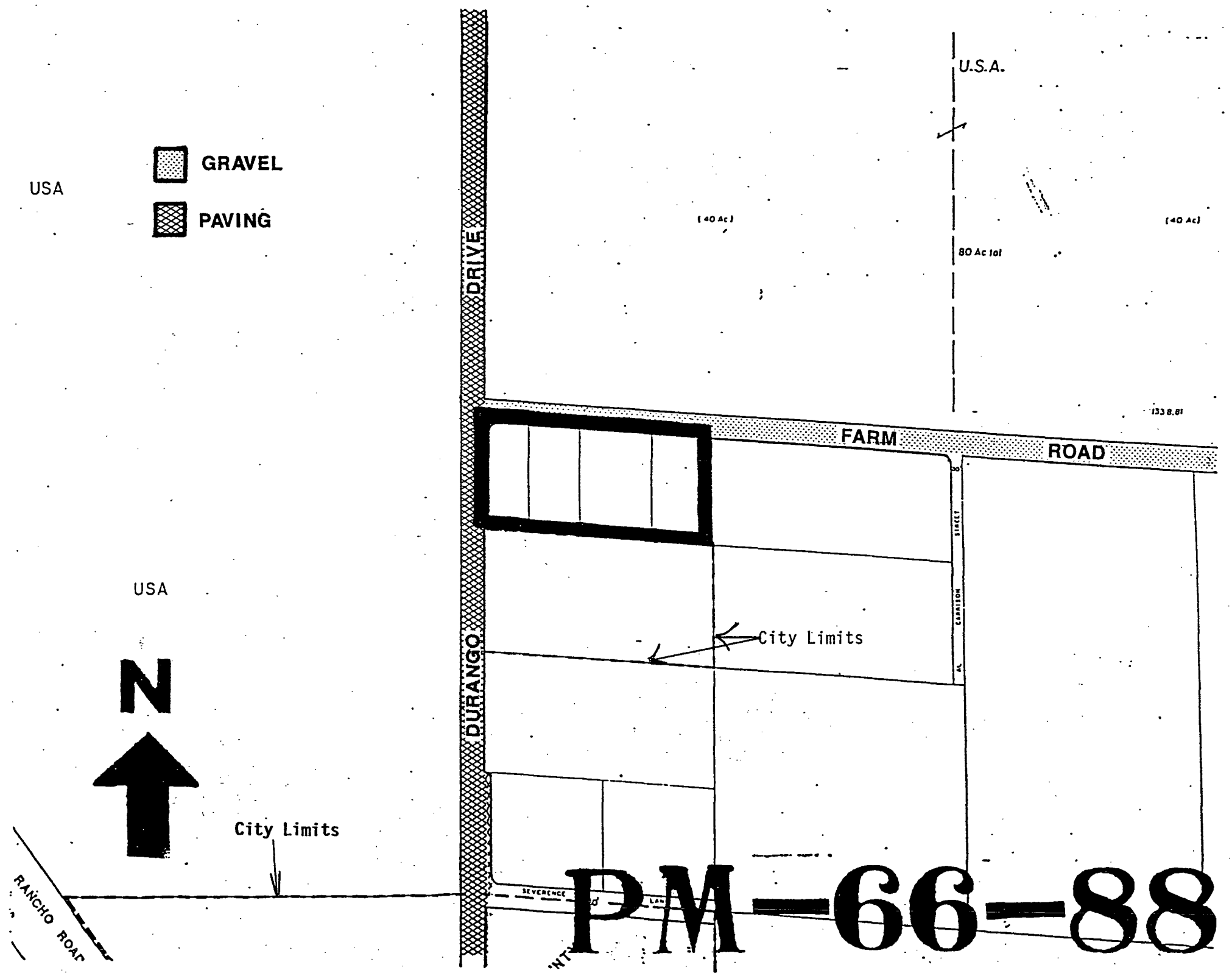
Staff Recommendation: DENIAL

SEE ATTACHED LOCATION MAP



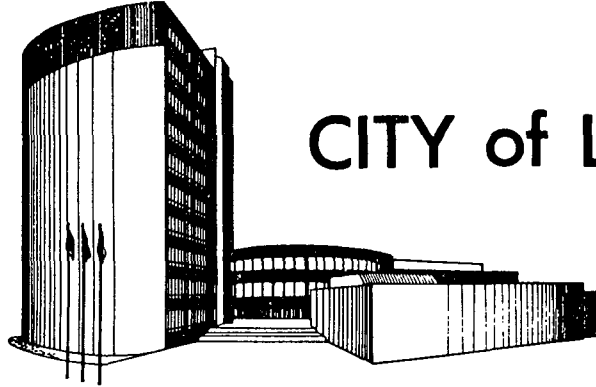
HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

LOCATION MAP - ITEM X.B.2. - PH-66-88 - Russell and Jackie Gremore



PM-66-88

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1989

Russell and Jackie Gremore
P. O. Box 27444
Las Vegas, Nevada 89126

RE: PM-66-88 - WAIVER OF OFF-SITE REQUIREMENTS

Dear Mr. and Mrs. Gremore:

Your request for waiver of required pavement and drainage study for property located on the southeast corner of Durango Drive and Farm Road, R-E Zone, was considered by the Planning Commission on January 12, 1989.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Sign a Special Improvement District Agreement for half-street improvements on Farm Road and Durango Drive as required by the Department of Public Works.

This item will be considered by the City Council on February 1, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Chuck Cave
Baughman and Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89120



City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. WAIVER OF OFF-SITE REQUIREMENTS
PM-66-88

Applicant: RUSSELL AND JACKIE GREMORE
 Application: Request for waiver of required pavement and drainage study
 Location: Southeast corner of Durango Drive and Farm Road
 Zone: R-E

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

1. Sign a Special Improvement District Agreement for half-street improvements on Farm Road and Durango Drive as required by the Department of Public Works.

PROTESTS: N/A

Bugbee - APPROVED, subject to staff's condition.
 Unanimous

MR. FOSTER stated the applicant is proposing to divide his property into four lots. His family will develop homes on the other lots. The property is a half mile away from the nearest power source. Due to the cost of bringing the power to this property, he is unable to pay for the required pavement and drainage study. Staff recommended denial.

RUSSELL GREMORE, 5141 Indian River Drive, appeared and represented the application. He cannot afford the required pavement and drainage study at this time. He would be willing to sign a Special Improvement District Agreement for these improvements.

JOHN McNELLIS, Public Works, said the City requires the paving before they occupy the lots.

To be heard by the City Council on 2/1/89.

(7:45-7:49)

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 30, 1988

Russell and Jackie Gremore
P.O. Box 27444
Las Vegas, Nevada 89126

RE: PM-66-88 - WAIVER OF OFF-SITE REQUIREMENTS

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 12, 1989. This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Chuck Cave
Baughman & Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89120





CLARK COUNTY HEALTH DISTRICT

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

13

DATE: November 21, 1988 OWNER: Gremore, Russell & Jackie M.
PM NO: PM 66-88 (CITY) SURVEYOR: Cave, Charles E.

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 1 ac each.

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

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

Lot 1	62,832 sq ft	1.442 ac Gross
Lot 2	45,696 sq ft	1.049 ac Gross
Lot 3	74,592 sq ft	1.712 ac Gross
Lot 4	45,560 sq ft	1.046 ac Gross



INTER-OFFICE MEMORANDUM

January 6, 1989

TO:

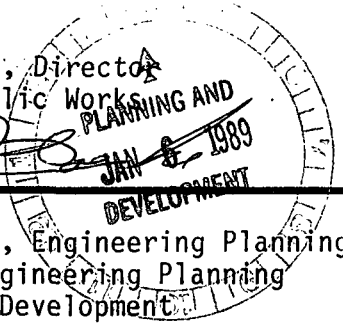
Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Richard D. Goecke, Director
Department of Public Works

ck

[Signature]



SUBJECT:

COMMENTS RE:

Waiver Request
PM-66-88
Russel Gremore

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. We do not support a waiver of the previously imposed conditions.
2. Durango Drive has asphalt paving with no curb and gutter, no sidewalk and no streetlights.
3. As a condition of the parcel map approval we asked for paving on Farm Road. As one can see from the parcels created with this parcel map, access to them will have to come from Farm Road. We asked that paving be installed prior to the recordation of the map, or that a bond be posted and paving be installed prior to occupancy of each lot. These requirements are in conformance with previous approvals by the City Council.
4. Drainage plans and technical drainage studies are required by City Code on all development parcels larger than two acres.

INTER-OFFICE MEMORANDUM

12/12/88

TO: ~~BUILDING AND SAFETY - TOM COOLEY~~
~~ELECTRICAL SERVICES - GEORGE FERRIS~~
~~FIRE SERVICES - RICK LAZENBY~~
~~PUBLIC WORKS - ED BYRGE John McNeillis~~
~~LAND DEVELOPMENT - CHUCK TURK~~
~~DOWNTOWN REDEV. - BRAD PERCELL~~

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

SUBJECT:

Waiver of Off-Site Improvements

Applicant: Russell & Jackie Greenore

Number: PM-66-88

COPIES TO:

A request has been received on the following described property:

The southeast corner of Durango Dr. & Farm Rd.

Parcel No.: 01D-020-008

Zone: R-E

Proposed Use: Request for waiver of off-site improvements required by Department of Public Works prior to parcel map recordation.

CITY PLANNING COMMISSION MEETING: January 12, 1989

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME Russell & Jackie Gremore
 REP'S NAME _____
 ADDRESS P.O. Box 27444
LV, NV 89126
 PHONE 368 - 1397

AGENT: NAME Baughman & Turner
 REP'S NAME Chuck Cave
 ADDRESS 2325 W. Charleston Blvd.
LV, NV 89102
 PHONE 870 - 8771

APPLICATION TYPE:

- REZONING PLOT PLAN REVIEW VARIANCE USE PERMIT
 QTA OTHER Waiver of Off-Site Improvements PM-66-88
 PUBLIC HEARING: IF YES, LEGAL _____

ZONING: EXISTING R-E PROPOSED _____

LAND USE: EXISTING VACANT
PROPOSED S.F.D.

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. G-16-5 ASSESSOR'S PARCEL NO. 01D-020-008

GENERAL LOCATION: S.E. cor. of Durango Dr. & Farm Rd.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: R.I. DATE 12/12/88

GENERAL RECEIPT NO. 47763 CASE NO. PM-66-88

PC DATE: 1/12/89 BZA DATE: _____

DECEMBER 12, 1988

TO: HAROLD P. FOSTER,
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: WAIVER OF REQUIREMENTS FOR
PARCEL MAP PM 66-88

PLEASE CONSIDER THIS A FORMAL REQUEST TO WAIVE THE REQUIREMENTS FOR PAVEMENT
INSTALLION AND SUBMITTAL OF A DRAINAGE STUDY FOR MY PARCEL MAP - PM 66-88
FOR THE FOLLOWING REASONS

- (1) NEVADA POWER COMPANY HAS ESTIMATED THAT THE COST OF BRINGING POWER TO
THIS PARCEL WILL BE IN EXCESS OF \$26,000. POWER IS NOW LOCATED OVER
1/2 MILE AWAY AND THE NEAREST NEIGHBOR IS OVER 3/4 MILE AWAY. I WILL
HAVE TO PAY THIS MONEY BEFORE I CAN GET A LOAN TO BUILD MY HOUSE.
THIS AMOUNT OF MONEY IS ALMOST A YEARS WAGES FOR ME. I HAVE BEEN A
CITY EMPLOYEE FOR OVER THREE YEARS WORKING IN THE ELECTRICAL
DEPARTMENT OF PUBLIC WORKS. THE COST OF JUST GETTING THE POWER TO
THIS PROPERTY IS STAGGERING ON MY INCOME.
- (2) THESE LOTS ARE FOR THE USE OF MYSELF AND FAMILY. MY WIFE AND I WERE
GOING TO USE ONE OF THEM AND ANOTHER FOR MY DAUGHTER AND HER FAMILY.
MY WIFES' SISTER AND HER FAMILY WANTED ANOTHER OF THEM.
- (3) I AM WILLING TO SIGN AN ASSESSMENT DISTRICT AGREEMENT FOR THE FUTURE
CONSTRUCTION OF THE ROAD BY THIS PROPERTY.

SINCERELY,


RUSSELL GREMORE

PM-66-88
Review - Waiver of Offsite Improvements
GR. #47763 \$25.00
Rec. 12/12/88 R.T.
92 1/12/88

INTER-OFFICE MEMORANDUM

November 28, 1988

TO:

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

FROM:

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

PLANNING AND
NOV 28 1988
DEVELOPMENT

SUBJECT: COMMENTS RE:

PM-66-88
Russell Gremore

COPIES TO:

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

1. Asphalt paving required on Farm Road. Paving must be installed adjacent to each lot prior to occupancy of each lot.
2. Prior to the recordation of this parcel map required public street improvements must be constructed or their construction must be guaranteed by an approved performance security method.
3. Drainage plan and technical drainage study required to be submitted and approved by the Department of Public Works prior to the issuance of building or grading permits.

MAC:sdw

4. Sign SID Agreements for remaining off-site street improvements on Farm Road & on Durango Drive.

Mac 1/10/89

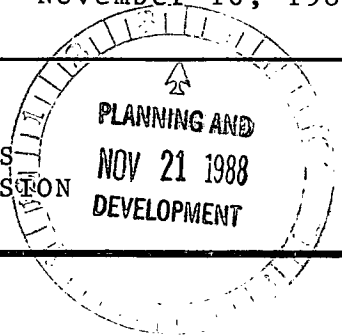
INTER-OFFICE MEMORANDUM

Date

November 16, 1988

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: PUBLIC WORKS SURVEY DIVISION



SUBJECT: Russell and Jackie Gremore PM-66-88

COPIES TO: City Engineer Survey

This Division requests that the following be attended to prior to our approval of the subject parcel map.

- 1. Complete the bearing on the easterly property line of lot 1.

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

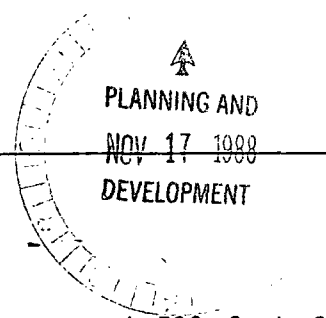
CDP:ld

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM - 66-88

DATE: 11-14-88



- Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- Fire Department access shall be provided to within 150 feet of all building areas.
- All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- New private street names shall be approved by the Fire Department Communications office.

No Objections