

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-82-89

APN                13928503025

Location           OWENS AVE & J STREET

Applicant           THE CITY OF LAS VEGAS

Subject

REVISIONARY CREATED A SINGLE PARCEL



PARCEL XL

Parcel Map Distribution List and Status				
<b>PM-82-89 (REVERSARY)</b>				
	Date Out	Date In	Comments Sent Out	Miscellaneous Notes
Public Works (Land Development)	8/23/93	9/10/93		
Surveyor (Right-of-Way)	"			
Fire - Alarm	"	9/2/93		
Fire - Prevention	"	9/1/93		
Health District	"	9/10/93		
Zoning	"	8/30/93		

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

10/26/93

TO:

PARCEL MAP FILE

FROM:

MATT PINJUV  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: PARCEL MAP APPROVAL

PARCEL MAP NO: PM-82-89 (REVERSIONARY)

APPLICANT: CITY OF LAS VEGAS

COPIES TO:

The above described Parcel Map has been reviewed by the following Departments and all their Conditions of Approval have been met.

DEPARTMENT OF PUBLIC WORKS:   X  

DEPARTMENT OF PUBLIC WORKS (SURVEY DIVISION):   X  

FIRE SERVICES (ALARM OFFICE):   X  

FIRE SERVICES (FIRE PREVENTION DIVISION):   X  

CLARK COUNTY HEALTH DISTRICT:   X  

ZONING DIVISION:   X  

Is this a further subdivision of another Parcel Map?: YES   X   NO       

If "YES", has the previous Parcel Map been recorded?: YES   X   NO       

Additional Comments:



**CLARK COUNTY HEALTH DISTRICT**

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

**DATE:** September 2, 1993  
**OWNER:** City of Las Vegas  
**PM NO:** 82-89 (City/Reversionary)  
**SURVEYOR:** Rita M. Lumos

**COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT**

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.

PLANNING AND  
DEVELOPMENT

SEP 10 1 47 PM '93

RECEIVED

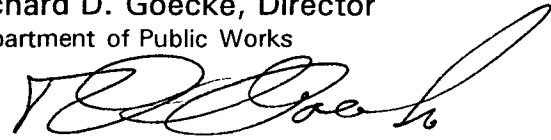
**CITY OF LAS VEGAS  
INTER - OFFICE MEMORANDUM**

**DATE**

September 9, 1993

**TO:**  
Norman R. Standerfer, Director  
Department of Community Planning & Development

**FROM:**  
Richard D. Goecke, Director  
Department of Public Works



**SUBJECT:**  
  
**Reversionary Map**  
PM-82-89, Lots 1, 2 & 3  
City of Las Vegas

**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 (TIA's only)

1. We have no objection to the recordation of this reversionary map at this time; we also have no conditions to impose at this time. We understand that no public dedications nor public easements will be affected by the recordation of this reversionary map however we question whether public sewer easements of record should still be shown on this map; also note Condition #2 below.
2. We note that Sanitary Sewer Planning/PW knows of no active sewer users on the existing segment of public sanitary sewer that enters onto this site from "H" Street along the former Van Buren Avenue alignment. It appears that this dry-sewer assumption is correct because Surveying Staff/PW has verified through onsite inspections that no flows are apparent in this existing sewer segment. For these reasons, we suggest that the City submit a Vacation Application to the Department of Community Planning to vacate all onsite public sewer easement(s), where they might exist, to allow for the formal abandonment of this unused sewer pipeline.
3. The following comments were forwarded by ROW/PW: We note that this reversionary map has the Mayor attesting the City Clerk's signature and the title "Owner's Certificate and Dedication" should read only "Owner's Certificate".
4. These conditions are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions if this reversionary map is not recorded within one year of the date of this memo.

**RECEIVED**  
SEP 10 8 49 AM '93  
PLANNING AND  
DEVELOPMENT

# MEMO

DATE 8-30-93

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: PM-82-89 (Reversionary)

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: \_\_\_\_\_

RECEIVED  
SEP 1 10 35 AM '93  
PLANNING AND DEVELOPMENT

*[Signature]*  
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

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

DATE: August 23, 1993

TO: DEPARTMENT OF PUBLIC WORKS, RIGHT-OF-WAY, ED BYRGE  
DEPARTMENT OF PUBLIC WORKS, ELECTRICAL SERVICES, GEORGE FERRIS  
DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT, CHUCK TURK  
FIRE SERVICES, ALARM OFFICE, ANN VILBERT  
FIRE SERVICES, RICK LAZENBY  
CLARK COUNTY HEALTH DISTRICT, CLARE SCHMUTZ  
COMMUNITY PLANNING AND DEVELOPMENT, JOHN HERBERT

RE: PM-82-89 (Reversionary)

SUBMITTED BY: City of Las Vegas

May we have your comments, recommendations and suggestions by: AUGUST 30, 1993

It is important that a reply be received at this office, even though you may not have any requirements which affect this map.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
NORMAN R. STANDERFER, DIRECTOR  
ROBERT S. GENZER, PRINCIPAL PLANNER

*No Comment*

Attachments:

- 1. ROW - Map, Application and Deed
- 2. Land Development - Map, Application and Deed
- 3. All Others - Map

*Ann Vilbert  
Alarm Office*

CITY OF LAS VEGAS  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
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ROBERT S. GENZER, PRINCIPAL PLANNER

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2. Land Development - Map, Application and Deed
3. All Others - Map



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

REVERSION TO ACREAGE  
PARCEL MAP APPLICATION

Date: 7/25/93

1. Owner(s) of Record: CITY OF LAS VEGAS

Address: 400 East Stewart, Las Vegas, Nv. 89101-2986 Phone No: 229-6100

2. Name of Surveyor: Rita M. Lumos, Las Vegas City Surveyor

Address: 400 E. Stewart Las Vegas, Nv. 89101-2986 Phone No: 229-6217

3. Location of Parcel Map: Section 28 Township 20 S. Range 61 E.

Tax Parcel No.: 010-410-055, 010-410-057, 010-410-058

4. Acreage: 10.981 Number of Parcels to be created: 1 Land Use Zone R-3(ROI C-1)

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: \_\_\_\_\_

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

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: Las Vegas Valley

Water Dist - 14" ACP in "H" Street

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

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

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: City of Las Vegas  
Owner(s) of Record

Rita Lumos  
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: NO CHARGE

Received by: [Signature]

Receipt No.: \_\_\_\_\_

Case No.: PM-82-89 (REVERSIONARY)

Date: 7/27/93

M-28-2

THE FOLLOWING SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) copies of the original map must be provided.
2. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet (660') of the proposed Parcel Map location.
3. One (1) copy of the Deed of Sale.

**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.*