

Planning & Development Department
Scanning Cover Sheet

Case No PM-13-77

APN ?

Location NW CORNER HAMMER LN & REBECCA RD

Applicant SECURITY HOUSING CORP

Subject

PARCEL MAP



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

AUGUST 19, 1977

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
SECURITY HOUSING CORPORATION - PM-13-77

COPIES TO:

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:kt

Attachment

ORIGINAL SIGNED & DELIVERED
TO VEEDER 8-19-77

RSK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

AUGUST 18, 1977

Date

TO: NULL

FROM: GENZER

SUBJECT: PM-13-77
SECURITY HOUSING CORPORATION

COPIES TO:

The parcel is located on the northwest corner of Hammer Lane and Rebecca Road in the Northwest Quarter of Section 35, Township 19 South, Range 60 East. The zoning on the property is R-E and the 20,000 sq. ft. area requirement is more than met by this division. Dedications include 30 ft. half-streets for both Rebecca and Hammer and a 10 ft. minimum radius corner. The heavy line as drawn on the map will provide these dedications when the map is recorded. Staff recommends approval subject to all conditions of City departments and State Subdivision Statutes.

original

RSG:bjl

*Tax Assessors map for file
check against prop ownership AK
wt of owner*



- 13 -

INTER-OFFICE MEMORANDUM

August 10, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

PM-13-77
Security Housing Corp.

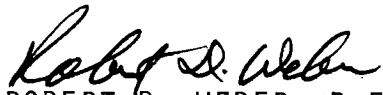
COPIES TO:

Your memorandum of July 22, 1977 requested comments from the Public Services Department on the submittal of a Parcel Map by Security Housing Corp.

Right-of-way requirements would include 30' (half street) dedications on Rebecca Road and Hammer Lane, respectively plus a 10' minimum radius corner at the northwest corner of the intersection. The heavy border should be moved to the centerline of Rebecca Road and Hammer Lane. Then dedication would become automatically effected with the recording of the parcel map.

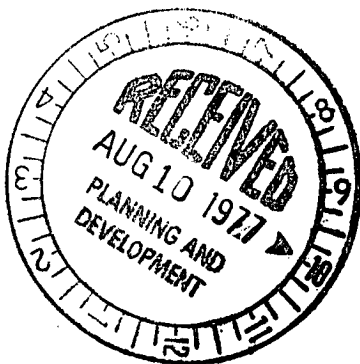
An assessment district would be required for full half street improvements including sewer at the time of building permit application.

✓ Robert D. Weber, RLS No. 3796 should be shown in lieu of William J. Purvis.



ROBERT D. WEBER, P.E., RLS

RDW/AKV/s



Nov

INTER-OFFICE MEMORANDUM

July 26, 1977

TO:

DON J. SAYLOR, AIP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

George Judd
GEORGE JUDD
FIRE MARSHAL

SUBJECT:

PM-13-77
SECURITY HOUSING CORPORATION

NCC

COPIES TO:

Property owners to participate in the installation of approved water main and fire hydrant, when water is available to this area.

GJ/vh





CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE July 22, 1977

TO: Public Works Administrative Division
Fire Department, ALARM OFFICE

RE: PM-13-77

Submitted by: Security Housing Corporation

May we have your comments, recommendations, and suggestions no later than
July 29, 1977. 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: 7/21/77

1. Owner(s) of Record: SECURITY HOUSING CORPORATION
Address: 401 So. HIGHLAND DRIVE Phone No.: 382-6446
2. Name of Engineer or Surveyor: BAUGHMAN & TURNER, INC.
Address: 2325 WEST CHARLESTON BLVD. Phone No.: 870-8771
3. Location of Parcel Map: Section 35 Township 19S Range 60E
Tax Parcel No.: 01B-170-04
4. Acreage: 2.23 Number of Parcels to be Created: 2 Land Use Zone: RE
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:
HAMMER LANE, REBECCA STREET, RAINBOW BLVD., TORREY PINES DRIVE
7. Describe the existing improvements and/or condition of streets in Item #6 above:
HAMMER LANE - 30' WIDE GRAVEL ROAD
REBECCA STREET - 33' WIDE GRAVEL ROAD
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 X
If no, indicate how sewer service will be provided: SEPTIC TANK
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 #2 X #3 #4
If yes, indicate type of development and anticipated date construction will commence:
1304 SQ. FT. HOME - RANCH ESTATE 8/1/77

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:

[Signature]
Owner(s) of Record

[Signature]
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 292479

Case No.: PM-13-77

Date: 7-21-77



22 OI AC

CCAO MS 3-14-74

CLV-201

GRANT, BARGAIN, SALE DEED

COPY

THIS INDENTURE WITNESSETH: That JAMES W. LUCERO, an unmarried man

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to SECURITY HOUSING CORPORATION, a Nevada corporation

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) in Section 35, Township 19 South, Range 60 East, M.D.B. &M.

Subject however to the use of the South 30 feet and the East 30 feet thereof for Road and Utility puposes.

SUBJECT TO: (1) Taxes for the fiscal year 1976-77.
 (2) Rights, Rights of way, reservations, restrictions, conditions, and easements of record.

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

Witness my hand S this 7th day of February, 1977

STATE OF NEVADA }
 COUNTY OF CLARK } SS.

James W. Lucero
 James W. Lucero

On April 1, 1977

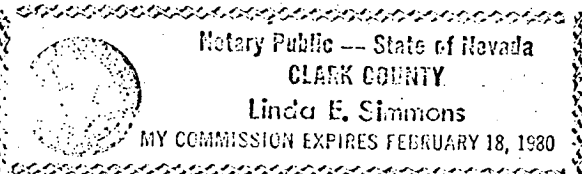
personnally appeared before me, a Notary Public, James W. Lucero

who acknowledged that he executed the above instrument.

Signature Linda E. Simmons
 (Notary Public)

(Notarial Seal)

ESCROW NO.) 77-1466 LS
 ORDER NO.)
 WHEN RECORDED MAIL TO: Security Housing Corp.
401 So. Highland Dr., Las Vegas, Nv.



INST. NO. 683245
 OFFICIAL RECORD BOOK NO. 724
 RECORDED AT REQUEST OF

APR 4 11 45 AM '77

CLARK COUNTY NEVADA
 JOAN L. SWIFT RECORDER

FEE _____ DEPUTY _____

