

Planning & Development Department
Scanning Cover Sheet

Case No PM-11-74

APN ?

Location BRADLEY RD & DORRELL LANE

Applicant REX JARRETT

Subject

PARCEL MAP



DEPARTMENT OF PUBLIC WORKS

PARCEL MAPS
Approved

PM-10-74 - DANIEL A. SULLIVAN. RIGHT-OF-WAY TO BE ACQUIRED: ROSADA AVENUE (30').

PM-11-74 - REX JARRETT. RIGHT-OF-WAY TO BE ACQUIRED: DARRELL LANE (30'); UNIVORN STREET (30'); 2 RADII (15').

At the hour of 10:10 A.M., a Recess was Declared by His Honor, Mayor Gragson.

At the hour of 10:25 A.M., the meeting was reconvened with all Board members and staff present.

Director of Public Works, Richard P. Sauer: The first item is parcel maps which was held in abeyance at the last meeting. You ask for a written justification these. On August 27, 1973, a copy of the proposed _____ and copies of some memos, a copy was sent to the Mayor and each of the Commissioners and a copy was sent to the City Manager. Subsequently, this was presented to the Commission, outlining the cost for each mile graveled as well as the requirements for right-of-way. That was then passed by the City Commission on May 5, 1973, unanimously, outlining what was necessary and so forth. This policy was decided upon and recommended to the Commission after quite a long study both by Public Works and Planning and anyone else that was interested in it, some of the property owners. It does require some expenditure by the City on the basis that it would cost \$10,000 per mile of grade and gravel. This may seem to be expensive, but of the 28 parcel maps the Commission has approved since the law went into effect last July there has been only 4 of the 28 that have required any roads and the total would be a mile and a quarter. Now, in this instance here you have got 2 subdivision maps and this one has all the road to it (wall map). (Mr. Sauer did not speak into the microphone and subsequent remarks were not recorded.) However, we have in concert with the County, come up with a proposal for \$.03 - the Commission appointed a Committee a few weeks ago - this will go before the County Commission on the 22nd of this month and hopefully they will appoint a committee to act with our committee. This will do away with this. This will then assess each square foot of area on parcel maps \$.03 and that will take care of paving a road to the subdivision and to where a building permit is required. That of course will only be done at the time the building permit is taken out. If the committee goes along with the \$.03, we will still have to come up with about a half a cent from out of our own pockets because the cost is about three and a half cents.

Mayor Gragson: What you are talking about is square foot of the road.

Mr. Sauer: No, Mayor, square foot of the property -

Mayor Gragson: Doesn't the size of the property have some bearing on that?

Mr. Sauer: No -

Commissioner Franklin: The distance from the closest - seems unfair to me in the sense of, if you had a 40 acres parcel to pay \$.03 a square foot and it's 10 miles from an existing road - a guy only a quarter of a mile from an existing road pays the same thing and yet the other guy is getting far more service out of his \$.03 than the guy that is on the existing road.

Mr. Sauer: It is up to this Commission to approve something that is 10 miles away because each one will come before the Commission.

Commissioner Franklin: That's what I read in the policy and I have no objection now. This one we are under now requires that everyone come to us for specific approval.

Mr. Sauer: If one of these parcels is out 10 miles and it was a 10 acre parcel - 10 miles would be an advantage. However, as each one of these parcels came in and they are going to come in some time for a building permit or a parcel map, they would each be assessed. All these get the same treatment. That would mean about \$100 per acre. However, when you stop to think what you and you and I pay for our improvements in a subdivision which is some-odd \$3,000 or better, these people get off real cheap.

Mayor Gragson: Of course, they don't have all the improvements either -

Mr. Sauer: They are not required to put them in. In R-1 we put everything in -

Mayor Gragson: Let me ask you this. On one of those roads, although the building permit was taken out, there was considerable property annexed into the City at that time, was it not?

Mr. Sauer: You mean these two parcels?

Mayor Gragson: Not those, a previous one out in the West Charleston area.

Mr. Sauer: Well, I know we annexed an awful lot of area out there - the West Charleston area - I can check that for you.

Mayor Gragson: When they were in to be annexed, there was considerable property owners between him and where they was and the total was annexed in. What I am saying is put some additional property values into our City coffer without any improvements or additional expense being provided -

Mr. Sauer: This is true and we must consider the City must have some responsibility because this person paid taxes 10 years, 15 years or since it's been into the City, we have never done anything to provide services for him fire, police, or whatnot, because it was too far out to provide fire service other than by pumpers, no sewers, no anything -

Commissioner Franklin: May I recommend, I don't know whether it would take a motion or not, the policy the way it was stated and approved by us where it must come back to us each time, would you now on every parcel map that is brought to us for

approval, give us the approximate figure, or your estimate of the cost to the City by virtue of our approving it even under our policy, then we know whether we want to approve it or not. I would hate to approve one and then find out it is going to cost the taxpayers \$50,000, so give us a price tag when it comes before us so we know whether -

Mr. Sauer: I will bring you the dollar figure as you say -

Commissioner Franklin: I will move for approval of Items 1 and 2 -

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, Morelli and Mayor Gragson voting aye; noes, none.

RIGHT-OF-WAY
ITEMS
Approved

See Page 27 of Minutes

RECLAIMED WASTE-
WATER PURCHASE
AGREEMENT
Abeyance

Mr. Sauer: The next item is just an information item provided to you because of the fact County Deputy Attorney has submitted a new contract for the wastewater treatment agreement with the Power Company and SWAK and it is no way going to be any help to the City. The questions that I pointed out to you that Staff had on the previous contract dated 2/4/74 so this is just an information item for you so you so there will be no question of acting on it or indicating approval until such time as you give it considerable consideration.

Mayor Gragson: I think this. I think that we should, not here perhaps, take a meeting and discuss all the pros and cons of it so this Commission can take - but it will take probably an hour, hour and a half to two hours.

Mr. Sauer: I would appreciate the opportunity of briefing the Commission on this because it is very important to the City. We are going to get stuck millions of dollars over the term of the contract.

Mayor Gragson: Is there a time when you can be completely prepared, you and the other department heads, that you can call a discussion meeting for that purpose and the time that it is called, advise the press also -

Commissioner Franklin: Mr. Sauer, I would also like to recommend that we might keep our eye on the feasibility study that the City Council of the City of Los Angeles voted a \$1.7 million feasibility study of the Arrowhead Project. Now, I really enjoy it when the City Council of the City of Los Angeles starts conducting feasibility studies to the extend of \$1.7 million on a power plan to be built in Clark County, Nevada. But they did pass it. It was represented at that particular meeting that they would be putting up a certain percentage of the money for the plant, but they would be getting a guaranteed 70% of the power. As a matter of fact, at that meeting of the City Council of the City of Los Angeles, they were told that once we get this Nevada power out of the Arrowhead Project, we can put out dirty old polluting plants on a standby basis and won't have to pollute our country because it will be polluting Nevada. Now these are all matters that took place at a Council meeting of the City of Los Angeles and I think it is well worth looking into.

Mr. Sauer: I will surely do that -

PARCEL
MAPS

Abeyance

APPROVAL OF PARCEL MAPS

It is recommended that the following Parcel Maps be approved. The necessary rights-of-way will be acquired with the recording of these plats. Improvements will be called for upon application for Building Permit:

1. PM-10-74 - DANIEL A. SULLIVAN
Right-of-way to be acquired - Rosada Ave. - 30 ft.
2. PM-11-74 - REX JARRETT. Right-of-way to be acquired - Darrell Lane, 30 ft; Univorn Street, 30 ft.; 2 radii, 15 ft.

Deputy Director of Public Works, Victor B. Uehling: The Map of Daniel A. Sullivan is located between Lone Mountain Road and Ann Road, north of the Tonopah Highway and involves a dedication on Rosada, which is part of the access to this parcel. Jones Blvd. is paved and provides access to within a quarter of a mile of that parcel. We recommend that it be approved.

Commissioner Franklin: Before we get very far into this, I want to move that we hold in abeyance any and all Parcel Maps until we can have a thorough study of the economic impact on the City - what our policy is - I'm told we have a policy that we will build certain roads if they will dedicate certain land, and I just think this new Parcel Map law of the State of Nevada could end up - unless we give it a lot of study - costing us a fantastic amount of money - if someone wants to go fourteen miles from our City Limits and comes in with a Parcel Map and we are under some obligation to spend taxpayers money for the benefit of that very isolated Parcel Map situation. I just think it is serious enough and critical enough that we should give it a lot more in-depth study than we have in establishing what I am told is our policy on them. Do you know what our policy is, Mr. Lovell? I don't. It should be in writing - we should know what our policy is.

City Attorney, Carl E. Lovell, Jr.: If I understand what you're talking about - based on that legal opinion . . .

Commissioner Franklin: This has nothing to do with that at all - it is my understanding from Mr. Sauer that at one time we adopted some policy on these Parcel Maps that if they did dedicate we would spend certain public funds - if that's true, then I want to know exactly how tight that is - I move that we hold all Parcel Maps in abeyance until we can get a firm policy as to exactly what our governmental obligations are, once we approve them -

Commissioner Christensen: I think that's what we need - a clarification of what . . .

Mayor Gragson: Why don't you move at this time to hold this in abeyance -

Commissioner Lurie: There's a Committee of Commissioner Morelli and myself waiting for a Committee from the County to get together -

Commissioner Franklin: But that deals with fees - until that time - until that Ordinance is adopted - it may never be - what obligation are we under right now?

Mr. Uehling: We're not under any obligation, actually - I think there have only been two roads where we were given approval to go ahead and develop the road in order to give access to these parcels -

Commissioner Franklin: What I'm saying is - Mr. Sauer says to me - under our established City policy, and I want to know what that established City policy is.

Mayor Gragson: They were given permission to develop a road - not pave - just grade - providing all of the right-of-way was dedicated by the property owner.

Commissioner Franklin: What if the accessroad was two miles away - what are you going to do - pay the expense of graveling and putting in a road two miles?.

Mayor Gragson: I would hope that we would consider each and every one on its own merits here.

Mr. Uehling: The original obligation of the City - if it was approved by the City - would be to only grade out and outline the area that was dedicated for that particular parcel, and we accepted the responsibility of graveling that area, but we had no committment as far as the access to that parcel.

Commissioner Franklin: I see Mr. Kraemer is waiting to speak - he may have some enlightenment on this -

Stanley Kraemer: I am doing an awful lot of Parcel Maps and I'd like to have one point discussed here. When a piece of property is to be improved - not by way of the subdivision route - and a street is dedicated to the City, it is our interpretation of the Parcel Map law as we read it, that in order to protect our client we should file a Parcel Map with the City showing that dedication thereon, and I just wonder if possibly the City Attorney has considered that because that is an exchange of a parcel of property from one ownership to another - and how will this affect the dedication of property like that?

Commissioner Franklin: I think under the Act, even though you file, we've got to accept it -

Mr. Saylor: I'm not arguing against your proposal whatsoever, but we do have a lot of situations where Parcel Maps are involved, where all the off-site improvements are in and there are no improvements involved whatsoever -

Commissioner Franklin: I'm not talking about subdivision maps - we have subdivision plats come up and that's fine - I'm just talking about Parcel Maps -

Mr. Uehling: Also I believe it is required by State law that in order to sell off a piece of land, you would have to file a Parcel Map and unless those Parcel Maps are recorded they aren't able to release that ownership -

Commissioner Franklin: It could be that my eye tooth is getting in the way of my tongue - I'm not talking about a "partial" map - I'm talking about a Parcel Map -

Mr. Saylor: The Parcel Map law as enacted by the Legislature was good in its intent - it covered these outlying areas, but it also applies - like if you have a 150 ft. wide lot on a dedicated street - fully improved and everything else - and you want to make two parcels, you've got to file a Parcel Map like this. You have to have it surveyed and everything else. All I'm saying is - in that case, there are no off-site improvements involved whatsoever - there is no obligation on the part of the City - that was my only point in bringing it up. It is ridiculous in the extreme - to the point that Mr. Kraemer was bringing up - supposedly if I've got a piece of land and I

PARCEL MAPS
(continued)

2
want to dedicate some of it to the City for a street, I am creating another parcel - and that comes under this Act -

Commissioner Franklin: For the sake of the people filing Parcel Maps, such as Ralph Kraemer - and anybody else involved - for the sake of the City it seems to me we can come up with a written resolution - some declaration of what our policy is - I think we're flying blind a little bit right now as to what our obligations are.

Mayor Gragson: OK - then what is your motion?

Motion

Commissioner Franklin: Just that these two be held in abeyance pending an adoption of a resolution by the City as to what our responsibilities will be upon acceptance of the Plan . . . by the mere acceptance and dedication of the land - the acceptance and approval of the Map, what are we obligating ourselves to spend other taxpayers money - because this money comes out of the General Fund. I assume when we put roads in and gravel a street, and I just want to know if we are not just ticking away taxpayers money specifically for the benefit of one person who wants a Parcel Map filed - that's what I am concerned about.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin and Mayor Gragson voting aye; noes, none.

CHARLESTON-
RAINBOW
UNIT No. 11-C
Final
Map
Approved

APPROVAL OF SUBDIVISION PLAT

CHARLESTON-RAINBOW UNIT No. 11-C. - SPROUL HOMES
OF NEVADA, R. B. CLINE, PRESIDENT

Mr. Uehling: All engineering designs have been checked and accepted; bond has been posted and agreements signed for this subdivision and it is recommended that the Final Plat be approved.

Motion

Commissioner Franklin: I move for approval.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin and Mayor Gragson voting aye; noes, none.

SPANISH OAKS
UNIT No. 1
Final
Map
Approved

Mr. Uehling: I have one additional item coming under the heading of subdivision maps - the matter of Spanish Oaks has been submitted to our office for approval. This has been checked also and we would recommend approval subject to the posting of the bond and signing the agreements.

Motion

Commissioner Franklin: I will so move.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin and Mayor Gragson voting aye; noes, none.

CONTRACT
CHANGE
ORDER
Approved

BID No. 73.140 - PECOS STREET STORM DRAIN - CHARLESTON
BLVD. TO CEDAR DRAIN

Mr. Uehling: The Contractor, Joe Long, has submitted a proposal for placing 1,642 ft. of cast-in-place pipe in lieu of the reinforced concrete pipe as submitted in his bid. This would result in a difference in unit price of \$42.00 against the \$35.00 or a resulting saving of \$19,999.56. The use of the cast-in-place will require placement of a reinforced concrete slab over a portion of this at the Stewart Avenue intersection. This would run at a cost

2. Conformance to the requirements of State statutes relative to parcel maps.

3. Street names shall be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

Submitted by REX JARRETT concerning property generally located on Bradley Road and Dorrell Lane.

This land is located in an area where there have been other parcel maps approved and staff recommended approval subject to the normal conditions.

Mr. Cutler moved PM-11-74 be approved subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to the requirements of State statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

9. PM-11-74
APPROVED

APPROVED

Submitted by TOTO PURCHASING & SUPPLY COMPANY, INC. concerning property located at 275 South Highland Drive, M Zone.

The request is to allow a 14' X 50' canopy roof on the side of an existing warehouse building which is located approximately 110 feet from Interstate Freeway #15. The proposed canopy roof is considered a relatively minor addition and there are a total of three buildings existing on the property. Staff recommended approval subject to conformance to the submitted plot plan.

Mr. Cutler moved the M Zone Aesthetic Review be APPROVED subject to conformance to the plot plan. The motion carried by unanimous vote.

10. M Zone Aesthetic Review
APPROVED

APPROVED

Realignment of Jones Boulevard, south of Charleston Boulevard, Drawing #115-341.

Mr. Foster indicated the new alignment was the area south of West Charleston Boulevard to a depth of about 1/4 mile. There are offsets in the section lines on both sides of West Charleston. The present alignment started out south of Charleston in the same alignment, but then it transitioned west as it went south. There was a much sharper curve at present than the proposed alignment. The street having a 60' width would be intersecting on the curve and going over to the State Mental Health Complex. The property owners on both sides of the new alignment have been notified and staff hadn't received any reaction. He indicated it was not proposed at this time to purchase the property from the property owners. It was only a change on the Master Plan and required dedication would be obtained as development took place.

Mr. Saylor indicated, in essence, the Board would be amending the General Plan which means any proposed development along that alignment would have to reflect that alignment and it does not propose any portion of it be developed in the new alignment.

Dr. Parker moved the Amendment to the Master Plan of Streets and Highways be APPROVED as recommended by staff. The motion carried by unanimous vote.

March 28, 1974

PUBLIC WORKS DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

HAROLD P. FOSTER, DEPUTY DIRECTOR

PM-11-74 REX JARRETT

The parcel map submitted by Rex Jarrett concerning property located at Bradley Road and Dorrell Lane was APPROVED by the City Planning Commission on March 26, 1974, subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to the requirements of state statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

DJS:HPF:bjv

March 27, 1974

Mr. Rex A. Jarrett
1400 South 6th Street
Las Vegas, NV 89101

Dear Mr. Jarrett:

Subject: PM-11-74

Your parcel map concerning property generally located at Bradley Road and Dorrell Lane was considered by the City Planning Commission on March 26, 1974. The Commission voted to recommend APPROVAL subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to the requirements of States Statutes relative to Parcel Maps.
3. Street names to be provided as required by the Department of Community Development.

This item is being referred to the Public Works Department for further consideration. Upon completing their review, the map will be referred to the City Commission for action.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

Harold P. Foster
Deputy Director

DJS:HPF:bjw

CLARK COUNTY PLANNING COMMISSION

CLARK COUNTY COURTHOUSE ANNEX

TELEPHONE
386-4011

E. J. DOWNEY
DIRECTOR

March 20, 1974



Mr. Don J. Saylor
Department of Community Development
City of Las Vegas
400 East Stewart
Las Vegas, Nevada

RE: PM-11-74

A handwritten signature or set of initials, possibly "Hew", written in dark ink.

The above referenced map has been reviewed by this Department and meets the requirements of the Clark County Planning Commission and is approved as submitted.

Also, the street to the South of the project is not recommended.

A large, stylized handwritten signature of E. J. Downey.

E. J. DOWNEY, Director
of Planning & Executive Secretary
to the Planning Commission

EJD:lb

MAILING ADDRESS:
200 EAST CARSON AVENUE
LAS VEGAS, NEVADA 89101

LOCATION:
400 L.V. BLVD. So.
4TH ST. ENTRANCE

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

March 20, 1974

TO:

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

PM-11-74
REX A. JARRETT

COPIES TO:

This area is and has been subdividing extensively. Fire hydrants and water mains should be extended into this general area at some time in the immediate future. Property owners in this area to participate in installation of same.

GJ/vh
Attachment



INTER-OFFICE MEMORANDUM

March 20, 1974

TO:

Foster

FROM:

Stormson

SUBJECT:

PM-11-74
Parcel Map for Rex Jarrett

COPIES TO:

These four lots are located on Bradley Road an 80-ft. secondary highway. Also proposed is a Dorrell Lane, Unicorn Street and a southerly half-street making all parcels corner lots. Since it is not desirable to have frequent intersections and grid iron street patterns in this area, it is recommended that the proposed southern half-street along Parcels 3 and 4 not be accepted. Bradley Road now has a dedicated right-of-way connection with Elkhorn Road which would be the entrance street. With the development of the Towne and Country Ranch Estates subdivision located directly north from this parcel map, Unicorn Street would provide another access northerly and the extension could tie into Deer Spring Way in the south.

Staff recommends approval subject to these corrections, including street names to conform to the requirements of the Department of Community Development and conformance with the requirements of the Department of Public Works and all applicable ordinances for parcel maps.

GPS:pdm

INTER-OFFICE MEMORANDUM

March 14, 1974

TO:	FROM:
COMMUNITY DEVELOPMENT	DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT:	COPIES TO:
Parcel Map PM-11-74, Rex A. Jarrett	Art Veeder

Your memorandum of March 12, 1974 requested comments on Parcel Map for Rex A. Jarrett. The following comments are made in connection with this submission:

1. Street name changes on this map should be made to identify streets on the west as Bradley Road, on the north as Dorrell Lane, and on the east as Unicorn Street. *OK*

2. The blue border of the exterior should include the half street areas to indicate that dedication will be made upon recordation of the map with the possible exception of Bradley Road which has been previously dedicated as a 40' right of way. The only access to this parcel is from the north via Elkhorn Street.

V. B. Uehling
V. B. UEHLING

VBU/lm



CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~LOT DIVISION MAPS~~

Parcel Map

DATE March 12, 1974

TO: Engineering Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

PM-11-74

Submitted by: REX A. JARRETT

May we have your comments, recommendations, and suggestions no later than
March 16, 1974. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: March 26, 1974

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment

January 27, 1974

City of Las Vegas Planning Dept.
City Hall
Las Vegas, Nevada

Attention: Mr. Stormson

Gentlemen:

Enclosed are six copies of a survey for a ten acre
parcel.

I wish it to be separated in four - two and one-half
parcels for sale to others.

Yours very truly,



Rex A. Jarrett

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 8-74

1. Owner of Record: REX A. JARRETT & PAULINE JARRETT
Address: 1400 So 6th St Las Vegas Nev Phone No.: 385-2424
384-4506
2. Name of Engineer or Surveyor: JAY M. RASSLER
Address: 1020 So MAIN, LAS VEGAS, NEV Phone No.: 382-9088
3. Location of Parcel Map: Section 24 Township 19 Range 60
Tax Parcel No.: 01D-160-001
4. Acreage: 10 Number of Parcels to be Created: 4 Land Use Zone: RE
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:
BRADLEY - ELKHORN, DEER SPRING WAY
7. Describe the existing improvements and/or condition of streets in Item #6 above: ELKHORN, GRAVEL. BRADLEY DIRT. DEER SPRING
NOT CUT THRU. RIGHT OF WAY GIVEN.
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: Seperate Wells
9. Will the property be serviced by the City Sanitary Service System? Yes ☐ No ☒
If no, indicate how sewer service will be provided: SEPTIC TANKS
10. Is immediate development proposed on the parcels of land to be created? Yes ☐ No ☒
If yes, indicate type of development and anticipated date construction will commence:

The undersigned owner 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 of Record

Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$

Received by:

Receipt No.:

Date:

Case No.:

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner of Record and eight (8) copies of the map.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50').
3. 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.
 - 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.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 8, 1974

1. Owner of Record: REX A. JARRETT & PAULINE JARRETT
Address: 1400 SO 6TH ST. LAS VEGAS NEV. Phone No. 385-2424
384-4506
2. Name of Engineer or Surveyor: JAY M. RASSLER
Address: 1020 SO MAIN, LAS VEGAS NEV Phone No.: 382-9088
3. Location of Parcel Map: Section 24 Township 19 Range 60
Tax Parcel No.: 01D-160-001
4. Acreage: 1.0 Number of Parcels to be Created: 4 Land Use Zone: RE
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:
BRADLEY - ELKHORN, DEER SPRING WAY
7. Describe the existing improvements and/or condition of streets in Item #6 above: ELKHORN - gravel, BRADLEY - Dirt, DEER SPRING WAY - NOT CUT THRU - Right of Way Given
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: Separate Wells
9. Will the property be serviced by the City Sanitary Service 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 ☒
If yes, indicate type of development and anticipated date construction will commence: _____

The undersigned owner 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: *Rex A. Jarrett*
Owner of Record

Jay M. Rassler
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

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 - 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.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

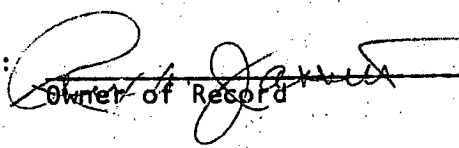
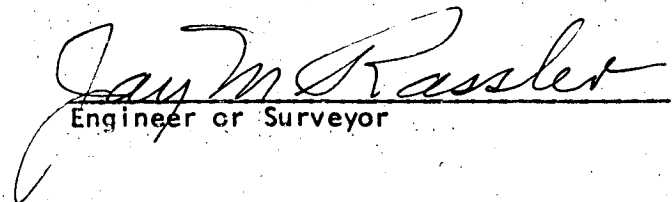
PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 8, 1974

1. Owner of Record: REX A. JARRETT & PAULINE JARRETT
Address: 1400 80th St Las Vegas Nev. Phone No.: 385-2424
384-4506
2. Name of Engineer or Surveyor: JAY M. RASSLER
Address: 1020 SOMAINT, LAS VEGAS NEV Phone No.: 382-7088
3. Location of Parcel Map: Section 24 Township 19 Range 60
Tax Parcel No.: 010-160-001
4. Acreage: 10 Number of Parcels to be Created: 4 Land Use Zone: RE
5. Does the land front on a public (dedicated) street? Yes X No
6. List names of public access streets between this property and nearest major street:
BRADLEY - ELKHORN, DEER SPRING WAY
7. Describe the existing improvements and/or condition of streets in Item #6 above:
ELKHORN - gravel, BRADLEY, DIRT, DEER SPRING
WAY - Not cut THRU - Right of Way Given
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: Separate Wells
9. Will the property be serviced by the City Sanitary Service System? Yes No X
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes No X
If yes, indicate type of development and anticipated date construction will commence:

The undersigned owner 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 of Record
 Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$

Received by:

Receipt No.:

Date:

Case No.:

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner of Record and eight (8) copies of the map.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50').
3. 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.
 - 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.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
ENGINEERING DEPARTMENT	3-13-74		
FIRE DEPARTMENT	3-13-74		
POLICE DEPARTMENT	—		
CITY ATTORNEY	—		
POWER COMPANY	3-13-74		
TELEPHONE COMPANY	3-13-74		
GAS COMPANY	—		
WATER DISTRICT	3-13-74		
F.H.A.			
SCHOOL DISTRICT			
CITY MANAGER			
Clark Co. Planning Comm.	3-13-74		

DJS/ml