

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-05-01

APN 139-21-510-119

Location 964 BLANKENSHIP AVE

Applicant HENRY W. HAYNES

Subject

PARCEL MAP FOR HENRY HAYNES SINGLE FAMILY
RESIDENCE - CREATION OF FOUR LOTS



1 2 3 4 5 6

TO REMAIN WITH MYLAR WHILE PROCESSING

PROJECT NAME / LOCATION: Henry W. Haynes

MAP: PM - S - 01

SURVEYOR / ENGINEER: Charles Cave - B+T

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED YES NO	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	5-17	5-23 KB	☒ ☐	5-23		
TRAFFIC (GARY P.)	5/30/01	Gary Phillips	☒ ☐	5/30/01		
RIGHT OF WAY	5/30/01	W. Sullivan	☒ ☐	5/30/01		
FLOOD CONTROL	5/30/01	AMS	☒ ☐	5/30/01		
SANITATION	5/30/01	J. Day	☒ ☐	5/30/01		
DEVCO	5/30/01	D. Leazer	☒ ☐	5/30/01		
TRAFFIC (RICK S.)			☐ ☐			
PLANNING & DEVELOPMENT	5/30/01	MP	☒ ☐	5/31/01		
SURVEY 1ST			☐ ☐			
2ND			☐ ☐			

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

LAND DEVELOPMENT _____

RIGHT - OF - WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

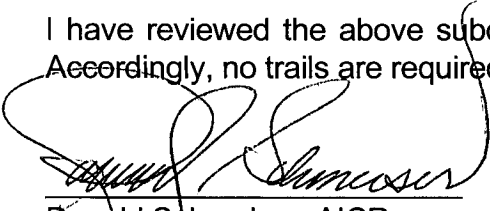
PLANNING & DEVELOPMENT _____

SURVEY _____

Memorandum Planning and Development

To: Matt Pinjuv, Senior Planner
From: Don Schmeiser, Senior Planner
Date: May 31, 2001
Re: Parcel Map for Henry W. Haynes (P.M.- 05-01)

I have reviewed the above subdivision for compliance with the approved trail routes of the City. Accordingly, no trails are required.



Donald Schmeiser, AICP
Senior Planner

Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582

To: Charles Cave, PLS
Baughman & Turner, Inc.

From: Rita M. Lumos, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: April 27, 2001

Re: **PM 5-01**
HENRY & AMANDA HAYNES

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:

Please change the name of the director of the Department of Planning and Development.

RML

RECEIVED
MAY 3 12 18 PM '01
PLANNING AND
DEVELOPMENT

BJ 7922.

CITY OF LAS VEGAS REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 11, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM - 5 - 01 HENRY W & AMANDA HAYNES	

PLEASE RETURN ANY COMMENTS TO:

MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before April 20th, 2001

No new street names

4/19/01

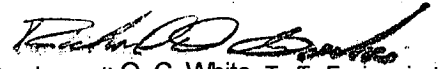
M Dobosh

ATTACHMENT: MAP

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;
Rita Lumos, Survey (FM, PM, & A's only)
Date: April 26, 2001
Re: **PM-5-01** Henry W & Amanda Hayes NWC of LaSalle Street and Blankenship Avenue
Parcel Map



CONDITIONS OF APPROVAL:

1. This Parcel Map needs to show the following dedication prior to recordation: **a)** a 15 foot radius at the northwest corner of Blankenship Avenue and LaSalle Street as required by the Department of Public Works.
2. Each of the four legal parcels must connect to the public sewer located in Blankenship Avenue at the time of development, unless an alternate plan is submitted to and approved by the City Engineer, as required by the Department of Public Works.
3. 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.
4. No improvements, or bonds for improvements, are required prior to the recordation of this parcel map.



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: April 16, 2001
OWNER: Henry W & Amanda J Haynes
PM NO: 5-2001
SURVEYOR: Charles E Cave

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.

RECEIVED
APR 19 11 00 AM '01
PLANNING AND
DEVELOPMENT



**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 11, 2001
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - TOM WILKING LAND DEVELOPMENT - JUDY CALVO SURVEY - RITA LUMOS TRAFFIC ENGINEERING - RICK SCHROEDER SPECIAL IMPROVEMENT - MIKE THOMPSON DISTRICT (S I D)	
SUBJECT: PARCEL MAP PM - 5 - 01 HENRY W & AMANDA HAYNES	

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
On or Before April 20th, 2001

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 11, 2001
TO: CLARK COUNTY HEALTH DISTRICT - EDMUND J WOJCIK FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM - 5 - 01 HENRY W & AMANDA HAYNES	

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before April 20th, 2001

ATTACHMENT: MAP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Henry W. Haynes

Project Address (Location) 964 Blankenship Ave.

Project Name Henry Haynes Parcel Map Proposed Use single family residence

Assessor's Parcel #(s) 139-21-510-119, 120, 311, & 312 Ward #

General Plan: existing proposed Zoning: existing proposed

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres .744 Lots/Units 4 Density N/A

Additional Information The project consists of creating four (4) residential conforming lots out of two (2) conforming and two (2) non-conforming lots.

PROPERTY OWNER Henry W. & Amanda Haynes Contact Henry Haynes

Address 3008 W. Oakley Blvd. Phone: 878-1319 Fax: none

City Las Vegas State NV Zip 89102

APPLICANT Henry W. & Amanda Haynes Contact Henry Haynes

Address 3008 W. Oakley Blvd. Phone: 878-1319 Fax: None

City Las Vegas State NV Zip 89102

REPRESENTATIVE Baughman & Turner, Inc. Contact Mordechai Kleinberg

Address 1210 Hinson Street Phone: 870-8771 Fax: 878-2695

City Las Vegas State NV Zip 89102

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

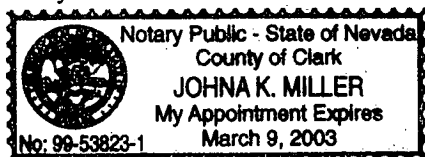
Print Name Gil Nockowitz

Subscribed and sworn before me

This 29th day of March, 20 01

John K. Miller

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>PM-5-01</u>
Meeting Date:	
Signs Required:	<u>—</u>
Map #	<u>M-21-2</u>
Total Fee:	<u>300</u>
Receipt #	<u>64336</u>
Date Accepted:	<u>3/29/01</u>
Accepted By:	<u>PFB</u>

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

HENRY HAYNES
3008 W. OAKLEY #B
LAS VEGAS, NV 89102

RE-RECORDED

ESCROW NO. 001207
R.P.T.T.S. 85.75 20010372
A.P.N. # 139-21-510-128

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BIG MC, INCORPORATED, A NEVADA CORPORATION

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

HENRY HAYNES AND AMANDA J. HAYNES, HUSBAND AND WIFE AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of Clark State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO: 1. Taxes for fiscal year 2000-2001.

2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and any reversions, remainder, rents, issues or profits thereof.

DATE: November 16, 2000

BIG MC, INCORPORATED, A NEVADA
CORPORATION

BY: Douglas Ray Mc Cain
BY: DOUGLAS RAY MC CAIN, PRESIDENT

* "THIS DEED IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION"

STATE OF NV
COUNTY OF CLARK ss.

This instrument was acknowledged before me on 12-4-00
by DOUGLAS RAY MC CAIN

Signature Laura J. Swift

Notary Public

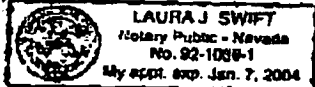


EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 00220465

PARCEL I: (APN: 139-21-510-119)

The North Forty-Five (45') Feet of Lots One Hundred Twenty-Six-A (126-A) and One Hundred Twenty-Six-B (126-B) and the North Forty-Five (45') Feet of the East Twenty (20') Feet of Lot One Hundred Twenty-Six-C (126-C) of VEGAS HEIGHTS TRACT UNIT NO. 4, as shown by map thereof on file in Book 1 of Plats, Page 77, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II: (APN: 139-21-510-120)

LOTS ONE HUNDRED TWENTY-SIX-A (126-A) AND ONE HUNDRED TWENTY-SIX-B (126-B) AND THE EAST TWENTY (20) FEET OF LOT ONE HUNDRED TWENTY-SIX-C (126-C) OF VEGAS HEIGHTS TRACT UNIT NO. 4, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, PAGE 77, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THE NORTH FORTY-FIVE (45) FEET OF EACH OF SAID LOTS.

MAR-26-01 08:24

FROM-STEWART TITLE

1-702-388-8670

T-303 P.04/04 F-370



3-22-2001

DOCUMENT NO

1168

BOOK 2 00 10 322

PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: Blankenship Avenue,
Frontage to Concord Street West & LaSalle Street East
3. Describe the existing improvements and/or condition of streets in item #2 above: full off-sites
4. 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: L.V.V.W.D.
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: X Yes No
If yes, on which Parcel (#1, #2, etc.)? All 4 parcels
If yes, indicate type of development and anticipated date construction will commence: two-three months
after recordation of the parcel map

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-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.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend 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 Planning and Development will building permits be issued.