

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-11-75

APN ?

Location SW CORNER OF EL CAMPO GRANDE & LEGGET

Applicant DARLENE PASSOFARO

Subject

PARCEL MAP



DEPARTMENT OF PUBLIC WORKS

LAURENCE HAMPTON, DIRECTOR

PARCEL MAPS
Approved

Mr. Hampton: Gentlemen, after we go through the Public Works agenda, I'd be happy to go back to the matter of the audio-visual display proposal.

The first item before you is approval of Parcel Maps. We have three:

DARLENE PASSOFARO
NATIONAL FAST FOODS, INC.
E. A. COLLINS, ET AL

PM-11-75 ✓
PM-13-75
PM-14-75

They are in order and we would recommend approval. I might add that as per the recently passed Assembly Bill 375, this may be the last time that the City Commission will be needed to approve Parcel Maps.

Mayor Briare: But in the meantime, you do need a motion?

Mr. Hampton: Yes, I do - for approval.

M o t i o n

Commissioner Lurie: I move for approval.

Motion carried by the following vote: Commissioners Christensen, Leavitt, Woofter, Lurie and Mayor Briare voting aye; noes, none.

Commissioner Lurie: Who is going to approve them?

Mr. Hampton: The State Law says that Community Development, or the Planning Departments.

Mr. Saylor: We will work out a policy procedure, however, that any that involve any problems we will bring to you.

RELEASE OF
BOND
Abeyance

Location:	1451-71 and 1537-49 N. Nellis Blvd.
Use:	Mini Storage
Builder	Nellis Mini Storage
Surety	Aetna Casualty & Surety
Amount:	\$7,500.00 and \$5,000.00
Bond Nos.	63S4619BCA and 63S4334BCA

Mr. Hampton: We are recommending release of the bonds for the Mini Storage facilities on Nellis Blvd. It so happens that Nellis Blvd. - the entire section of Nellis Blvd. is in the County. This is to the west of Nellis Blvd., which lies in the City. We had required offsite improvements of this developer. The County, because there are some drainage problems, prefers that these improvements not be put in at the present time - that they be put in in conjunction with the Regional Streets & Highway Project that is scheduled for Nellis Blvd., probably within the next two (2) years.

Therefore, we feel it is not necessary to hold this bond since the County does not want to proceed with the improvements.

Mayor Briare: Is this developer required to pay for any of these improvements that he didn't have to make that he normally would have had to make?

Mr. Hampton: Under the Regional Streets & Highway Project there would most likely be an Assessment District for those improvements. The developer then would pay his fair share.

Mr. Chic reappeared and indicated they took exception to the statement there was no traffic problem on Arville. He indicated there was a problem now and the apartments would increase it.

Chairman Busch declared the public hearing closed.

Mr. Ward indicated he would vote against the apartments, but would vote for the homes. He stated he felt apartments brought in an undesirable element.

Mr. Cutler indicated the project was a good project but based on staff's recommendations, the General Plan and what the impact of the density of that land would be, the time and money spent to develop the General Plan, it would appear it should be R-1. He indicated it would be going against the grain of the study on the land use program.

Mrs. Coleman indicated she would not advocate single family homes across from the apartments there now. She didn't think anyone would buy a house that faced those apartments. She felt some compromise could be made where the apartments could run along Tara and abut the present apartments and have depth enough so it could be an attractive development.

Mr. Saylor indicated the design could have the houses backing up to those apartments.

Mrs. Coleman indicated the County approved 65 apartments to the south about a block.

Mr. Saylor indicated it was over 3/8 of a mile.

After additional discussion, Mr. Ward moved Z-20-75 and the Tentative Map of Tara Estates be DENIED. The motion carried by the following vote:

"AYES": Tiberti, Ward, Cutler, Jenkins.
"NOES": Coleman, Busch.

These items will be heard by the City Commission on July 2, 1975.

Parcel Map submitted by DARLENE PASSOFARO concerning property generally located on the southwest corner of El Campo Grande and Leggett Road.

Mr. Foster indicated this was in an R-E zone and they proposed to divide the property into four lots approximately one acre in size. He stated staff recommended approval subject to the normal conditions for parcel maps.

Mrs. Coleman moved PM-11-75 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Satisfaction of the requirements of State Statutes relative to parcel maps.

The motion carried by unanimous vote.

Parcel Map submitted by NATIONAL FAST FOODS, INC. concerning property generally located on the northeast corner of Wyoming and Commerce.

Mr. Foster indicated this was in a C-M zone in an existing subdivision. He stated it was a resubdivision basically consisting of four existing lots; however, staff felt before it should be divided the way they proposed under this parcel

5. PM-11-75
APPROVED

6. PM-13-75
APPROVED

June 13, 1975

Ms. Darlene Passofaro
6305 Clarice Avenue
Las Vegas, NV 89107

Dear Ms. Passofaro:

Subject: PM-11-75

The parcel map concerning property generally located on the southwest corner of El Campo Grande and Leggett Road was considered by the City Planning Commission on June 12, 1975.

The Commission voted to refer this item with a recommendation of APPROVAL subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Satisfaction of the requirements of State Statutes relative to parcel maps.

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

cc Public Works

INTER-OFFICE MEMORANDUM

June 9, 1975

TO:

FOSTER

FROM:

STORMSON

SUBJECT:

PM-11-75
PASSOFARO

COPIES TO:

The parcel to be divided is located near Ann Road a dedicated 100-ft. wide street, El Campo Grande a dedicated collector street, and Leggett Road a collector street. The zone is R-E and the lot dimensions meet the zoning requirements.

Staff recommends approval subject to all conditions of the applicable City Departments and State Parcel Map Statutes being complied with.

GPS:pdm

*GPS
1/5/75
2/5/75
3/5/75*

INTER-OFFICE MEMORANDUM

May 30, 1975

TO:

COMMUNITY DEVELOPMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

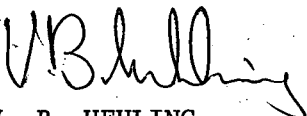
PARCEL MAP PM-11-75, DARLENE PASSOFARO

COPIES TO:

ART VEEDER

Your memorandum of May 14, 1975 requested comments on the submission of a parcel map by Darlene Passofaro. The following comments are made in reference to this map.

1. The map is lacking in survey ties to the section lines. Section lines should then be referred to an additional corner.
2. The nearest access to this property is a gravelled road which exists on Ann Road 630' to the south of the parcel. Right of way for the adjacent streets on the east and north sides of the property are dedicated by the parcel map.
3. A copy of the deed should be submitted to verify ownership and description.


V. B. UEHLING

VBU/lm

BOOK 478

Form 3

437876

AMERICAN P.T.T. 8

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That ROBERT J. LEWIS, Trustee

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES E. ROTHERMEL AND JENNIFER ROTHERMEL, husband and wife as joint tenants.

all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

The Southeast Quarter (SE $\frac{1}{4}$) of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 28, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM all rights in and to any oil, gas and petroleum deposits, that may hereafter be discovered below the surface of said property, as reserved in the Deed recorded April 21, 1950 as Document No. 336066, Clark County, Nevada records.

EXCEPTING THEREFROM the interest in and to the Southerly 30 feet thereof as conveyed to Clark County, Nevada for street and road purposes by deed recorded June 17, 1959 as Document No. 164178 of Official Records, Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1974-75
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand, this 21st day of October, 1974

ROBERT J. LEWIS, Trustee

STATE OF CALIFORNIA
County of SANTA CLARA

On this 23rd day of October, 1974

personally appeared before me, a Notary Public in and for said County and State, Robert J. Lewis

Known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public in and for said County and State.

ESCROW NO. 56184-EK

WHEN RECORDED MAIL TO: JAMES E. Rothermel, et ux
333 S. Third St., Las Vegas, Nevada, 89101DEED NO. 437876
OFFICIAL RECORD BOOK NO. 478
RECORDED AT REQUEST OF 478LAWYERS TITLE OF LAS VEGAS, INC.
Dec 4 4 10 PM '74CLARK COUNTY NEVADA
PAUL E. HORN RECORDER

PER 340 DEPUTY

E-14

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That ROBERT J. LEWIS, Trustee

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
 ROBERT H. PASSOFARO AND DAILENE J. PASSOFARO, husband and wife as joint tenants.

all that real property situate in the County of Clark

State of Nevada, bounded and described as follows:

The Northeast Quarter (NE $\frac{1}{4}$) of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 28, Township 19 South, Range 60 East, M.D.B. & M.
 EXCEPTING THEREFROM all rights in and to any oil, gas and petroleum deposits, that may hereafter be discovered below the surface of said property, as reserved in the Deed recorded April 21, 1980 as Document No. 336066, Clark County, Nevada records.

SUBJECT TO: 1. Taxes for the fiscal year 1974-75
 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this 6th day of November 1974

ROBERT J. LEWIS, Trustee

STATE OF CALIFORNIA
 County of SANTA CLARA

On the 23rd day of October 1974

personally appeared before me, a Notary Public in and for said

County and State

ROBERT J. LEWIS, Trustee

I know to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

ESCROW NO. 56184-EK Robert H. Passofaro, et ux.

WHEN RECORDED MAIL TO: Lawyers Title of Las Vegas, Inc.

333 So. Third Street, Las Vegas, Nevada

437880

RECORDED AT REQUEST OF 178

LAWYERS TITLE OF LAS VEGAS, INC.

DEC 4 4 12 PM '74

CLARK COUNTY RECORDS

PAUL E. HOGG, RECORDER

RECORDED AT REQUEST OF 178

NEVADA POWER COMPANY

P.O. BOX 230 • LAS VEGAS, NEVADA • 89151

CUSTOMER TECHNICAL SERVICES

1701 WEST CHARLESTON BLVD.

SUITE 570

PHONE (702) 385-5751

May 27, 1975

CITY OF LAS VEGAS

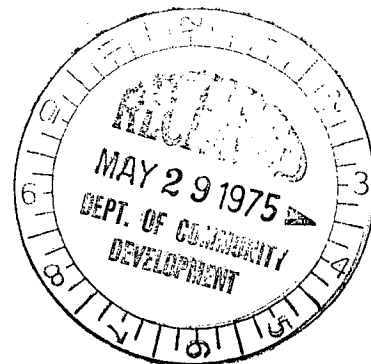
Department of Community Development

400 E. Stewart

Las Vegas, Nevada

ATTENTION: Don J. Saylor, AIP, Director

REFERENCE: PM-11-75 Darlene Passofaro
PM-12-75 Leroy M. Smith, et al



A handwritten signature, possibly "Jap", written in dark ink.

Gentlemen:

Receipt of these two parcel maps is hereby acknowledged.

The utility easements on PM-11-75 are not dedicated specifically to Nevada Power Company and Central Telephone Company. May we ask that this change be made before the map is sent to us for signature prior to recording?

If you have any questions regarding this matter please feel free to contact us.

Sincerely,

A handwritten signature of Don Fennell in dark ink.

Don Fennell
Customer Technical Service

DF:tk

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

May 16, 1975

TO:

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

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

PM-11-75
DARLENE PASSOFARO

COPIES TO:

Owners of the property are to participate in the installation of approved fire hydrants and water mains when water is available to the area.

GJ/vh
Attachment

CLARK COUNTY PLANNING COMMISSION

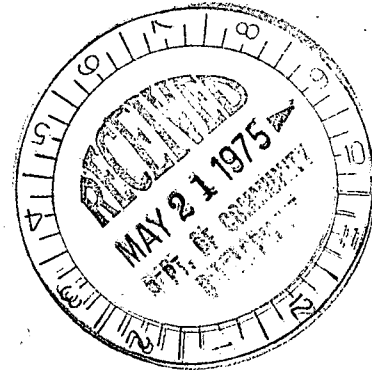
CLARK COUNTY COURTHOUSE ANNEX

TELEPHONE
386-4011

E. J. DOWNEY
DIRECTOR

May 20, 1975

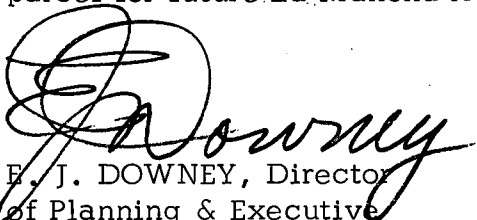
Don J. Saylor, AIP, Director
Department of Community Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101



RE: PM-11-75

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.

County Planning would recommend a 30 foot right-of-way on the south side of parcel for future La Mancha Avenue.


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

We do not want it GPs

EJD:ph

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

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

CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

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

DATE May 14, 1975

RE: PM-11-75

Submitted by: Darlene Passofaro

May we have your comments, recommendations, and suggestions no later than
May 28, 1975. 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: June 12, 1975

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

DJS:bjw
Attachment

PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: April 23, 1975

1. Owner of Record: Darlene Passofaro
Address: 6305 Clarice Street, Las Vegas, Nevada Phone No.: 878-6351
2. Name of Engineer or Surveyor: David F. Causey, Causey Engineering Service
Address: P O Box 14846, Las Vegas, Nevada 89114 Phone No.: 384-7432
3. Location of Parcel Map: Section 28 Township 19S Range 60 E
Tax Parcel No.: _____
4. Acreage: _____ Number of Parcels to be Created: 4 Land Use Zone: _____
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:
Larry Road, Ann Road
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 water line: Private 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: Septic tanks
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:

Darlene Passofaro
Owner of Record

David F. Causey
Engineer or Surveyor RCE-RLS.#1811

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$ 50.00

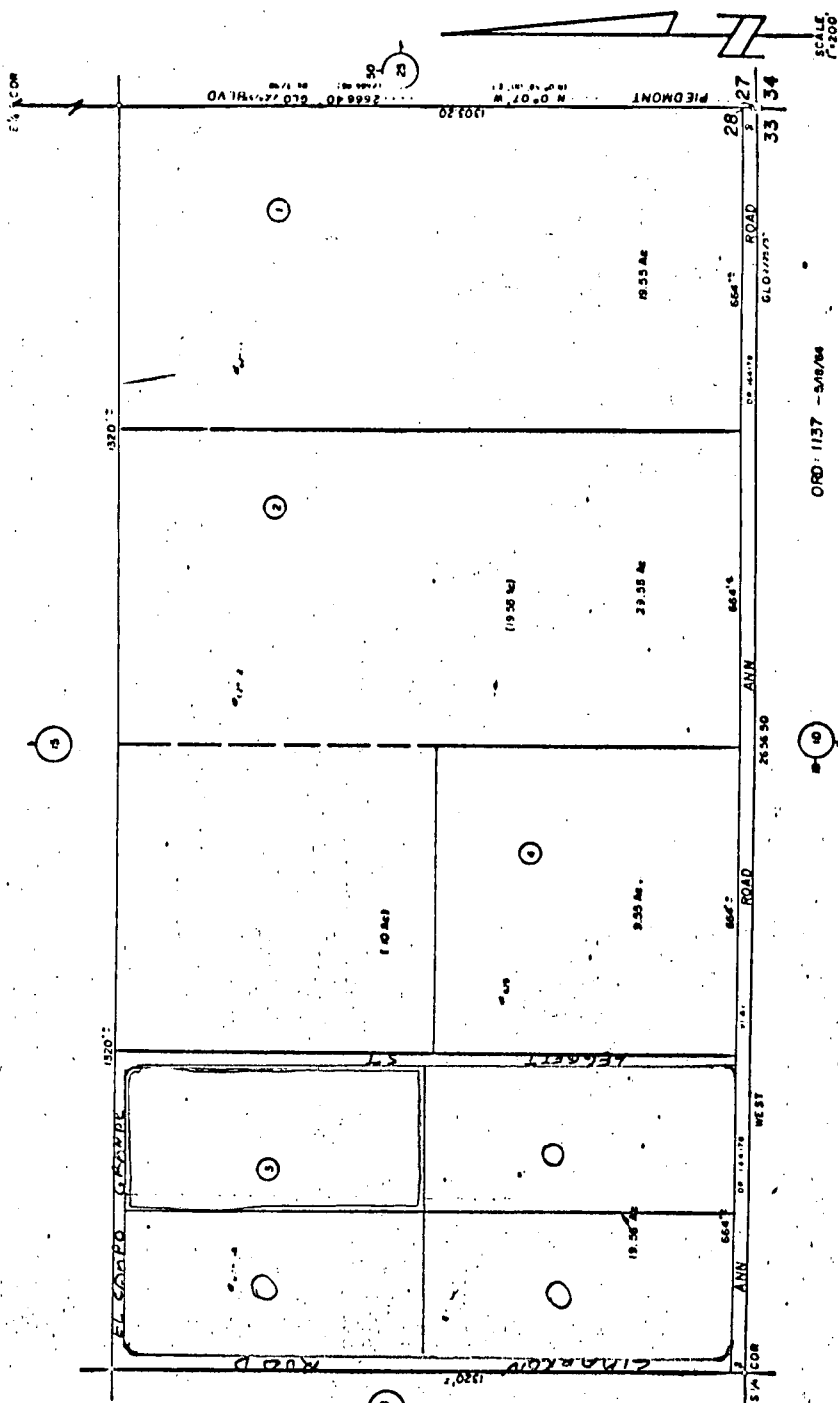
Receipt No.: 204261

Case No.: PM-11-75

Received by: KROFF STORMSON

Date: 5-14-75

50-34
1C-16



CCA0 - PR 9-18-64

LVC-201

INTER-DEPARTMENT DISTRIBUTION LIST

PM-11-75

	Date Sent	Date Returned	Comments
✓ ENGINEERING DEPARTMENT	5/14/75	5-30-75	see memo
✓ FIRE DEPARTMENT	"	5-22-75	see memo
POLICE DEPARTMENT			
CITY ATTORNEY			
✓ POWER COMPANY	5/14/75		
✓ TELEPHONE COMPANY	"		
GAS COMPANY			
✓ WATER DISTRICT	5/14/75		
F.H.A.			
SCHOOL DISTRICT			
CITY MANAGER			
✓ C.C.P.C.	5/14/75		

DJS/ml

SURVEYOR'S CERTIFICATE

DAVID FREDERICK SAWNEY, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, AS AGENT FOR SAWNEY SURVEYING AND CONSULTING, HAS PREPARED THIS MAP, CONSISTING OF ONE SHEET, ACCURATELY AND COMPLETELY DELINEATES A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AT THE INSTANCE OF DAVID FREDERICK SAWNEY, ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN AND ARE SUFFICIENT TO BE RETAINED; THIS SURVEY CONFORMS WITH THE DEFINITIONS AND PROVISIONS OF THE NEVADA REVISED STATUTES 278.500 TO 278.560 INCLUSIVE; AND THAT THIS SURVEY WAS COMPLETED ON 19.

David F. Davis
DAVID F. DAVIS
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 1811

OWNER'S CERTIFICATE AND DEDICATION.

DON (S) **PASSEARO**

DON CERTIFY THAT BEING THE OWNER(S) OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON TO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS (AND EASEMENT(S)), (PUBLIC STREET(S)), (EASEMENT(S)) PUBLIC-~~ACCESS~~, (PUB-~~LIC~~-~~USE~~), SHOWN HEREON DO HEREBY OFFER AND DEDICATE TO THE PEOPLE OF THE STATE OF CALIFORNIA ALL PUBLIC STREET(S), (LANDS), (EASEMENT(S)), SHOWN HEREON TO AND FOR THE USE OF THE PUBLIC AS A PUBLIC UTILITY PERMANENTLY SET ASHAWN HEREON DESIGNATED AS "P.U." PUBLIC UTILITY EASEMENT, FOR THE CONSTRUCTION AND MAINTENANCE OF HIGHWAY AND SUSTERRANEAN PUBLIC UTILITIES.

Darlene Passafium 2-21-75
DARLENE PASSAFIUM DATE

<u>DATE</u>	<u>DATE</u>
<u>DARLENE</u>	<u>DATE</u>
<u>HILLMAN</u>	<u>DATE</u>
<u>MISSISSAUGA</u>	<u>DATE</u>
<u>8-27-79</u>	<u>DATE</u>

ACKNOWLEDGEMENT

STATE OF NEVADA | S.S.
COUNTY OF Clark
ON THIS 21st DAY OF February, 19 75, BARLENE
ROSSOFARO PERSONALLY
APPEARED BEFORE ME, A NOTARY PUBLIC, AND (HE)(SHE)(THEY)
EXECUTED THE ABOVE INSTRUMENT.

Rose Reiley
ROSE REILEY
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

MY COMMISSION EXPIRES May 2, 1977

APPROVALS

APPROVED THIS _____ DAY OF _____, 19____, FOR SUBDIVISION PURPOSES, BY
THE CITY PLANNING COMMISSION OF THE CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

DON J. SAYLOR, SECRETARY

THIS IS TO CERTIFY THAT THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; ON THIS 19 DAY OF 19, DID APPROVE FOR SUBDIVISION PURPOSES AND ACCEPT IN BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF THE LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

The North Line of the S.W. 1/4 Section 28
T-19-S R-60-E M.D.N. as shown on parcel
MAP File 5 Page 24 of which this is a
SUBDIVISION of PARCEL 2.

EGFND

FOUND POINTS, ALL 1811 OR AS NOTED
SET POINTS, ALL 1811

"P.U.E."
EASEMENT OF WIDTH
TOWN GRANTED ALONG
ALL SIDES & FRONT LOT
LINES FOR PUBLIC
UTILITIES

54 Cor.
CLV BC.

ANN RD.

N 20° 00' 00" E.

FILED
MAY 12 1975

COMPLIMENTS OF THE NEVADA ASSOCIATION OF LAND SURVEYORS

