

Planning & Development Department
Scanning Cover Sheet

Case No PM-68-78

APN ?

Location SEE BELOW

Applicant ROY FREDERICK BALL

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE EAST
SIDE OF MANUEL DRIVE BETWEEN WASHBURN ROAD
ON THE SOUTH AND HAMMER LANE ON THE NORTH -
FURTHER DIVISION OF PREVIOUSLY APPROVED AND
RECORDED PARCEL MAP.



INTER-OFFICE MEMORANDUM

Jan. 18, 1979

TO:
ART VEEDER, SUBDIVISION ENGINEER
DEPARTMENT OF PUBLIC SERVICES

FROM:
[Signature]
ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:
PARCEL MAPS APPROVED FOR RECORDATION
PM- 68-78 Roy Frederick Ball

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Acting Director. The map(s) are submitted to you for signature by the Field Operations Engineer and recordation.

RSG:rw

Attachment

DATE: Jan. 10, 1979

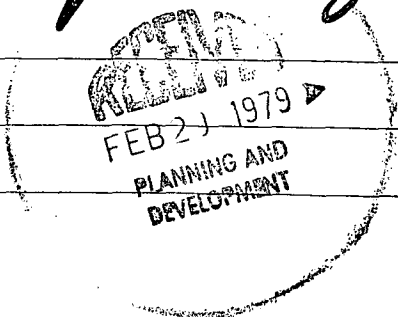
TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : Ray Bell
PM 68-78

- 1. No objections.
- 2. Fire hydrant(s) to be installed when water is available to area.
- 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- 4. Fire hydrants to be installed in accordance with City Ordinance 1666.
- 5. Fire flow requirements to be determined when final construction plans are submitted.
- 6. Two (2) sets of as-builts to be provided this office.
- 7. Must meet requirements of Uniform Fire Code.
- 8. Must meet requirements of Uniform Building Code.
- 9. Building is to conform to the occupancy use requirements.
- 10. To be approved under permit from the Las Vegas Building Department.
- 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: not received date of meeting



S. Hampton

FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

Date

January 18, 1979

TO:

NULL

FROM:

GENZER
GV

SUBJECT:

PM-68-78
ROY FREDERICK BALL

COPIES TO:

This property is located on the east side of Manuel Drive between Washburn Road on the south and Hammer Lane on the north in Zoning District R-E.

This application constitutes a further division of a previously approved and recorded parcel map. The Department of Public Services has indicated several minor corrections to be made to the map, all of which have now been done. The map is, therefore, in order and staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG:rw

Washburn to Durango St

INTER-OFFICE MEMORANDUM

Date

January 9, 1979

TO:
Community Planning and Development

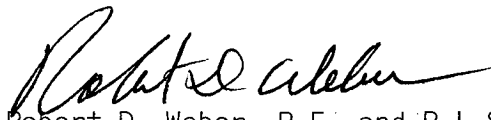
FROM:
Public Services

SUBJECT:
PM-68-78
Roy Frederick Ball

COPIES TO:
Quality Control

Per your request dated January 4, 1979, we submit the following comments and recommendations.

1. Mr. Ball's middle name is misspelled in the Surveyor's Certificate, the Owner's Certificate and Dedication, and in the Acknowledgement. This will have to be corrected to comply with the Deed.
2. In the title block the map is located in the wrong area. It should read the SW 1/4, NW 1/4. Correct the spelling of Mr. Ball's middle name.
3. The most southerly lot on this map is evidently not a part of this Parcel Map and should be so marked.



Robert D. Weber, P.E. and R.L.S.
Field Operations Engineer

RDW:CDP:bc



RECEIVED
JAN 16 1979
PLANNING AND
DEVELOPMENT

DATE:

Jan 10, 1979

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

*Ray Bell
PM 68-78*

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OTHER:

note received date of meeting

J. Hampton

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE January 4, 1979

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-68-78

Submitted by: Roy Fredrick Ball

May we have your comments, recommendations, and suggestions no later than January 8, 1979. It is important that a reply be received at this office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

HPF:rw

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 12-27-78

1. Owner(s) of Record: ROY FREDRICK BALL

Address: Kyle CANYON Rd Phone No.: 645-2100

2. Name of Engineer or Surveyor: KOLASKY

Address: 531-N. RADWICK DR. Phone No.: 452-6187

3. Location of Parcel Map: Section 33 Township 19 Range 60

Tax Parcel No.: _____

4. Acreage: 4.8 AC. Number of Parcels to be Created: 4 Land Use Zone: _____

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:

MANUEL DR to WASHBURN

7. Describe the existing improvements and/or condition of streets in Item #6 above:

MANUEL DR - NO IMPROVEMENTS

WASHBURN - GRAVEL

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:

well

9. Will the property be serviced by the City Sanitary Service System? Yes _____ No

If no, indicate how sewer service will be provided: 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:

Single family RESIDENCE - 90 DAYS

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: _____
Owner(s) of Record
Joseph M. Kolasky
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$500

Received by: [Signature]

Receipt No.: 340892

Case No.: PM-66-78

Date: 12/27/78

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner (S) of Record and all other required signatures before submittal.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50'), unless the area is greater than ten (10) acres. In such cases, staff will decide upon the proper scale for presentation.
3. Eight (8) copies of the original map must be provided of which a minimum of four (4) must be at the same size as the original linen.
4. The application shall include the following information listed below either on the map or as supplemental information:
 - a. The location and width of the existing and proposed public right-of-way that is to serve as access for the lots up to a minimum of three hundred feet (300') from the boundary.
 - b. The distance to the nearest section or quarter section corner for identification of location.
 - c. Dimensions of the property and lots to be created including utility easements, lot lines of neighboring properties and other physical features that have bearing on the proposed development. All existing structures must be shown to scale with existing setbacks clearly defined.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.
 - e. One (1) copy of the Deed of Sale.

NOTE: A PARCEL MAP APPROVED BY THE CITY COMMISSION IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE WILL BUILDING PERMITS BE ISSUED.

GRANT, BARGAIN, SALE DEED

Know all men by these presents, that I, LUIS V. BARGAN, of the County of CLARK, State of NEVADA, do hereby grant, bargain, sell, convey and confirm unto the said LUIS V. BARGAN, of the County of CLARK, State of NEVADA, all that certain parcel of land, together with the improvements thereon, situated in the County of CLARK, State of NEVADA, and more particularly described as follows, to-wit:

Lot 105 (10) of that certain parcel of land, together with the improvements thereon, as shown on the plat of said lot, recorded in the County of CLARK, State of NEVADA, in Book 207 of said County, Document No. 215119, at page 22, of said County.

WITNESSETH my hand and seal of office this 12th day of December, 1978.

[Signature]
Notary Public for Nevada

NEVADA
1978
DEC 12 9 59 AM '78

SUBJECT TO the terms, conditions and covenants of the deed recorded in the County of CLARK, State of NEVADA, in Book 207 of said County, Document No. 215119, at page 22, of said County.

Wherein the said grantor, bargainor, seller and conveyer, the said LUIS V. BARGAN, of the County of CLARK, State of NEVADA, is the same as the said grantor, bargainor, seller and conveyer in the deed recorded in the County of CLARK, State of NEVADA, in Book 207 of said County, Document No. 215119, at page 22, of said County.

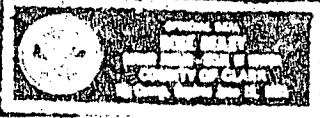
HURRADO CONSTRUCTION, INC.
By *[Signature]*
President

BALGA INTERESTS, INC.
By *[Signature]*
President

STATE OF NEVADA
County of Clark
On November 20, 1978, personally appeared before me, the undersigned Notary Public, LUIS V. BARGAN and Diana D. Hurtado, both of whom are known to me to be the persons who executed the foregoing instrument and who at that time acknowledged the execution of the same instrument.

WITNESS my hand and official seal this 12th day of December, 1978.

[Signature]
Notary Public for Nevada



ESCROW NO. _____
ORDER NO. _____
WILL BE RECORDED MAIL TO: ROY FREDERICK HALL,
C/O Stewart Title of Nevada,
807 S. Decatur Blvd., Las Vegas, NV 89107

SPACE BELOW FOR RECORDER'S USE ONLY

INSTR. NO. 941030
OFFICIAL RECORD BOOK NO. 982
RECORDED AT THE REQUEST OF
[Signature]
DEC 12 9 59 AM '78
CLARK COUNTY NEVADA
JUAN L. SWIFT, RECORDER
DEPUTY