

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-12-83

APN ?

Location SEE BELOW

Applicant RANDY & MARGARET GUBODY

Subject

PARCEL MAP FOR PROPERTY LOCATED EAST OF
RAINBOW BLVD, NORTH OF WASHBURN ROAD, SOUTH
OF ANN ROAD, WEST OF TORREY PINES DRIVE



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

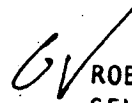
Date

May 10, 1983

TO:

DEPARTMENT OF ENGINEERING SERVICES

FROM:



ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
PM-12-83 RANDY & MARGARET GUBODY

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

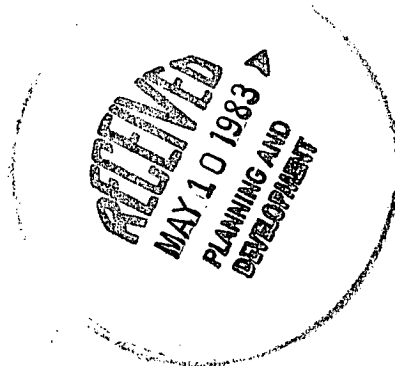
May 9, 1983

TO: Community Planning & Development	FROM: Engineering Services
SUBJECT: Randy & Margaret Gubody PM-12-83	COPIES TO: Right-of-Way

This Department no longer has any objections to the approval of the parcel map submitted by Randy and Margaret Gubody. All corrections requested in our memorandum of April 29, 1983 have been completed.

Carl D. Peterson
CARL D. PETERSON, R.L.S.

CDP/jb



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

RE: PM -12-83

Submitted by: RANDY & MARGARET GUBODY

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

No Comment
Don Kilbert
Planning Aide
5-3-83

RECEIVED
APR 29 '83
ALARM OFFICE

THIS AGREEMENT made at Las Vegas, Nevada, this Tenth (10) day of May, 1983, by and between the CITY OF LAS VEGAS, Clark County, Nevada, hereinafter designated as "CITY" and Randy Gubody & Margaret Gubody hereinafter designated as "OWNER",

WITNESSETH:

WHEREAS, Owner contemplates the development of certain real property within the corporate limits of the City, described as follows, to wit: $N\frac{1}{2}$ of the Westerly 132 feet of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 35, Township 19 South, Range 60 East M.D.M.

and

WHEREAS, there are certain improvements and off-sites that must be made in order to fully utilize the facilities of the aforesaid, development: and

WHEREAS, it is not economically feasible at this time to install certain improvements and off-sites; and

WHEREAS, in order to defray the cost and construction of the aforesaid improvements, the City will establish an Assessment District that shall have the power to assess the aforesaid real property for the construction and operation of the hereinafter more fully described improvements; and

WHEREAS, Owner is desirous of entering into a future Assessment District which may be organized for the purpose of installing and operating certain off-site improvements.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. That the City may install the following off-site improvements for the benefit of the aforesaid real property: Sidewalks, Curb & Gutter, Street Paving, Street Lighting and Sewer.

2. That as and for consideration of the City issuing a building permit prior to installation of said off-sites, the Owner does hereby covenant and agree to enter into any future Assessment District which may be organized for the purpose of installing the off-site improvements as hereinbefore more fully described.

3. That Owner does hereby understand and agree that these covenants will be binding upon his assigns, successors, heirs, grantees and any and all other owners of the real property in question who shall obtain the aforesaid real property from the present owner.

IN WITNESS WHEREOF the parties hereto have hereunto set their hand and seals as of the day first hereinabove written.

ATTEST:

CITY OF LAS VEGAS
A Municipal Corporation

BY

William H. Briare - Mayor

CAROL ANN HAWLEY City Clerk
State of Nevada

SS.

County of CLARK

x Randy Gubody Margaret Gubody
Owner Randy Gubody
Margaret Gubody

On May 10 1983
before me the undersigned, a Notary Public in and for said County and State, personally appeared.

Margaret E. Gubody

Randy H. Gubody

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.

WITNESS my hand and official seal.

Gloria D. Richardson
Notary Public in and for County & State
My Commission Expires:

NOTARY SEAL:

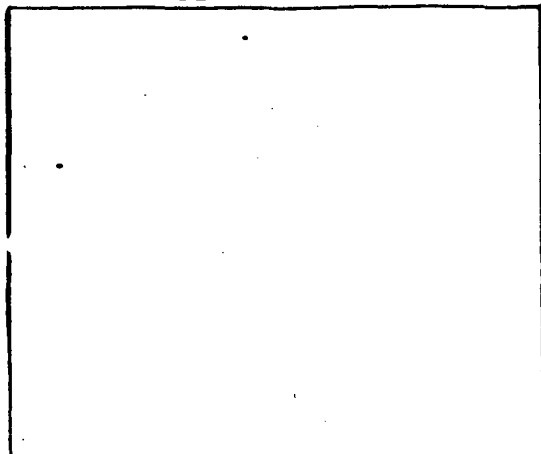


Gloria D. Richardson
Notary Public - State of Nevada
CLARK COUNTY

My Appointment Expires Sept. 16, 1985

When Recorded Mail to:
CITY HALL, 400 E. Stewart
Las Vegas, Nevada 89101
ATTN: Permit Desk, 3rd Floor

SPACE BELOW FOR RECORDERS
USE ONLY



INTER-OFFICE MEMORANDUM

May 9, 1983

TO:

NULL

FROM:

G. GENZER *copy of SID*
JA

SUBJECT:

PM-12-83 RANDY & MARGARET GUBODY

COPIES TO:

This property is located between Tina Lane on the north and Hammer Lane on the south, west of Torrey Pines Drive in zoning district R-E. Each of the two parcels being created is in excess of the required 40,000 square feet when a community well is not involved. The Department of Engineering Services has required several corrections on the map, all of which have now been done by the surveyor. A follow-up memo indicating compliance is forthcoming. 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

DATE 05-05-83

SURVEYOR: Richard N. Brand
(Gubody, Randy & Margaret)

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 # CITY PM 12-83 two (2) lots are involved, approx.
1 AC each.

lots are involved.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION

Sewer and municipal water are not available. Lot sizes meet Health Department
requirements for installations of individual wells and individual septic systems.

Lot #1	41,268 Sq. Ft.	.947 AC	(45,486 Sq. Ft.	1.044 AC gross)
Lot #2	41,271 Sq. Ft.	.947 AC	(45,486 Sq. Ft.	1.044 AC ")

RECEIVED
MAY 11 1983
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

April 29, 1983

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

PM-12-83
Randy & Margaret Gubody

COPIES TO:

Land Development & 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 Randy and Margaret Gubody.

This Department requests that the following items be attended to prior to our approval of this parcel map.

1. Show what monuments were set and what they are.
2. Show a second found monument for the establishment of the Basis of Bearing.
3. In the "Owner's Certificate and Dedication" insert the City of Las Vegas on the fifth line.
4. In the Approvals change Public Services to Engineering Services.
5. In the Title Block the section breakdown is reversed. It should read SE $\frac{1}{4}$, NE $\frac{1}{4}$, NW $\frac{1}{4}$.

How do we
handle this?

- ⑥ Execute a Special Improvement District Agreement for off-site improvements on Tina Lane.

Carl D. Peterson
CARL D. PETERSON, R.L.S.

CDP/jb



DATE 4-28-83

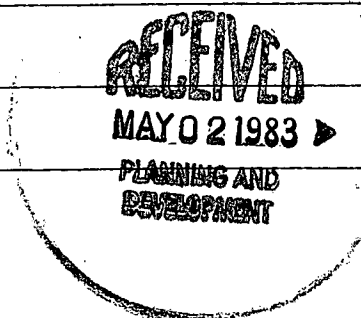
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT: PM-12-83
Randy + Margaret Gubedy

- ☒ 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

RE: PM -12-83

Submitted by: RANDY & MARGARET GUBODY

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 DEVELOPMENT
CITY OF LAS VEGAS

Date: 18 APR 83

1. Owner(s) of Record: RANDY & MARGARET GURBODY
Address: 6440 W. HAMMER LANE, L.V., NV Phone No.: 645-2272
2. Name of Engineer or Surveyor: RICHARD N. BRAND - SUN SURVEY
Address: 2300 EAST DESERT INN RD. STE #5 Phone No.: 732-3134
3. Location of Parcel Map: Section 35 Township 19S Range 60E
Tax Parcel No.: 01B-170-016
4. Acreage: 1.90 Number of Parcels to be Created: 2 Land Use Zone: R-E
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 street:
TINA AVE & HAMMER LANE, TORREY PINES
7. Describe the existing improvements and/or condition of streets in Item #6 above:
1ST QUALITY TYPE II GRAVEL.
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 WELL
9. Will the property be serviced by the City Sanitary Service System? Yes ☐ No ☒
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 ☐
On which parcel? #1 ☒ #2 ☒ #3 ☐ #4 ☐
If yes, indicate type of development and anticipated date construction will commence:
SINGLE FAMILY HOME - 1 JUNE 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:

Owner(s) of Record

Engineer or Surveyor

Richard N. Brand, RLS 4535

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 38554

Case No.: PM-12-83

Date: 4/26/83

ORIGINAL NOT SUBMITTED

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or 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. Eight (8) copies of the original map must be provided of which a minimum of four (4) must be at the same size as the original linen.
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 feet (300') 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 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.
 - 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 COMMISSION IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE WILL BUILDING PERMITS BE ISSUED.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Daniel Akerley and Nancy Akerley as Trustee of the
Alyssa K. Akerley and Terrence D. Akerley Trust dated 12-1-79.

in consideration of \$ 1.00 or more the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Randy Gubody and Margaret Gubody husband & wife as joint tenants

all that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows: VACANT LAND- The Westerley 132 feet of the Southeast
Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of
Section 35, Township 19 South, Range 60 East.

Excepting therefrom the North 30 feet and the South 30 feet as granted to the City
of Las Vegas, Nev. for roads, utilities and other public purposes.

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

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

Witness our hand S this 15th day of February, 19 83
Daniel Akerley Nancy Akerley
Daniel Akerley-Trustee Nancy Akerley-Trustee

STATE OF Michigan } ss.
County of Oakland
On this 15th day of February, 19 83
personally appeared before me, a Notary Public in and for said
County and State, Daniel Akerley and
Nancy Akerley

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

Imogene V. Anglim
Notary Public in and for said County and State.

IMOGENE V. ANGLIM
Notary Public, Oakland County, Michigan
My Commission Expires December 2, 1986

ESCROW NO. 83-32701 TSD

WHEN RECORDED MAIL TO: Mr. and Mrs. Randy Gubody
6430 Hammer Lane, Las Vegas, Nevada 89130

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAND TITLE OF NEVADA

MAR 14 11 27 AM '83

FEE 10.00 DEPUTY 10.00
OFFICIAL RECORDS
BOOK INSTRUMENT

1702 1661422

E-