

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-12-73

APN ?

Location BONANZA RD & HIGHLAND DRIVE

Applicant DMJM FOR JESSE UNGAR

Subject

PARCEL MAP



PARCEL MAP
Approved

JESSE UNGAR

Director of Public Works, Richard P. Sauer: It is recommended that the Parcel Map for Jesse Ungar be approved. The required 10 ft. additional right-of-way for Bonanza Road and the 30 ft. of right-of-way for McWilliams Avenue will be dedicated with the recording of this Parcel Map.

Commissioner Franklin moved that the recommendation of the Department of Public Works for acceptance of the Parcel Map of Jesse Ungar, be APPROVED, and the Department of Public Works authorized to proceed.

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

TORREY PINES PARK
UNIT No. 1
Park accepted
and Bond
released

TORREY PINES PARK UNIT No. 1 - SUBDIVISION PARK BOND
(Twin Lakes Village, Inc. Charles M. Heers, Pres.)

Mr. Sauer: All park improvements within the above subdivision have been completed to the satisfaction of the Park and Recreation Departments. It is recommended that the Park be accepted for City maintenance and that the bond with the Leavitt Insurance Agency in the amount of \$20,000.00 be released.

Commissioner Franklin moved that the recommendation of the Department of Public Works for acceptance of Park and release of bond covering said Park, in Torrey Pines Park, Unit No. 1, be APPROVED, and the Staff authorized to proceed.

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

RELEASE OF
CONSTRUCTION
CONTRACTS
Approved

Mr. Sauer: The following contractors are requesting release of retention and bond following the expiration of the 35-day lien period. All work has been completed in accordance with Contract Plans and Specifications. Subject to no liens filed in the 35-day period, it is recommended that the contract bond and retention be released.

Commissioner Franklin moved that the recommendation of the Department of Public Works for release of retention and bond under the following contracts, be APPROVED, and Staff authorized to proceed:

Bid No.	RFQ 355-2147
Contractor	A.J. CONSTRUCTION CO.
For:	Fire Station No. 3 Concrete Slab
Notice of Completion	Filed October 9, 1973
Release date:	November 13, 1973

Bid No.	73.75
Contractor	CLIFFORD MILLER, INC.
For:	Removal of Temporary Construction - REED WHIPPLE CENTER
Notice of Completion	Filed October 9, 1973
Release date:	November 13, 1973

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Minutes
Regular Meeting

City Commission
November 7, 1973

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

mately three months to a year. Staff recommended it be approved for a maximum of one year. He stated they do have landscaping on the front portion with some large trees and grass areas. The driveways and parking area is gravel at the present time. He stated it was at the discretion of the Commission as to whether they felt this was adequate. Staff took the position it could be a short term period and it may not be justified they put paving in the parking area.

Mrs. Coleman moved the plot plan review Z-1-66 be APPROVED subject to the following condition:

1. Use be limited to a maximum of one year.

The motion carried by unanimous vote.

Parcel Map submitted by DANIEL, MANN, JOHNSON AND MENDENHALL ON BEHALF OF JESSE UNGAR concerning property generally located at Bonanza Road and Highland Drive.

Mr. Foster indicated this was a parcel map on the north side of Bonanza which extends to McWilliams Avenue, 200 to 300' east of Highland Drive. He stated recently the Board approved commercial storage facilities or a min-warehouse development on the north portion which is indicated as Parcel II and an office building on Parcel I. They are proposing to create four parcels. The two small ones are relatively narrow and are a result of discrepancies in surveying. It is intended by the owner of the property on the parcel map to sell or deed the parcels indicated as III and IV to the adjacent property owners to the west. The United Parcel land to the west is being used by United Parcel which is indicated as Parcel III. He stated this is required by State Statutes that any time land is divided it must go through this procedure. Staff recommended approval of the map subject to conformance to the state statutes relative to Parcel Maps and the requirements of the Public Works Department.

Mr. Tiberti moved the Parcel Map PM-12-73 be APPROVED subject to the following conditions:

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

The motion carried by unanimous vote.

Property generally located northwest of Sequoia and Virgil Street.

Mr. Foster indicated this was another unit of an existing subdivision located southeast of Sandhill and Owens proposed for development. The previous unit to the west was for single family lots basically 65' X 102'. It conforms to the approved tentative and staff recommended approval, subject to street names being provided as required by the Department of Community Development.

Mrs. Coleman moved the Final Map of Nova Park #2 be APPROVED subject to the following condition:

1. Street names to be provided as required by the Department of Community Development.

14. PM-12-73
APPROVED

15. Final Map
Nova Park #2

APPROVED

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 15, 1973

TO:

Engineering Department

FROM:

Department of Community Development

SUBJECT:

PM-12-73 - DANIEL, MANN, JOHNSON AND
MENDENHALL

Jesse Ungar

COPIES TO:

The attached parcel map was approved by the City Planning Commission on October 11, 1973, subject to the following conditions:

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

DJS:bjw
Att.

*Original delivered to P.W. 24 Oct 73
G. P. Stromson*

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 9, 1973

TO:

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

DMJM FOR JESSE UNGAR

COPIES TO:

Inspector Barker has already approved this - 10/2/73.

GJ/vh
Attachment

INTER-OFFICE MEMORANDUM

October 9, 1973

TO:

Foster

FROM:

Stormson

SUBJECT:

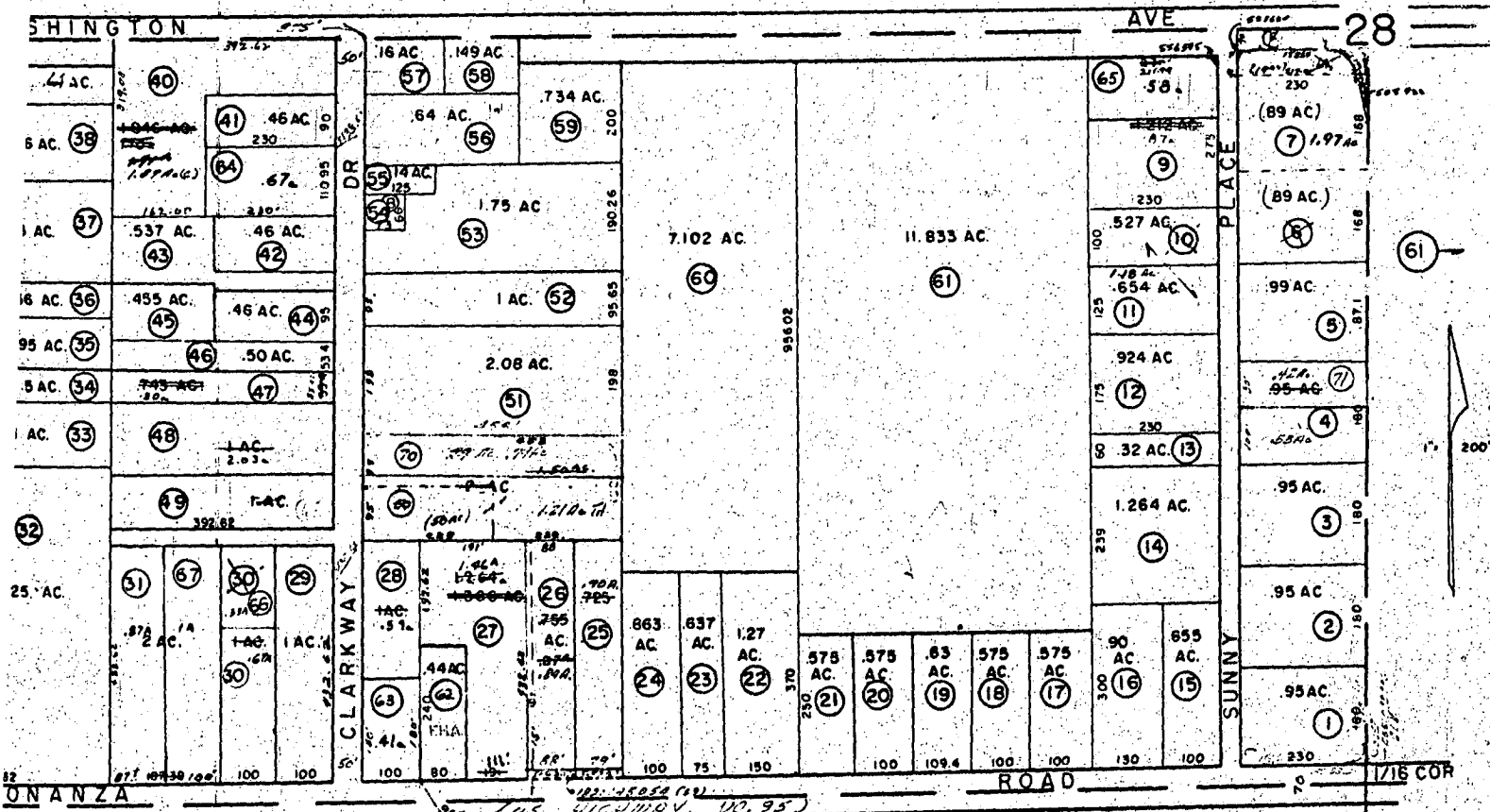
PM-12-73
DMJM for Jesse Ungar

COPIES TO:

1. The C-M zone plot plan review for this parcel was approved 8/15/73.
2. Parcels No. 1 & 2 contain areas useable for the purpose approved by the zoning action. Parcel No. 3 was not shown on the plot plan and contains an area that is supposedly involved in a survey error. Until the survey error is resolved, the City should not approve parcel No. 3.
3. The zoning plot plan indicated that there is a 25-ft. wide, 300-ft. long perpetual roadway easement for the purpose of an access to Bonanza Road from Parcel No. 2. This easement runs over the "not a part" parcel shown on this survey map. I believe that this easement should be shown on the parcel map because it is an access to Parcel No. 2.
4. A 10-ft. wide right-of-way widening along Bonanza Road and full improvement is required. The 30-ft. wide half-street on McWilliams Avenue must also be fully improved. The introduction of commercial traffic onto McWilliams Avenue where R-2 density residential ~~uses~~ exists will adversely effect the environment for the residents.

GPS:pdm

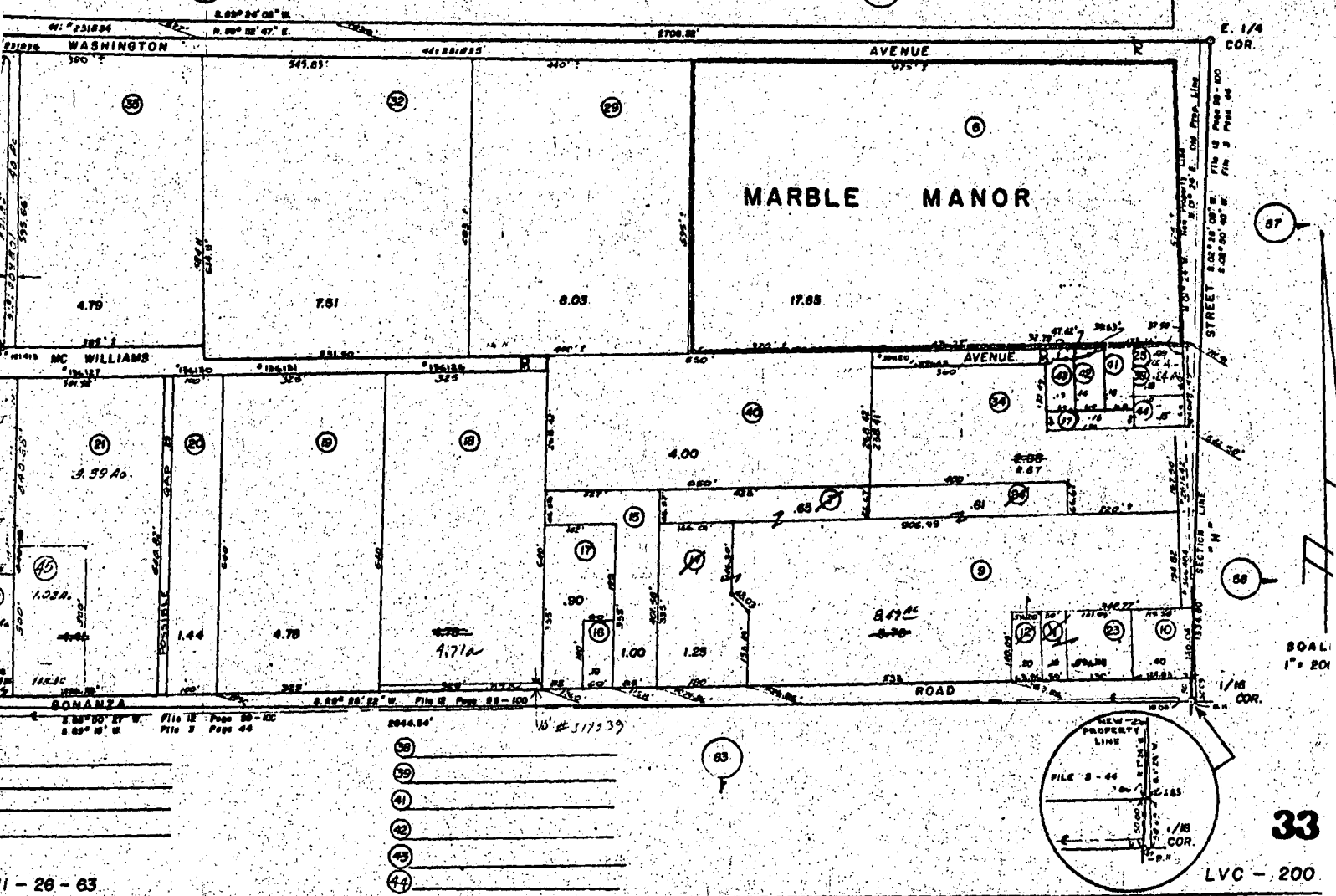
N² SW⁴ SEC 28 - T20S, R61E



CITY OF LAS VEGAS 200

N² SE⁴ SEC. 28 T. 20S. R.61E.

1-61



33

LVC - 200

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

PANEL MAP

DATE October 4, 1973

TO: Public Works Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Fire Department

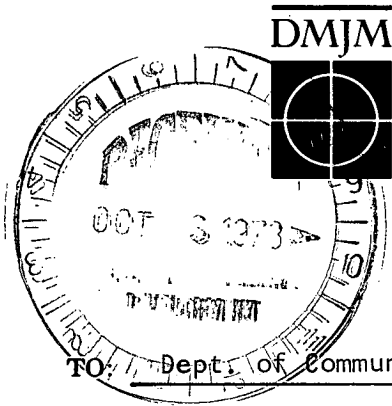
Submitted by: DRM for JESSE HIGAS

May we have your comments, recommendations, and suggestions no later than
as soon as possible. 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: October 11, 1973

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

DJS:bjw
Attachment



12-73

DANIEL, MANN, JOHNSON, & MENDENHALL
309 SOUTH THIRD STREET • LAS VEGAS, NEVADA 89101 • TEL. 702/384-8881
PLANNING § ARCHITECTURE § ENGINEERING § SYSTEMS § ECONOMICS

[Signature]

TRANSMITTAL

TO: Depts. of Community Development
400 E. Stewart
Las Vegas, Nevada

Date 3 October 1973

PROJECT HJT

RE: Parcel Map

ATTN: Mr. Don Saylor, Director

DMJM JOB NO. 6840-1-1

Gentlemen: We are forwarding ☒ Enclosed ☐ Separate Cover ☐ By Blue Print Co.
 ☐ By mail ☒ By Messenger

The following: _____

Seven (7) prints and the original of the above parcel map.

Remarks: The land will be developed per the site plan which has already been
approved by the Planning Commission and the City Commission.

Very truly yours,

C

DANIEL, MANN, JOHNSON, & MENDENHALL

By *Kirk S. Anderson*
Kirk S. Anderson, R.E. #3214