

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-12-74

APN ?

Location ST. LOUIS & MONTEREY

Applicant IRMA SHERMAN

Subject

PARCEL MAP



15. PM-12-74

APPROVED

Dr. Parker moved Z-95-73 Plot Plan Review be APPROVED subject to conformance to the plot plan. The motion was carried by unanimous vote.

Submitted by IRMA SHERMAN concerning property generally located at St. Louis Avenue and Monterey Avenue.

Mr. Foster indicated this was in the Metropolitan Addition. The property involved two lots to be subdivided and then added to three parcels that front on St. Louis. The parcel map showed the two lots, one fronting on San Jose and one fronting on Monterey. They propose to divide these into three parcels and then add these portions to the lots that front on St. Louis. Staff felt this could be accomplished through the parcel map, but staff felt there should be a condition that these lots should not be recognized as separate building lots and should be tied directly into the lots fronting on St. Louis. Staff would require a statement to that effect on the plat. He stated in fact, what they are doing is enlarging the existing sites that front on St. Louis.

Mrs. Coleman asked if they were zoned R-1.

Mr. Foster replied affirmatively.

Mr. Tiberti asked if they were all vacant.

Mr. Foster replied no, there was an existing residence on the westerly two lots.

Mr. Saylor indicated the purpose was to make the lots on St. Louis deeper.

Mrs. Coleman indicated that would be an improvement for a home. She asked if they were all under one ownership.

Mr. Foster indicated one was under separate ownership.

Mr. Tiberti moved PM-12-74 be APPROVED subject to the following conditions:

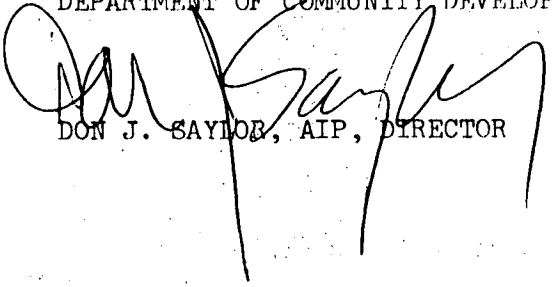
1. It shall be stipulated on the plat that each of the three lots shall not constitute separate building lots and shall become part of the adjoining lots as follows: Parcel 1 to be included with adjoining Lots 1 and 2; Parcel 2 to be included with Lots 3, 4, and 5; Parcel 3 to be included with Lots 6, 7, and 8, all in Block 3 of Amended Metropolitan Addition.
2. Conformance to code requirements and design standards of City departments.
3. Conformance to the requirements of State statutes relative to parcel maps.

The motion carried by unanimous vote.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:05 P.M.

DEPARTMENT OF COMMUNITY DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

March 27, 1974

Ms. Irma Sherman
1932 East St. Louis
Las Vegas, NV 89105

Dear Ms. Sherman:

Subject: PM-12-74

Your parcel map concerning property generally located at St. Louis Avenue and Monterey Avenue was considered by the City Planning Commission on March 26, 1974. The Commission voted to recommend APPROVAL subject to the following conditions:

1. It shall be stipulated on the plat that each of the three lots shall not constitute separate building lots and shall become part of the adjoining lots as follows: Parcel 1 to be included with adjoining lots 1 and 2; parcel 2 to be included with Lots 3, 4, and 5; Parcel 3 to be included with Lots 6, 7, and 8, all in Block 3 of Amedded Metropolitan Addition.
2. Conformance to code requirements and design standards of City departments.
3. Conformance to the requirements of State Statutes relative to parcel maps.

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

INTER-OFFICE MEMORANDUM

March 27, 1974

TO: PUBLIC WORKS DEPARTMENT	FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT DON J. SAMLOR, AIP, DIRECTOR Harold P. Foster, Deputy Director
SUBJECT: PM-12-74 IRMA SHERMAN	COPIES TO:

The parcel map submitted by Irma Sherman concerning property located at St. Louis Avenue and Monterey Avenue was considered by the City Planning Commission on March 26, 1974. The Commission recommended APPROVAL subject to the following conditions:

1. It shall be stipulated on the plat that each of the three lots shall not constitute separate building lots and shall become part of the adjoining lots as follows: Parcel 1 to be included with adjoining Lots 1 and 2; Parcel 2 to be included with Lots 3, 4, and 5; Parcel 3 to be included with Lots 6, 7, and 8, all in Block 3 of Amended Metropolitan Addition.
2. Conformance to code requirements and design standards of City departments.
3. Conformance to the requirements of State Statutes relative to parcel maps.

DJS:HPF:bjw

Original Linen was delivered to P. P. W. 29 March 74
E. P. Stinson

INTER-OFFICE MEMORANDUM

March 25, 1974

TO:

Foster

FROM:

Stormson

SUBJECT:

PM-12-74
Parcel Map for Irma Sherman

COPIES TO:

The purpose of this lot division is to attach portions of Lot 52 fronting on San Jose Avenue to Lots 6, 7, and 8, Block 3 of Metropolitan Addition fronting on St. Louis Avenue to make a larger parcel for a home to be built, ~~XXXXXX~~. The portions of Lot 9 and Lot 52 which will be Parcel 2 on this map will be attached to Lots 3, 4, and 5, Block 3 fronting on St. Louis Avenue. The remainder of Lot 9, which is designated as Lot 1 on this map, is being sold as one building lot made up of Lot 1 and Lot 2 of Block 3 fronting on St. Louis Avenue. The owner has escrow proceedings underway to sell 54.52 feet of Lot 9 and cannot conclude the sale until the lot division is approved.

St. Louis Avenue is an 80-ft. wide secondary highway and according to the Right-of-Way Division sufficient street width is available for an 80-ft. road.

Staff recommends approval if it is noted on the parcel map that these three lots shown on the parcel map will be used only as added areas to the three building lots fronting on St. Louis Avenue and all conditions of the Department of Public Works and parcel map statutes are met.

GPS:pdm

March 25, 1974

Foster

Stormson

PM-12-74

Parcel Map for Irma Sherman

The purpose of this lot division is to attach portions of Lot 52 fronting on San Jose Avenue to Lots 6, 7, and 8, Block 3 of Metropolitan Addition fronting on St. Louis Avenue to make a larger parcel for a home to be built. ~~_____~~

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GPS:pdm

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 21, 1974

1. Owner of Record: Irma Sherman
Address: 1932 E. St. Louis, Las Vegas, Nevada 81905 Phone No.: none
2. Name of Engineer or Surveyor: Avery and Associates
Address: 308 E. Sahara Ave., Las Vegas, Nevada 89104 Phone No.: 735-0974
3. Location of Parcel Map: Section 2 Township 21S Range 61E
Tax Parcel No.: 5-533-11
7,907 sq. feet
Lots 9 and 52 Block 3 Metropolitan Addition
4. Acreage: 0.1815 ac Number of Parcels to be Created: 3 Land Use Zone: R 1
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:
Monterey Avenue and San Jose Avenue just south of St. Louis Avenue
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Paved streets with curbs and gutters
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: Existing water service in the streets
9. Will the property be serviced by the City Sanitary Service 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
If yes, indicate type of development and anticipated date construction will commence:
Build garage immediately on Parcel 1 and will build homes on Parcels 2 and 3 within approximately one year.

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: Mrs. Irma Sherman [Signature]

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.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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Lots 9 and 52 Block 3 Metropolitan Addition
Tax Parcel No.: 5-533-11
7,907 sq. feet
4. Acreage: 0.1815 ac Number of Parcels to be Created: 3 Land Use Zone: R-1
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Signatures: Mrs. Irma Sherman
Owner of Record

[Signature]
Engineer or Surveyor

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