

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-11-86

APN 01E-310-011

Location Farm Rd and Jones Blvd

Applicant Homer K. Hansen, Et. Al

Subject



INTER-OFFICE MEMORANDUM

Date

May 28, 1986

TO: DEPARTMENT OF PUBLIC WORKS	FROM: GV ROBERT S. GENZER PRINCIPAL PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAP(S) FOR RECORDATION PM-11-86 HOMER K. HANSEN, ET AL PM-21-86 GERALD W. REIMER	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.

INTER-OFFICE MEMORANDUM

May 27, 1986

TO:


GENZER

FROM:

COMEAU



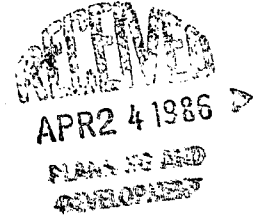
SUBJECT:

PM-11-86 HOMER K. HANSEN, ET AL

COPIES TO:

This property is located on the northwest corner of Farm Road and Cowboy Trail in zoning district R-E and is a further division of a previously approved and recorded parcel map. The map will create four half-acre parcels with a community well. The Department of Public Works has required a couple of corrections, which have been made. They also requested a letter from the applicant stating that Farm Road and Cowboy Trail will be graded and gravelled prior to sale or development of lots. The letter has been received. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

HOMER K. HANSEN
MAJOR GENERAL USAF (RET)
2600 PINTO LANE
LAS VEGAS, NEVADA 89107
(702) 878-6887



April 23, 1986

Mr. Petersen
Public Works
Las Vegas City Hall
Las Vegas, Nevada 89101

Dear Mr. Petersen:

In respect to our property on North Jones and Farm Road, I will provide grade and gravel according to City specifications on Farm Road and Cowboy Trail. This work should be completed before May 15th.

Sincerely,

A handwritten signature in cursive script that reads 'Homer Hansen'.

Homer K. Hansen

HKH/pm



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291

25-20-60

DATE: April 21, 1986

OWNER: Hansen/Wedge

PM NO: PM 11-86 (CITY)

SURVEYOR: Peckham, David B. MAY 2 1986

City of Las Vegas
According to the ~~Clark County~~ Sanitation District, municipal sewer is not available to property.

According to the Las Vegas Valley Water District, municipal water is not available to property.

According to the parcel map

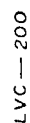
COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Municipal sewer and municipal water are not available. Parcel map shows a community water supply, Permit #49012. Well is located on a well site, designated by solid lines and easements to the well (City of Las Vegas Code does not consider a well site as a building lot, as per Planning Department). Community well must supply all four lots of this parcel map. Lot sizes meet minimum requirements of the Health Department for installations of individual septic systems with community water supply as per AG's opinion and CCHD Board Policy. NOTE: No permits for individual sewage disposal systems will be issued until proof of well completion is furnished, i.e. well log.

NOTICE: Some wells drilled in this area are showing a chemical increase of nitrates up to and above 45 ppm.

Lot #1	20,283 Sq Ft	.466 AC
Lot #2	20,294 Sq Ft	.466 AC
Lot #3	20,229 Sq Ft	.464 AC
Lot #4	20,286 Sq Ft	.466 AC

OIE-310



CCAO JP REV. 1-25-79

INTER-OFFICE MEMORANDUM

Date

April 15, 1986

RECEIVED

APR 17 1986

PLANNING AND
DEVELOPMENT

TO:

Community Planning and Development

FROM:

Public Works

SUBJECT:

HOMER K. HANSEN, ET AL
PM-11-86

COPIES TO:

Land Development
Right-Of-Way
Survey
Traffic Engineering

Your transmittal dated April 2, 1986 requested comments from this Department by no later than April 16, 1986, concerning the parcel map and application submitted by Homer K. Hansen et al.

This Department request that the following matters be attended to prior to our approval of this parcel map:

1. On the northerly line of lot 4, check the distances. They do not total to the overall distance.
2. On the northerly line of the private drive, correct the bearing.
3. Grade and gravel Farm Road and Cowboy Trail prior to the development or sale of the lots in order to provide proper access.

C. D. Peterson
C. D. PETERSON, R.L.S.

CDP/grc

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

RECEIVED
APR 7 1986
PLANNING AND
DEVELOPMENT

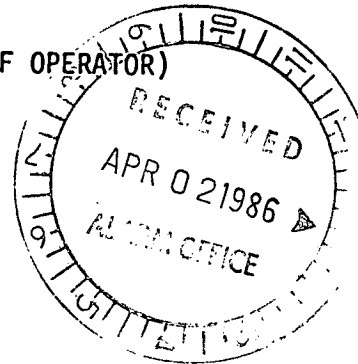
DATE: April 2, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

✓ FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

CLARK COUNTY HEALTH DISTRICT

ZONING DIVISION (JOHN HERBERT)



RE: PM- 11-86

SUBMITTED BY: HOMER K. HANSEN, ET AL.

May we have your comments, recommendations, and suggestions, no later than
APRIL 16, 1986. 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

COMMENT: (OVER)

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map

John Herbert
Planning Aide
4-4-86

COMMENT:

STREET WITHIN CUL-DE-SAC MUST BE ADDRESSED OFF OF THE MAIN ARTERY AND
MUST NOT BE NAMED OTHER THAN STREET NAME OF ASSIGNED ADDRESS.

RANGE OF ADDRESSES WITHIN CUL-DE-SAC MUST BE IDENTIFIED AT THE ENTRANCE TO
THE CUL-DE-SAC.

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: April 2, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
CLARK COUNTY HEALTH DISTRICT
ZONING DIVISION (JOHN HERBERT)

RE: PM- 11-86

SUBMITTED BY: HOMER K. HANSEN, ET AL.

May we have your comments, recommendations, and suggestions, no later than
APRIL 16, 1986. 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

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: MARCH 12, 1986

1. Owner(s) of Record: HOMER K. HANSEN, ET AL
Address: 2600 PINTO LN, L.V. NV 89107 Phone No.: 878-6887
870-3833
2. Name of Surveyor: DAVID B. PECKHAM
Address: 7400 BARKENTINE ST. L.V. 89128 Phone No.: 870-4887
3. Location of Parcel Map: Section 13 Township 19 S Range 60 E
Tax Parcel No.: OIE-310-011
4. Acreage: 1.86 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 streets:
JONES BLVD - FARM ROAD - COWBOY TRAIL
7. Describe the existing improvements and/or condition of streets in item #6 above:
JONES - GRAVEL - FARM ROAD - UNGRADED DIRT, -
COWBOY TRAIL - UNGRADED DIRT
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:
WATER WELL - COMMUNITY PERMIT NO 49012
9. Will the property be serviced by the City Sanitary Sewer System? Yes ☐ No ☒
If no, indicate how sewer service will be provided: SEPTIC TANK & LEACH FIELD
10. 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:
lot sales - 1-12 months

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:

Homer Hansen
Owner(s) of Record
Charles H. Wedge

David B. Peckham
Surveyor
RLS 3340

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: Les

Receipt No.: 86816

Case No.: PM-11-86

Date: 3/18/86

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.

1544

1503821

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That SEE EXHIBIT "A" ATTACHED HERewith AND BY REFERENCE
HEREBY MADE A PART HEREOF FOR GRANTORS.

FOR AVAILABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to HOMER K. HANSEN and SARA JANE HANSEN, TRUSTEES under Declaration of Trust
dated 4/8/74, as to an undivided 1/2 interest; and VIRGIL H. WEDGE and CHARLOTTE H. WEDGE,
HUSBAND and wife as community property, as to an undivided 1/2 interest

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

PARCEL NO. I:

Parcels One (1), Two (2), Three (3) and Four (4) as shown by map thereof on file
in File 24 of Parcel Maps, page 30, in the Office of the County Recorder of Clark
County, Nevada.

PARCEL NO. II:

Parcels One (1), Two (2), Three (3) and Four (4) as shown by map thereof on file
in File 26 of Parcel Maps, page 30, in the Office of the County Recorder of Clark
County, Nevada.

- SUBJECT TO: (1) Taxes for the fiscal year 1981/82.
(2) Rights, rights of way, conditions, restrictions,
reservations and easements now of record.

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

Witness our hand _____ this _____ day of September, 1981

STATE OF NEVADA

COUNTY OF Clark

SS

SEE EXHIBIT "A" ATTACHED HERewith AND BY
REFERENCE HEREBY MADE A PART HEREOF FOR
GRANTORS SIGNATURES.

On March 25th, 1982

personally appeared before me, a Notary Public, _____

who acknowledged that he _____ executed the above
instrument.

Signature _____
(Notary Public)

(Notarial Seal)

ESCROW NO.) 81-24001-AL

ORDER NO.)

WHEN RECORDED MAIL TO: Virgil H. Wedge
701 6th St. 16th Floor
Reno, Nevada 89505

To be attached to that certain Grant Deed dated 9/8/81 as 81-2500-1-A1.

1544

1503821

EXHIBIT

SUBJECTS

ERRIN C. HARMON being also known as ERWIN C. HARMON, JR., a widower;
HARRY W. MEADVILLE and BETTIE J. MEADVILLE, husband and wife;
LOIS A. LEVIN, a widow;
ROBERT K. ENGLISH, JR. and BETTY ANNE ENGLISH, husband and wife;
CHARLES H. KEETMAN, an unmarried man;
ROBERT W. MCINTIRE and MARJORIE J. MCINTIRE, husband and wife;
JAMES H. WALSH and MARGARET McHALE WALSH, husband and wife;
SHIRMAN W. WILKINS as Trustee under Declaration of Trust dated 2/6/75;
WALTER H. MILBURN, JR. and ELIZABETH R. MILBURN, husband and wife;
ROBERT A. GRASHOFF and MARJORIE D. GRASHOFF, husband and wife;
ROBERT N. KIRKPATRICK and MARILYNN S. KIRKPATRICK, husband and wife;
JAMES C. JOHNSON and LYDIA R. JOHNSON, husband and wife;
MICHAEL J. STUBLAREC and BETTY J. STUBLAREC, husband and wife;
ERNEST F. REYNOLDS, JR. and DALORIS N. REYNOLDS, husband and wife;
GADINE FORD, TRUSTEE under Declaration of Trust dated April 20, 1981.

Gerard Harmon, Jr.
GERARD C. HARMON, JR.

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Walter C. English, Jr.
WEBSTER C. ENGLISH, JR.

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Robert M. McIntire
ROBERT M. MCINTIRE

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

James H. Walsh
JAMES H. WALSH

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Walter B. Milburn, Jr.
WALTER B. MILBURN, JR.

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Robert A. Grashoff
ROBERT A. GRASHOFF

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Robert N. Kirkpatrick
ROBERT N. KIRKPATRICK

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

James C. Johnson
JAMES C. JOHNSON

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Michael J. Stublarec
MICHAEL J. STUBLAREC

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Ernest E. Reynolds, Jr.
ERNEST E. REYNOLDS, JR.

by: Frank W. Meadville
Harry W. Meadville, his Attorney in fact

Frank W. Meadville
HARRY W. MEADVILLE

Sherman W. Wilkins
SHERMAN W. WILKINS, as Trustee under Declaration of Trust dated 2/6/76

Charles H. Keutman
CHARLES H. KEUTMAN

by: Frank W. Meadville by Harry W. Meadville
His Attorney in fact A.H. WPMF

Lois A. Ford
LOIS A. FORD

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Betty Ann English
BETTY ANN ENGLISH

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Marjorie J. McIntire
MARJORIE J. MCINTIRE

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Margaret H. Hale Walsh
MARGARET H. HALE WALSH

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Elizabeth B. Milburn
ELIZABETH B. MILBURN

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Marjorie D. Grashoff
MARJORIE D. GRASHOFF

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Marilynn S. Kirkpatrick
MARILYNN S. KIRKPATRICK

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Lynia R. Johnson
LYNIA R. JOHNSON

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Betty J. Stublarec
BETTY J. STUBLAREC

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Daloris N. Reynolds
DALORIS N. REYNOLDS

by: Frank W. Meadville
Harry W. Meadville, her Attorney in fact

Bertie J. Meadville
BERTIE J. MEADVILLE

Nadine Ford
NADINE FORD, TRUSTEE under Declaration of Trust dated April 20, 1981

STATE OF NEVADA)

COUNTY OF CLARK)

On March 25th, 1982, personally appeared before me, a Notary Public in and for said County and State, SHERMAN W. WILKINS who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA BOUGHTON
My Appointment Expires Sept. 9, 1985

Cynthia Boughton
Notary Public

STATE OF NEVADA)

COUNTY OF CLARK)

On March 25th, 1982, personally appeared before me, a Notary Public in and for said County and State, NADINE FORD who acknowledged to me that she executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA BOUGHTON
My Appointment Expires Sept. 9, 1985

Cynthia Boughton
Notary Public

STATE OF NEVADA)

COUNTY OF CLARK)

On March 25th, 1982, personally appeared before me, a Notary Public in and for said County and State, CHARLES H. KEUTMAN who acknowledged to me that he executed the foregoing instrument freely and voluntarily and for the uses and purposes therein mentioned.

(seal)

Notary Public

STATE OF NEVADA)

COUNTY OF CLARK)

On March 25th, 1982, personally appeared before me, a Notary Public in and for said County and State, HARRY W. MEADVILLE known to me to be the person whose name subscribed to the within instrument as the Attorney in Fact of ORRIN C. HARMON, JR., LOIS A. LEWIS, WEBSTER C. ENGLISH, JR., BETTY ANNE ENGLISH, ROBERT M. MCINTIRE, MARJORIE J. MCINTIRE, JAMES H. WALSH, MARGARET McHALE WALSH, WALTER B. MILBURN, JR., ELIZABETH R. MILBURN, ROBERT A. CRASHOFF, MARJORIE D. CRASHOFF, ROBERT N. KIRKPATRICK, MARILYN S. KIRKPATRICK, JAMES C. JOHNSON, LYDIA E. JOHNSON, MICHAEL J. STUBLAREC, BETTY J. STUBLAREC, ERNEST E. REYNOLDS, JR. & DALORIS N. REYNOLDS and acknowledged to me that he subscribed the names of said ORRIN C. HARMON, JR., LOIS A. LEWIS, WEBSTER C. ENGLISH, JR., BETTY ANNE ENGLISH, ROBERT M. MCINTIRE, MARJORIE J. MCINTIRE, JAMES H. WALSH, MARGARET McHALE WALSH, WALTER B. MILBURN, JR., ELIZABETH R. MILBURN, ROBERT A. CRASHOFF, MARJORIE D. CRASHOFF, ROBERT N. KIRKPATRICK, MARILYN E. KIRKPATRICK, JAMES C. JOHNSON, LYDIA E. JOHNSON, MICHAEL J. STUBLAREC, BETTY J. STUBLAREC, ERNEST E. REYNOLDS, JR. & DALORIS N. REYNOLDS hereto as principal and his own name as Attorney in Fact, freely and voluntarily and for the uses and purposes therein mentioned.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA BOUGHTON
My Appointment Expires Sept. 9, 1985

Cynthia Boughton
Notary Public

PARCEL 01E-310-011 TAX DISTRICT- 200 DOCUMENT- 1544:1503621 DATE- 04/01/82
---ASSESSOR, DESCRIPTION----- OWNER----- MULTI- 3 VST- NS
LOT 4 PM 24-30 HANSEN HOMER K & SARA JANE TRS
PT SW4 NW4 SEC 13-19-60 WEDGE VIRGIL H & CHARLOTTE H
Z1 E 1ST ST 16TH FL
RENO NV 89505

GEO ID- PT SW4 NW4 SEC 13 19 60
LOCATION ADDRESS- CONST. YEAR- 00
COMMENT- LAND USE/CAPACITY-
SUBDIVISION REFERENCE- APPRAISAL DATE- 01/80
UPDATE BATCH- A-088-115-84 04/16/82 APPRAISED- 85-86 86-87 CURRENT
LAST UPDATE DATE- 05/08/85 17510 17510 17510
---ASSESSED VALUES--- LAND IMP PERS EXEMPT GROSS TOTAL
1985-86 TAXABLE ASSD 6130 0 0 N/A 6130
1986-87 TAXABLE ASSD 6130 0 0 0 6130
CURRENT WORKING ASSD 6130 0 0 0 6130
ACRES- 1.86
*** NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS
*** ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.
PCL3 01E-310- PCL 01E-310-011 CL4 01E-310-011I021