

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-11-83

APN ?

Location SEE BELOW

Applicant DAVID L. BINGHAM

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE WEST
SIDE OF MCKNIGHT STREET, NORTH OF BONANZA
ROAD



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

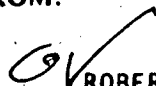
Date

May 5, 1983

TO:

DEPARTMENT OF ENGINEERING SERVICES

FROM:



ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
PM-11-83 DAVID L. BINGHAM

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Director.
The map(s) are submitted to you for signature before recordation.

RSG

Attachment(s)

INTER-OFFICE MEMORANDUM

Date

May 4, 1983

TO:

NULL

FROM:

GV GENZER

Don't we need to see
access agreements?
what about water
sewer service
need to be
done

SUBJECT:

PM-11-83 DAVID L. BINGHAM.

COPIES TO:

This property is located on the west side of McKnight Street, north of Bonanza Road, in zoning district R-E (under Resolution of Intent to RPD-16) and is a further division of a previously approved and recorded parcel map. The Zoning Division has reviewed the application and required one correction which has been done. The Department of Engineering Services has required several corrections, all of which have now been done by the Surveyor. Staff feels that this application is now in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

File

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

RECEIVED
MAY 05 1983
PLANNING AND
DEVELOPMENT

DATE April 27, 1983

TO: ENGINEERING SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)
HEALTH DEPARTMENT
ROBERT CLEMMER

RE: PM-11-83 DAVID D. BINGHAM

Submitted by: DAVID D. BINGHAM

May we have your comments, recommendations, and suggestions no later than
May 4, 1983. It is important that a reply be received at
this office, even though you may not have any requirements affecting this
map.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

jk
attachment

Comment: 25th Street should be Eastern Avenue.
30th Street should be Mojave Road.

Don Gilbert
Planning Aide
5-3-83

RECEIVED
APR 29 '83
ALARM OFFICE

DATE 05-05-83

SURVEYOR: Ben G. Sweet, Jr.
(Bingham, David D.)

City of Las Vegas
According to the ~~Clark County Sanitation District~~, municipal sewer is
available to property.

According to the Las Vegas Valley Water District, municipal water is
available to property.

According to the parcel map # CITY PM 11-83 four (4) lots are involved, approx.
.2 AC each.

lots are involved.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION

Sewer and municipal water are available to property. No individual septic systems
or individual wells are to be installed.

Lot #1 8,700 Sq. Ft. .199 AC

Lot #2 8,700 Sq. Ft. .199 AC

Lot #3 8,700 Sq. Ft. .199 AC

Lot #4 8,700 Sq. Ft. .199 AC

RECEIVED
MAY 11 1983
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

April 29, 1983

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

David D. Bingham
PM-11-83

COPIES TO:

Land Dev. & Flood Control
Right-of-Way

Your transmittal dated April 27, 1983 requested comments from this Department by no later than May 4, 1983 concerning the parcel map and application submitted by David D. Bingham.

Prior to this Department's approval of this parcel map, we request that the following matters be attended to:

1. Change Twenty-Fifth Street to Eastern Avenue.
2. The Surveyor must place his signature across his seal as required by the regulations of the State Board of Professional Engineers and Land Surveyors.
3. In the "Approvals" delete William J. Purvis, Field Operations Engineer and insert Carl D. Peterson, R.L.S. #6204, Engineering Services.
4. Show the square footage of each parcel as required by the City of Las Vegas Municipal Code.

✓ All off-site improvements adjacent to this property are existing.



CARL D. PETERSON, R.L.S.

CDP/jb



DATE

4-28-83

TO:

~~COMMUNITY PLANNING & DEVELOPMENT~~

FROM:

FIRE PREVENTION BUREAU

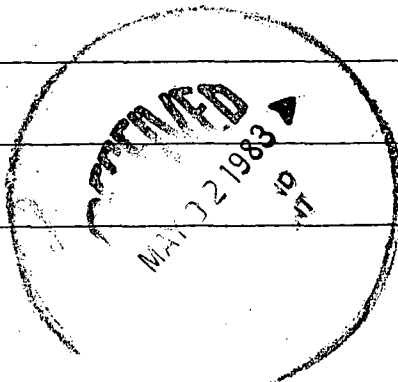
SUBJECT:

PM-11-83

David D. Bingham

☒ 1. No Objections.☐ 2. Fire hydrant(s) to be installed when water is available to area.☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.☐ 4. Fire hydrants to be installed in accordance with current fire code adopting ordinance.☒ 5. Fire flow requirements to be determined when final construction plans are submitted.☐ 6. Hydrants are to be installed and charged with water before construction begins.☐ 7. Must meet requirements of Uniform Fire Code.☐ 8. Dead end fire lanes not to exceed 150'.☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:



M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE April 27, 1983

TO: ENGINEERING SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)
HEALTH DEPARTMENT
ROBERT CLEMMER

RE: PM-11-83 DAVID D. BINGHAM

Submitted by: DAVID D. BINGHAM

May we have your comments, recommendations, and suggestions no later than
May 4, 1983. It is important that a reply be received at
this office, even though you may not have any requirements affecting this
map.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

jk
attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: April 18, 1983

1. Owner(s) of Record: David D. Bingham
Address: 2053 E. Vegas Valley Dr., L.V. Nv. 89109 Phone No.: 735-6435
2. Name of Surveyor: Ben G. Sweet Jr.
Address: 177 W. Lake Mead Dr., Hend., Nv. 89015 Phone No.: 565-0368
(P.O. Box 2250) 381-5988
3. Location of Parcel Map: Section 25 Township 20S., Range 61E.,
Tax Parcel No.: 020-782-002
4. Acreage: 0.799+ - Number of Parcels to be Created: 4 Land Use Zone: R-E (201 RPD-16)
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 streets:
Bonanza Road and McKnight Street
7. Describe the existing improvements and/or condition of streets in item #6 above:
Complete Off-sites.
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:
Las Vegas Valley Water District - 6" ACP in McKnight St.
9. Will the property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 X #3 X #4 X
If yes, indicate type of development and anticipated date construction will commence:
R-PD X 5/1/83

The undersigned Owner(s) 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: David D. Bingham Ben G. Sweet Jr.
X Owner(s) of Record Surveyor
David D. Bingham Ben G. Sweet Jr

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 (paid)

Received by: R. G.

Receipt No.: 34633

Case No.: PM-11-83

Date: 4/18/83

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land Surveyor which contains the signature of the Owner(s) of Record and all other required signatures before submittal.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50'), unless the area is greater than ten (10) acres. In such cases, staff will decide upon the proper scale for presentation.
3. Seven (7) copies of the original map must be provided.
4. 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 up to a minimum of three hundred thirty feet (330') from the boundary.
 - 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 and the square footage of each including utility easements, lot lines of neighboring properties and other physical features that have bearing on the proposed development. All existing structures must be shown to scale with existing setbacks clearly defined, on one submitted copy.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.
 - e. 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.

KOLOD WEBER
ACADEMY
1620 DAWSON
2-2-2

WARRANTY DEED

THIS INDENTURE, Made the Thirteenth day of April 1983, between

Richard L. Bingham and Emily Bingham, his wife

Las Vegas, Nevada parties of the FIRST PART and David D. Bingham

a single man of Las Vegas, Nevada, the part Y of the SECOND PART.

WITNESSETH: That the said parties of the FIRST PART, for and in consideration of the sum of Ten and No/100

Dollars (\$ 10.00) lawful money of the United States of America to Them

hand paid by said part Y of the SECOND PART, the receipt whereof is hereby acknowledged, doES by these presents grant,

again, sell, convey, warrant and confirm unto the said part Y of the SECOND PART, and to his heirs and assigns forever,

hereinafter described real estate situated in the County of Clark Nevada, State of Nevada, to-wit:

Lots Seven (7), Eight (8), Seventeen (17) and Eighteen (18) and the North Forty Five feet of lots Nine (9) and Sixteen (16); All in Block Twelve (12) of Tankel's North Addition Number Two (2) as shown by map thereof on file in Book One (1) of Plats, Page 95, in the Office of the County Recorder of Clark County, Nevada.

Together with a Thirty feet strip of land West of and adjacent to said lots, Sixteen (16), Seventeen (17) and Eighteen (18), being the portion of the East Half (E. 1/2) of vacated Harmon Street lying in front of said lots.

All in Section Twenty Five (25) T 20 S. R 61 E., M.D.M.
Being lots One (1) and Two (2) of Parcel Map 37-54

TOGETHER with all and singular the hereinbefore described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the FIRST PART, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging. TO HAVE AND TO HOLD, all and singular the above mentioned and described premises unto the said part Y of the SECOND PART, and to his heirs and assigns forever.

And the said parties of the FIRST PART, and their heirs, do hereby covenant that they will forever WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said part Y of the SECOND PART'S heirs and assigns, against all acts and deeds of the said parties of the FIRST PART, and of every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the FIRST PART have hereunto set their hands and seals the day and year first hereinbefore written.

Nevada
STATE OF NEVADA
County of Clark ss.

Richard L. Bingham

(SEAL)

Emily Bingham

(SEAL)

On this 13th day of April 1983, before me

Notary Public for the State of Nevada, personally appeared RICHARD L. BINGHAM AND EMILY BINGHAM

known to me (or proved to me on oath of) to be the persons whose name subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Notary Public - State of Nevada
CLARK COUNTY
Rosemarie I. Stammetti
My Appointment Expires Nov. 26, 1983

Rosemarie I. Stammetti Nevada
Notary Public for the State of Nevada
Residing at VALLEY BANK & NEVADA
My Commission expires NOV 26 1983

RECORDED 4-13-83
Clark County Recorder's Office

DESCRIPTION:

Situate in the County of Clark, State of Nevada, described as follows:

Lots Seven (7) through Eleven (11) inclusive; Lots fourteen (14) through Eighteen (18) inclusive, and the North Thirty (30) feet of Lots Twelve (12) and Thirteen (13), all in Block Twelve (12) of TANKLE'S NORTH ADDITION NUMBER TWO (2), as shown by map thereof on file in Book 1 of Plats, page 5, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER with a 30 feet strip of land West of and adjacent to said Lots Thirteen (13) through Eighteen (18) inclusive, being the portion of the East Half (E 1/2) of vacated Harmon Street lying in front of said Lots, and described as follows:

BEGINNING at the Northwest corner of said Lot Eighteen (18); thence West along an extension of the Northerly line of Lot Eighteen (18), a distance of 30 feet; thence South parallel to the West line of Lot Eighteen (18), a distance of 280 feet; thence East along the Northerly line of Bonanza Street, a distance of 30 feet to a point on the West line of said Lot Thirteen (13); thence North along the West line of Lots Thirteen (13) through Eighteen (18) a distance of 280 feet to the point of beginning.