

Planning & Development Department
Scanning Cover Sheet

Case No PM-13-76

APN ?

Location BRUCE ST & PARALLEL TO FREMONT ST

Applicant JOHN H. & H. LOIS CLARK

Subject

PARCEL MAP



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

August 13, 1976

TO:

ART VEEDER, SUBDIVISION ENGINEER
PUBLIC WORKS DEPARTMENT

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR
Geoffrey P. Stormson
GEOFFREY P. STORMSON, AIP, PRIN. PLANNER

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION

PM-13-76 - JOHN & LOIS CLARK

COPIES TO:

CITY MANAGER

The above parcel map(s) have been approved by Don J. Saylor, Director. The maps are submitted to you for signature by the Director of Public Works and recordation.

DJS:GPS:bjw

Attachment

ORIGINAL DELIVERED TO ART VEEDER
8-13-76

PSL

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

August 9, 1976

Date

TO: DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM: CITY ENGINEER

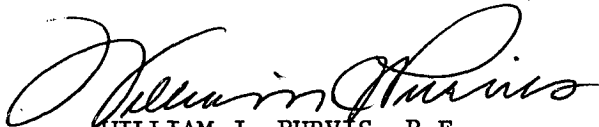
SUBJECT: PARCEL MAP PM-13-76
JOHN H. CLARK & H. LOIS CLARK

COPIES TO: CITY MANAGER
A. K. VEEDER

Your memorandum of August 3, 1976 requested comments from this department on the submittal of parcel map, PM-13-76, by John H. Clark and H. Lois Clark.

It should be recognized that the 20' alley adjacent to Lots 1 and 2 is not sufficient right of way to authorize the issuance of a building permit for each of these lots individually. The parcel map could be redrawn to show a 51 foot cul-de-sac street to provide the required frontages if desired. Otherwise building permits would have to be applied for with these lots in conjunction with others having Fremont St. frontages. Lot 3 would be an exception in that it fronts Bruce Street.

A sewer and drainage easement exists adjacent to the west boundary of Lot 2 which should be indicated and documented. Building lines should be shown in their entirety. Otherwise, the parcel map, as submitted, appears to be accurate and in proper form for recording.


WILLIAM J. PURVIS, P.E.

WJP/AKV/lm



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

AUGUST 12, 1976

Date

TO: SAYLOR

FROM: STORMSON

SUBJECT: PARCEL MAP 13-76
JOHN AND LOIS CLARK

COPIES TO:

The property is located on Bruce Street and along a public alley running parallel to Fremont Street. The owner wishes to divide this triangular parcel into three lots; one of them, lot 3, will have a 62 ft. frontage on Bruce Street. Lots 2 and 1 will have frontage only on the public alley. On lot #2 there is a concrete block storage building constructed. The other lots are vacant.

The Public Works Department indicated that they wanted to show the full outline of the building and the location of a sewer easement within the property. The engineer for the owners will include this information on the parcel map.

Due to the fact that two lots have no frontage on a dedicated public street, a restriction must be placed on lot 1 and 2 that they may only be used in conjunction with the lots fronting on Fremont Street or lot #3 of this parcel map having a frontage on Bruce Street. Lot #1 and 2 may not be sold by themselves unless sold in conjunction with a lot having public street frontage.

Subject to these restrictions and requirements of all City departments and State Subdivision Statutes, staff recommends approval.

GPS:bjc

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

August 4, 1976

Date

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

O. K. MC FARLAND, FIRE MARSHAL

SUBJECT: PM-13-76

JOHN H. CLARK & H. LOIS CLARK

COPIES TO:

All fire protection must be installed according to fire department specifications.

OKM/vh

Attachment



CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE August 3, 1976

TO: Public Works Administrative Division
Fire Department

RE: PM-13-76

Submitted by: JOHN H. CLARK & H. LOIS CLARK

May we have your comments, recommendations, and suggestions no later than
August 13, 1976. 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 DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

Attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: August 2, 1976

1. Owner(s) of Record: John H. Clark & H. Lois Clark
Address: 2612 Gilmary Phone No.: 878-6990
2. Name of Engineer or Surveyor: Baughman and Turner, Inc.
Address: 2325 W. Charleston Blvd. Phone No.: 870-8771
3. Location of Parcel Map: Las Vegas, NV 89102
Section 35 Township 20 Range 61
Tax Parcel No.: 4-24-37;
4. Acreage: 1.0 Number of Parcels to be Created: 3 Land Use Zone: C-2
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:
Fremont Street
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Good Condition
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:
Las Vegas Valley Water District
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 No X
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
No new development anticipated at this time.

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: X John H. Clark Stephen F. Turner
Owner(s) of Record Engineer or Surveyor
X H. Lois Clark

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00
Receipt No.: 250131
Case No.: PM-13-76

Received by: Geoffrey P. Thompson
Date: 3 Aug 1976

Approved 13 Aug. 1976

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

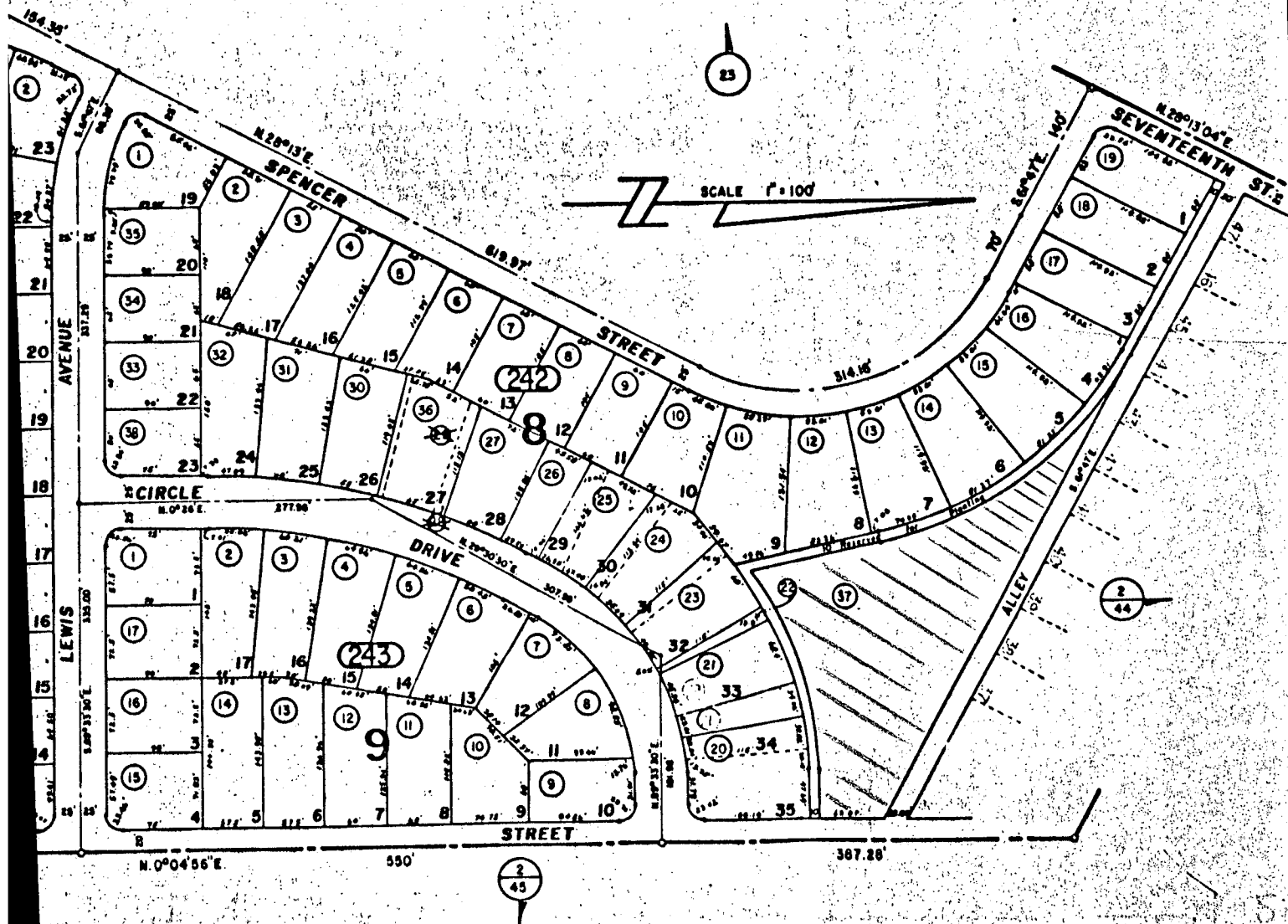
1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner(s) of Record and all other required signatures before submittal.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50'), unless the area is greater than 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.

AMENDED MAYFAIR TRACT NO. 2

PT. SW⁴ SEC. 35 T.20S. R.61E.

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This document is prepared to control distribution and that information
 should be 1. All Control and Control Unit for the Control Unit

184 - *[Signature]*
[Signature]

[Handwritten notes on lined paper, mostly illegible due to blurring.]

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STATE OF Colorado

COUNTY OF LOS ANGELES

On this 20th day of October 19 53

Return Public In and For mail Los Angeles, Calif. 90001

Don R. GEMMAD

known to me to be the person described in and who executed the foregoing instrument, who executed the same freely and voluntarily and for the uses and purposes therein contained. WITNESS my hand and official seal.

WITNESS my hand and official seal

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WILLIAM ...

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STATE OF ILLINOIS

33:

COUNTY OF HAWAII

4. 73 257 9 73-100

On this 22 day of October, 1953, personally appeared me, a Notary Public in and for said Rock County, Wisconsin, IDA WILLS LUTHEAN, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Witness my hand and official seal.