

Planning & Development Department
Scanning Cover Sheet

Case No PM-12-85

APN ?

Location SEE BELOW

Applicant MICHAEL R. PENNINGTON, ET AL

Subject

PARCEL MAP FOR PROPERTY LOCATED AT THE END
OF STAFFORDSHIRE CIRCLE, NORTH OF WASHINGTON
AVE



INTER-OFFICE MEMORANDUM

March 4, 1986

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV ✓
ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-12-85 MICHAEL R. PENNINGTON, ET AL

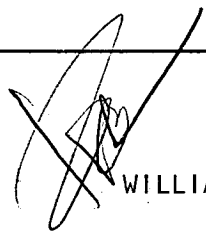
COPIES TO:

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

Feb. 27, 1986

TO:


WILLIAMS

FROM:


GENZER

SUBJECT:

PM-12-85 MICHAEL R. PENNINGTON, ET AL

COPIES TO:

This property is located at the end of Staffordshire Circle, north of Washington Avenue, in zoning district R-3. There is an existing four-plex on parcels one and three, and a proposed pool on parcel two. A variance (V-47-85) to allow a common recreation area containing a swimming pool and an accessory equipment and bath house structure was approved by the Board of Zoning Adjustment on May 23, 1985. The six month time period in which to exercise the variance has elapsed, however staff feels that we are responsible for the parcel map not being recorded and therefore the variance should be recognized. The map has been revised in accordance with requirements of the Department of Public Works and this department. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

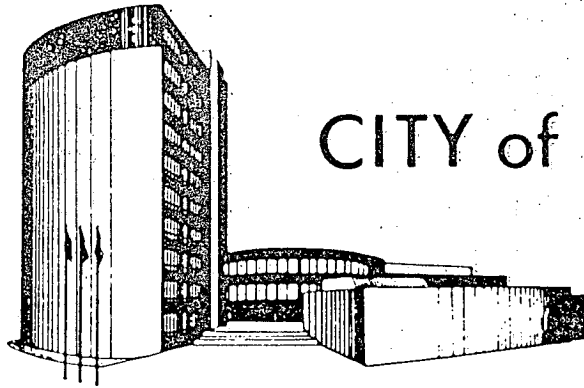
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

May 28, 1985

Michael R. Pennington, et al.
c/o Baughman & Turner
2325 W. Charleston Boulevard
Las Vegas, Nevada 89102

RE: V-47-85

Dear Mr. Pennington:

Your request for a Variance to allow a common recreation area containing a swimming pool and an accessory equipment and bath house structure on a parcel of land which is 3,625 square feet where 6,500 square feet is required and to allow a 6-foot high fence in the front yard area where 4 feet high, top 2 feet 50% open is the maximum permitted on property located on Staffordshire Circle in Zoning District R-3, was considered by the Board of Zoning Adjustment on May 23, 1985.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on May 23, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.



Michael R. Pennington, et al.

Page 2

RE: V-47-85

May 28, 1985

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the six month time limit.

Sincerely,

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



RICHARD L. WILLIAMS, ACTING CHIEF
ZONING DIVISION

HPF:RLW:jrm

cc-City Clerk

INTER-OFFICE MEMORANDUM

Date

April 18, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

MICHAEL R. PENNINGTON, ETAL
PM-12-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your transmittal dated April 15, 1985, requested comments from this Department by no later than April 29, 1985, concerning the parcel map and application submitted by Michael R. Pennington, Etal.

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

1. Change Engineering Services to Design and Development.

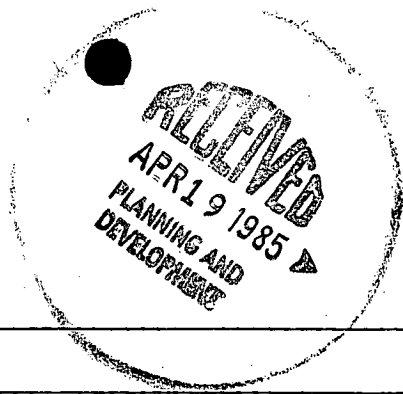
C. D. Peterson
C.D. Peterson, R.L.S.

CDP:bjc

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM- 12-85



- ☒ 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: _____

4/18/85
R. Ruppel

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

RECEIVED
APR 17 1985
PLANNING AND
DEVELOPMENT

DATE: APRIL 15, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

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

FIRE SERVICES. (RAY PEEPLES)

RICK WILLIAMS, ZONING DEPT.

RE: PM - 12-85

SUBMITTED BY: MICHAEL R. PENNINGTON, ET AL

May we have your comments, recommendations, and suggestions no later than
APRIL 29, 1985. It is important that a reply be received at
this office, even though you may not have any requirements affecting
this map.

No Comment



DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

Don Kilbert
Planning Dir
4-16-85

FLOOD ZONE A

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: APRIL 15, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES. (RAY PEEPLES)
RICK WILLIAMS, ZONING DEPT.

RE: PM - 12-85

SUBMITTED BY: MICHAEL R. PENNINGTON, ET AL

May we have your comments, recommendations, and suggestions no later than
APRIL 29, 1985. 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

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

FLOOD ZONE A

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: April 10, 1985

- Owner(s) of Record: Michael R. Pennington, et al
Address: 5783 Allegro Avenue Las Vegas, NV Phone No.: 452-8800
- Name of Surveyor: Baughman & Turner, Inc.
Address: 2325 W. Charleston Blvd. Las Vegas, NV Phone No.: 870-8771
- Location of Parcel Map: Section 30 Township 20S Range 62E
Tax Parcel No.: 060-121-050&051
- Acreage: 0.504 Number of Parcels to be Created: 3 Land Use Zone: R-3
- Does the land front on a public (dedicated) street? Yes XX No
- List names of public access streets between this property and nearest major streets:
Staffordshire Circle to Washington Avenue
- Describe the existing improvements and/or condition of streets in item #6 above:
Fully improved - Curb, gutter, and sidewalks, etc.
- 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:
L.V.V.W.D.
- Will the property be serviced by the City Sanitary Sewer System? Yes XX No
If no, indicate how sewer service will be provided:
- Is immediate development proposed on the parcels of land to be created? Yes No
On which parcel? #1 #2 XX #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Swimming pool and recreational area.

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: Michael R. Pennington Charles E. Carr
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00 Received by: [Signature]
Receipt No.: 70149
Case No.: PM-12-85 Date: 4/10/85

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That STANTON CONSTRUCTION, INC.
a Nevada corporation

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
MICHAEL R. PENNINGTON, an unmarried man AND J. L.

PENNINGTON AND VIRGINIA PENNINGTON, husband and wife, all as joint tenants

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot Twenty Three (23) in Block Two (2) of THE VILLAGE AT WASHINGTON, as shown by map thereof on file in Book 28, of Plats, page 9, in the Office of the County Recorder of Clark County, Nevada

SUBJECT TO: 1. Taxes for the fiscal year 1983-84
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand this 4th day of January 19 83

STANTON CONSTRUCTION, INC.

Stanton Jones, Jr., President

STATE OF NEVADA }
County of CLARK }

On this 4th day of January 19 83

personally appeared before me, a Notary Public in and for said

County and State.

Stanton Jones, Jr., known to me
to be the President of said
corporation

ESCROW NO. 97382-WH

WHEN RECORDED MAIL TO: Mr. J. L. Pennington, et al
1701 W. Charleston Blvd., #500, Las Vegas, NV
89102

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

Wanda A. Hathaway
Notary Public
State of Nevada
County of Clark
My Commission Expires May 11, 1983

CLARK COUNTY NEVADA
J. L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.

JAN 7 9 55 AM '83

REC. DEPUTY
OFFICIAL RECORDS
INSTRUMENT

1670 1629568

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That STANTON CONSTRUCTION, INC.
a Nevada corporation
in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
RICHARD NEWMAN AND PEGGY L. NEWMAN, husband and
wife, AND MARIE GERARD an unmarried woman, as Tenants in Common
all that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

Lot Twenty Two (22) in Block Two (2) of THE VILLAGE AT WASHINGTON, as shown
by map thereof on file in Book 28, of Plats, page 9, in the Office of the
County Recorder, of Clark County, Nevada

14-45-00
02-03-45
12-41-15

23-50-00
02-03-45
25-53-45
30.67
20.56

SUBJECT TO: 1. Taxes for the fiscal year 1983-84
2. Rights of way, reservations, restrictions, easements and conditions
of record.

Together with all and singular the accretions, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness MY hand this 19th day of November 19 82

STANTON CONSTRUCTION, INC.

Stanton Jones, Jr., President

STATE OF NEVADA }
County of CLARK }

On this 19th day of November 19 82

personally appeared before me, a Notary Public in and for said

County and State, _____
Stanton Jones, Jr., known to me
to be the President of said
corporation

I know 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.

Wanda A. Hathaway
Notary Public
STATE OF NEVADA
County of Clark
My Appointment Expires May 11, 1983

ESCROW NO. 97381-WH

WHEN RECORDED MAIL TO: Richard Newman, et al
556 Canosa Ave., Las Vegas, NV 89104

CLARK COUNTY NEVADA
JOAN E. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
JAN 28 4 40 PM '83

FFS DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

1681

1640234