Planning & Development Department
Scanning Cover Sheet

Case No PM-09-01

APN 138-05-801-012

Location JULIANO ROAD/HICKAM

Applicant PAUL MILKO, ET AL

Subject

PARCEL MAP FOR CREATION OF FOUR LOTS - RESIDENTIAL USE

123456

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: January 29, 2002
Re: **PM-9-01** Paul and Yvonne Milko E. of Juliano Road and N. of Alexander Road
Parcel Map

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. Dedicate 51 feet of right-of-way and appropriate cul-de-sac bulb radii for the proposed unnamed public cul-de-sac street as required by the Department of Public Works.

2. Construct half-street improvements on Juliano Road adjacent to this site and full-street improvements on the unnamed public cul-de-sac street within this site, including all necessary underground improvements for future streetlighting, concurrent with development of this site. The installation of the streetlights on Juliano Road and the unnamed public cul-de-sac street may be deferred at this time. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

3. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of streetlighting on Juliano Road and the unnamed public cul-de-sac street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.

4. Meet with the Collection Systems Planning Section of Public Works to establish acceptable service laterals to provide public sewer to each of the four parcels as required by the Department of Public Works.

5. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.

6. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.

7. 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.

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: July 5, 2001
Re: **PM-9-01** Paul and Yvonne Milko E. of Juliano Road and N. of Alexander Road
Parcel Map

CONDITIONS OF APPROVAL:

1. Dedicate 51 feet of right-of-way and appropriate cul-de-sac bulb radii for the proposed unnamed public cul-de-sac street as required by the Department of Public Works.

2. Construct half-street improvements on Juliano Road and full-street improvements on the unnamed public cul-de-sac street adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

3. Meet with the Collection Systems Planning Section of Public Works to establish acceptable service laterals to provide public sewer to each of the four parcels as required by the Department of Public Works.

4. Prior to the recordation of this parcel map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.

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Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582

To: Robert Fulstone, PLS
Fulstone Enterprises

From: Rita M. Lumos, PLS
City Surveyor

rjp for:

CC: Matt Pinjuv
Planning and Development

Date: June 21, 2001

Re: **PM 9-01**
Milko

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 designation Sight Visibility Zone to Sight Visibility Restriction Zone (SVRZ) wherever it appears.

Please ensure that all text meets the minimum size requirement of 0.1 inches.

The bearing on Juliano Road varies slightly between the Survey Analysis and the main map portion. Please reconcile.

This cul-de-sac is offered for dedication, but no name is given for the street. Please complete.

Please check the dimensions for the length of Curve 2 and Line 4.

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

DATE: June 8, 2001

OWNER: Paul & Yvonne Milko

PM NO: CLV 9-2001

SURVEYOR: Robert Fulstone

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems are to be installed. The parcel map shows a community well site, designated by solid lines and sufficient easements, NSDWR Permit #57479. Per information obtained by Health District, the well is permitted to serve the four lots of this proposed parcel map, and connection to the public water service available is not required.

Lot #1	21,146 sq ft	0.49 ac
Lot #2	24,099 sq ft	0.55 ac
Lot #3	24,092 sq ft	0.55 ac
Lot #4	21,174 sq ft	0.49 ac

RECEIVED
JUN 18 4 01 PM '01
PLANNING AND DEVELOPMENT

Rec'd 8018

CITY OF LAS VEGAS

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 1, 2001

TO:

CLARK COUNTY HEALTH DISTRICT	- EDMUND J WOJCIK
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH

SUBJECT: PARCEL MAP PM - 9- 01
Paul and Yvonne Milko

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before June 15th, 2001

One street not named. 6/11/01
M Dobosh

ATTACHMENT: MAP

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 1, 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 DISTRICT (S I D) - MIKE THOMPSON

SUBJECT: PARCEL MAP PM - 9- 01
Paul and Yvonne Milko

PLEASE RETURN ANY COMMENTS TO:
GARY REID, SR. ENG. TECH
PUBLIC WORKS-- ENGINEERING/PLANNING DIVISION
On or Before June 15th, 2001

ATTACHMENTS: APPLICATION, DEED, & MAP

CITY OF LAS VEGAS

REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE June 1, 2001

TO:

CLARK COUNTY HEALTH DISTRICT	- EDMUND J WOJCIK
FIRE PREVENTION	- JEFF DONAHUE
FIRE SERVICES, COMMUNICATIONS	- MELANIE DOBOSH

SUBJECT: PARCEL MAP PM - 9- 01
Paul and Yvonne Milko

PLEASE RETURN ANY COMMENTS TO:
MATT PINJUV @ D. S. C., 731 S. 4TH ST.
CURRENT PLANNING DIVISION
On or Before June 15th, 2001

ATTACHMENT: MAP

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map

Project Address (Location) Juliano Road / Hickam

Project Name Paul + Yvonne Miko **Proposed Use** RE

Assessor's Parcel #(s) 138-05-801-012 **Ward #** _____

General Plan: existing DR proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.27 **Lots/~~Units~~** 4 **Density** _____

Additional Information Creating 4 lots (See justification letter)

PROPERTY OWNER Paul/Yvonne Miko **Contact** Either One
Address 2125 Fountain View Drive **Phone:** 349-8809 **Fax:** _____
City Las Vegas **State** NV **Zip** 89134

APPLICANT same as above **Contact** _____
Address _____ **Phone:** _____ **Fax:** _____
City _____ **State** _____ **Zip** _____

REPRESENTATIVE Fulstone Enterprises, Inc **Contact** Lourdes Mohaupt
Address 940 S. Martin Luther King **Phone:** 382-8141 **Fax:** 382-3103
City Las Vegas **State** NV **Zip** 89101

Property Owner Signature* Lourdes Mohaupt
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name LOURDES MOHAUPT

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	PM-9-01
Meeting Date:	N.A.
Signs Required:	NO
Map #	L-5-8
Total Fee:	$300.00
Receipt #	66273
* **Date Accepted:**	4 MAY 2001
Accepted By:	AMN Foley

* CORRECT MAPS RECEIVED 5/14/01

May 4, 2001

City of Las Vegas
Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

RE: Parcel Map Justification Letter

To Whom It May Concern,

We are writing this to letter to officially request an approval in the submittal of this Parcel Map.

We have been attempting to subdivide our 2 1/2 acre parcel located at Assessor Parcel Number 138-05-801-012 since 1992 with Clark County Current Planning. After fulfilling all of the requirements set forth by the county, American West developed a residential project adjacent to our property and placed the sewer within 100' of my property requiring us to tie into this sewer.

We then had to hire a second engineer to do this for us and we are now scheduled for annexation recordation with the City on June 30, 2001. We felt it best to continue this project with the city due to the annexation.

Warm Regards,

Paul Milko

Yvonne Milko

CASE:

MAY - 4 2001

PC ADMIN. BZA

REF: A-3-01

RPTT ~~EXEMPT 8~~

961025.01263

Quitclaim Deed

Dated this 22nd day of October ,19 96

For valuable consideration, the sum of NO CONSIDERATION

DOLLARS ($ NONE)

the receipt of which is hereby acknowledged,

I/and/or We, PAUL MILKO AND YVONNE MILKO, husband and wife as joint tenants

, the undersigned Grantor's,

Do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: PAUL MILKO AND YVONNE LAURA MILKO REVOCABLE LIVING TRUST

,Grantee's,

as TRUSTEES

the following described real property in the State of NEVADA , County of CLARK

(Set forth legal description of real property AND commonly known address, if known)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

ASSESSORS PARCEL NO. (APN) 138-05-801-012

IN ~~WITNESS~~ WHEREOF, I/We hereunto set my hand/our hands this 22nd day of October ,19 96

Signature

PAUL MILKO
(Print name here)

Signature

YVONNE LAURA MILKO
(Print name here)

STATE OF NEVADA }
} ss
COUNTY OF CLARK }

This Instrument was acknowledged before me on OCT 22 - 1996 (date)

By PAUL MILKO
YVONNE LAURA MILKO
(Names of Person(s))

Notary Public

(Notary Stamp)

Notary Public-State Of Nevada
COUNTY OF CLARK
JAMES K. MASON
My Commission Expires
March 21, 1999

RECORDING REQUESTED BY AND MAIL TO

NAME PAUL & YVONNE MILKO
ADDRESS 2125 FOUNTAIN VIEW DR.
CITY/ST/ZIP LAS VEGAS, NV 89134

If applicable mail tax statements to

NAME PAUL & YVONNE MILKO
ADDRESS 2125 FOUNTAIN VIEW DR.
CITY/ST/ZIP LAS VEGAS, NV 89134

SPACE BELOW THIS LINE FOR RECORDERS USE ONLY

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
P MILKO

10-25-96 14:19 PAR 1
OFFICIAL RECORDS
BOOK: 961025 INST: 01263

FEE: 7.00 RPTT: EX#008

L-5-8

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

SCALE IN FEET: 0 50 100 200 400 600 800

AVERAGE OA VALUE: 45

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

PARCEL BOUNDARY		001	PARCEL NUMBER
SUBD BOUNDARY		1.00	ACREAGE
ROAD EASEMENT		202	PARCEL SUB/SEQ NUMBER
PM/LD BOUNDARY		PB 25-45	PLAT RECORDING NUMBER
NON-PARCEL LOT LINE		5	BLOCK NUMBER
MATCH LINE / LEADER LINE		5	LOT NUMBER
ROAD ID NUMBER		GL5	GOV. LOT NUMBER

BOOK: T20S R60E

	R59E	R60E	R61E
T19S	126	125	124
T20S	137	138	139
T21S	164	163	162

SEC. 05

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

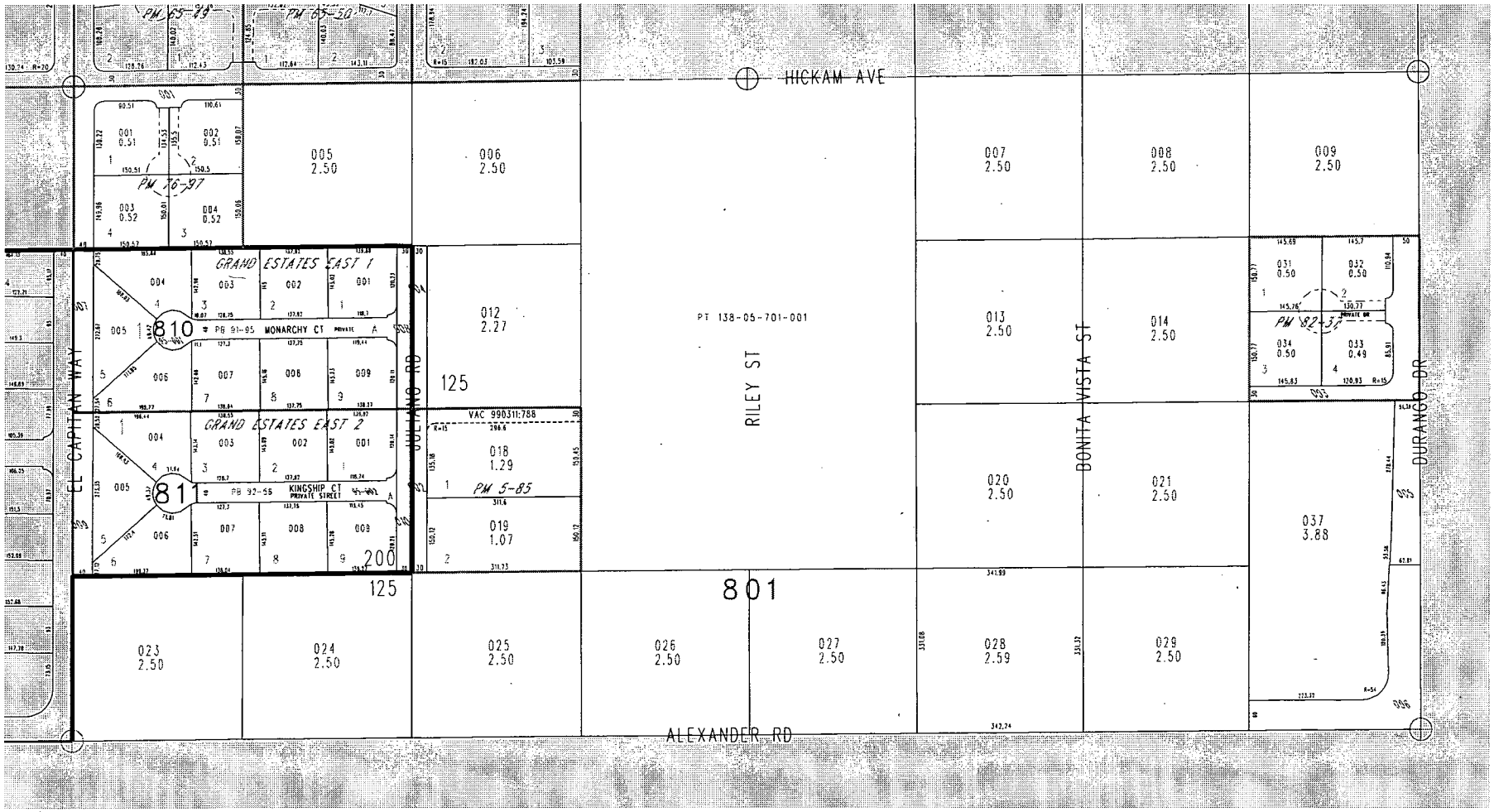
MAP: S 2 SE 4

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

138-05-8

Scale: 1"=200'

Rev: 10/25/00



TAX DIST 125,200

Development Services Center

Current Planning Division

PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ✓ Yes ____ No
2. List the names of public access streets between this property and the nearest major streets: Juliano Road / Hickam
3. Describe the existing improvements and/or condition of streets in item #2 above: both streets are paved.
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: Existing Community well
5. Will property be serviced by the City Sanitary Sewer System? ✓ Yes ____ No
   If no, indicate how sewer service will be provided: ____
6. 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: building a single family residence, construction to commence immediately following approval.

B. PARCEL MAP CONTENTS

- ☑ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☑ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☑ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☑ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☑ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☑ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☑ 7. 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.
- ☑ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☑ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☑ 10. Assessor's Parcel Number of all adjoining properties.
- ☑ 11. 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.*