

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-12-98

APN 125-35-605-010

Location 6250 WEST WASHBURN RD

Applicant DWYER ENGINEERING

Subject

PARCEL MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 4-22-98

APPLICATION/PETITION FOR: PARCEL MAP
(Type of Action Requested)

Project Address (Location): 6250 West Washburn Road
Proposed Use: Residential Assessor's Parcel No.: 125-35-605-010
Project Name: Parcel Map for William P. and Melissa B. Blasvick Family Trust Ward No.:
Existing General Plan: Rural Sixteenth Section: SE 1/4 of the NE 1/4 of Section: 35 Township: 19 S Range: 60 E
Proposed General Plan: Existing Zoning: RE Proposed Zoning: RE
Gross Acres: 2.07 Lots/Units: 2 Density: Commercial Sq. Ft.:
Comments/Additional Information/Special Notification:

APPLICANT INFORMATION:

Property Owner(s): William & Melissa Blasvick/Blasvick Family Trust Contact:
Address: 6250 W. Washburn Road
City: Las Vegas State: NV Zip: 89130 Tel: 731-3344 Fax:
Applicant: Dwyer Engineering Contact: David Dwyer
Address: 7310 Smoke Ranch Rd., Ste E
City: Las Vegas State: NV Zip: 89128 Tel: 254-2200 Fax: 254-2236
Represented By: Dwyer Engineering Contact:
Address: 7310 Smoke Ranch Rd., Ste E
City: Las Vegas State: NV Zip: 89128 Tel: 254-2200 Fax: 254-2236

SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Property Owner(s):

Subscribed and sworn before me this _____ day of _____ 19

Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-12-98

Meeting Date: 0

Required Signs: N/A

Map No.: G-35-4

Total Fee(s): \$300.00

Receipt No.: #19011

Date Accepted: 04/22/98

Accepted By: David Butler

PLANNING AND DEVELOPMENT DEPARTMENT PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: West Wasburn Road and Maverik
3. Describe the existing improvements and/or condition of streets in item #2 above: Wasburn - gravel, Maverick - partial paving
4. 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 waterline: LVVWD - 12" main
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
If no, indicate how sewer service will be provided: Septic System presently in use
6. Is immediate development proposed on the parcels of land to be created: Yes X No
On which Parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

B. PARCEL MAP CONTENTS

- | | |
|---|---|
| <ul style="list-style-type: none">☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries. | <ul style="list-style-type: none">☒ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.☒ 10. Assessor's Parcel Number of all adjoining properties.☒ 11. A legend to denote the meaning of all symbols utilized. |
|---|---|
- 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 Planning and Development will building permits be issued.

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE

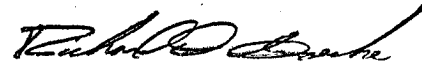
June 4, 1998

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Parcel Map
PM-12-98
William P. and Melissa B. Blasvick

(S side of Washburn Rd, E of Jones Blvd)

COPIES TO:

Cheri Edelman, Development Coordination
Ed Byrge, Right-of-Way
Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

CONDITIONS OF APPROVAL:

1. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Washburn Road adjacent to the entire legal parcel. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
2. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

May 21, 1998

MEMORANDUM

TO: THOMAS HELLUMS, PLS DWYER ENGINEERING, INC.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM 12-98 WILLIAM & MELISSA BLASVICK	COPIES TO: Matt Pinjuv Planning and Development

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

- There are a number of problems with this map that make the boundary determination and the actual dimensions of the lots very difficult to discern.
- The legal description, which was copied out of the deed, does not need to appear on this map and doesn't agree with the survey dimensions; it should be removed.
- The lines shown as the basis of bearings in the note do not use that bearing on the map and would indicate that the entire map needs to be rotated or some other basis of bearings chosen.
- On the survey analysis, it appears that there's an angle point at the center of the north line of the area being divided which does not appear on the larger portion of the map which delineates the two lots.
- The area which is the vacated portion of Washburn Road is dimensioned as an extension of the east and west lot lines, when technically that 10' strip side line should be drawn at a right angle to the centerline of Washburn Road.
- The original surveys which divided this property and from which this map descends, was done by J. Rassler, RE and LS #1624. Your map indicates you have found some of the original monuments, but did not accept them. I have a hard time understanding the rationale for that sort of boundary determination.
- It is difficult to understand the purpose of this map. It appears that there are two parcels which have been consolidated into one Assessor's parcel, but which are separate parcels of record. The east half is a portion of a parcel of a previous parcel map and the west half is a portion of another parcel which is previously shown on a record of survey. There is no indication that there was a legal split on either one of the two parent parcels which create the area being divided. Unless proof of a legal split can be provided, it would seem that some kind of map needs to be done to create the east and west lines of this entire parcel. There is a valid line of record which creates the line between the two parcels which are being created, so the whole purpose of this map is in question.
- I would suggest that a meeting be arranged whereby we can discuss the issues surrounding this map. If that's not acceptable, please provide this office with further information which clarifies the purpose of the map and the boundary of the map being shown.

INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 28, 1998
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - STACEY CAMPBELL SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GARY PHILIPS/RICK SCHRODER SPECIAL IMPROVEMENT DISTRICT - D. BLISS	
SUBJECT: PARCEL MAP PM-12-98 WILLIAM P. and MELISSA B. BLASVICK	

PLEASE RETURN ANY COMMENTS TO GARY REID, SR. ENG. TECH.
ENGINEERING/PLANNING DIVISION

by: MAY 27TH, 1998

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEVELOPMENT SERVICES CENTER CURRENT PLANNING DIVISION	DATE April 28, 1998
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-12-98 WILLIAM P. and MELISSA B. BLASVICK	

MATT PINJUV
PLEASE RETURN ANY COMMENTS TO: ~~ROBERT LINDER,~~
@ D. S. C. 731 S. 4TH ST. - CURRENT PLANNING DIVISION
by: MAY 27TH, 1998

ATTACHMENT: MAP

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Pre-Application Conference Checklist	Application/Petition Form	Notarized Signature	Fee(s)	Deed with Legal Description	Justification Letter	Summerlin Design Approval Letter	Laser Print/PMT	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	Word 6.0 or Compatible Disk	Checklist	Public Hearing Sign Posting
Annexation		●			●	●										
General Plan Amendment	●	●	●	●	●	●		●			●			●		●
Rezoning	●	●	●	●	●	●		●	●	●	●			●		●
Extension of Time		●	●	●		●										
Site Development Plans		●	●	●	●	●		●	●	●	●					
Special Use Permit (PC)	●	●	●	●	●	●		●	●	●	●					●
Variance (BZA)	●	●	●	●	●	●		●	●		●					●
Minor Exception/Certification Form	●	●	●	●	●	●			●		●					
Tentative Map		●		●	●			●				●				●
Final Map		●		●	●			●					●			●
Vacation of Public Rights-of-Way		●	●	●	●	●					●			●		
Parcel Map		●		●	●								●			●
Temporary Commercial Permit		●		●		●			●		●		●			
Sign Certification Permit		●		●					●		●					
Review of Condition(s)		●		●		●										
All Other Applications		●		●	●	●					●					
Street Name Change		●	●	●	●	●					●					
Address Change		●		●	●	●										
Development Plan Review	●	●	●	●	●	●			●	●	●					
City Referral Group Site Plan Review		●		●			●		●	●	●					
P.C. District Major Modification (PC)		●	●	●	●	●	●		●	●	●					
P.C. District Major Deviation (BZA)		●	●	●	●	●	●		●		●					
Appeal of Director's Decision		●		●	●	●					●					

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies found in exhibits submitted or with other requirements may cause the application to be deemed incomplete. This will result in processing delays. The applicant is responsible for correcting deficiencies and submitting additional data and documents as required.

Applicant's Signature

Date

4-27-98

(2)

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That RUSSELL DONALD PERRY, a widower

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to WILLIAM P. BLAZVICK AND MELISSA B. BLAZVICK, husband and wife as joint tenants

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

APN: 01B-190-007

01B-190-014

SUBJECT TO: 1. Taxes for the fiscal year 19 89 and 19 90.

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

Russell Donald Perry

RUSSELL DONALD PERRY

STATE OF NEVADA }
COUNTY OF CLARK } SS.

On FEBRUARY 15, 1990

personally appeared before me, a Notary Public, _____

RUSSELL DONALD PERRY PROVED TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE WITHIN INSTRUMENT

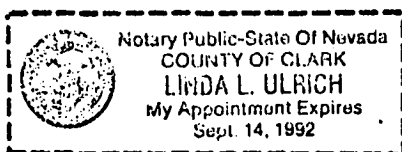
who acknowledged that _____ he _____ executed the above instrument.

Signature

Linda L. Ulrich

(Notary Public)

(NOTARIAL SEAL)



ESCROW NO. 40323 DS STERLING ESCROW
LAND TITLE ORDER NO. 89 97159 GH
WHEN RECORDED MAIL TO: M/M WILLIAM P. BLAZVICK
6250 W. WASHBURN ROAD, LAS VEGAS, NEVADA 89130

LEGAL DESCRIPTION

Situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

That portion of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M., described as follows:

The Easterly 145.84 feet (measured parallel with the East line of the hereinafter described parcel).

BEGINNING at the Southeast corner of Parcel 2 on the Record of Survey filed by Jay M. Rassler in Surveyors File 25, Page 69; thence North $0^{\circ}21'19''$ East along the East line of said Parcel 2 a distance of 301.36 feet to the Northeast corner thereof; thence North $82^{\circ}11'52''$ West along the North line of Parcel 2 a distance of 291.68 feet to the Northwest corner thereof; thence South $0^{\circ}08'11''$ West 289.08 feet to the point of tangency of a curve to the left bearing a radius of fifteen (15) feet and a delta angle of $92^{\circ}29'45''$; thence along said curve a distance of 21.6 feet to a point; thence South $92^{\circ}21'34''$ East along the South line of said Parcel 2 a distance of 272.11 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as the West Half (W 1/2) of Parcel 3, as shown by Parcel Map in File 4, page 69, recorded January 23, 1975 as Document No. 448927 of Official Records, Clark County, Nevada.

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

02-16-90 14:57 NA1 2
OFFICIAL RECORDS
BOOK: 900216 INST: 00911
FEE: 6.00 RPTT: 143.00