

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-13-97

APN 125-12-801-021

Location Racel St.

Applicant William P. Watson, Et Al

Subject



1 2 3 4 5 6

PROJECT NAME/LOCATION: PM - 13-97 N/W GRAND TOWN/THOM BWD.

PM 13-97 SURVEYOR/ENGINEER: GREAT WESTERN SURVEYING, INC

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	11/16/98	JESUS	APPROVED w/condition *	11/18/98	FOR USE	SURVEYOR'S ONLY
RIGHT-OF-WAY	11/18/98	CMC	App'd w/cond	11/18/98		
FLOOD CONTROL	11/18/98	CRC	APP'D	11/18/98		
SANITATION	11/18/98	BKA	App'd	11/18/98		
DEVELOPMENT COORDINATION						
PLANNING & DEVELOPMENT	11/18/98	MP	NOT APPROVED	11/23/98		
	11/24/98	MP	APPROVED	11/14/99		
SURVEY	11/25/98	njp				

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

* L. DEVELOPMENT: APPROVED: PROVIDED CU SURVEY TO VERIFY SETTING OF MONUMENTS

RIGHT-OF-WAY See Attached comment.

FLOOD CONTROL

SANITATION

lot lines = 12-19-60
go to RW

therefore a
* will need
adjusted -
- street will
a corner
This should be
spelled out.
Section 12.

ADD NAMES



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 3902 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

RECEIVED
99 JAN 20 PM 3:30

PLANNING AND
DEVELOPMENT

DATE: January 12, 1999
OWNER: ROZA/QUINLAN/WATSON ET AL
PM NO: 13-97 (CITY/REVISED)
SURVEYOR: RIDER JR, DANNY L

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is not available. Parcel map shows a community well site designated by solid lines with easements to the well, on adjoining parcel map (PM12-97). NSDWR Permit Number 52911. Lot sizes meet Health District requirements for installation of individual sewage disposal systems with community water supply as per AG's opinion and CCHD Board Policy. Community well must supply all lots on both PM 12-97 and PM 13-97.

NOTE: No permits will be issued for individual sewage disposal systems until proof of well completion is furnished, i.e., well log. A copy of the recorded parcel map must also be provided to Health District.

Lot 1	25,016 sq ft
Lot 2	25,056 sq ft
Lot 3	25,096 sq ft
Lot 4	25,136 sq ft



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

July 31, 1997

TO:

Department of Planning & Development

AUG 1 9 42 AM '97

PLANNING AND
DEVELOPMENT

SUBJECT:

Parcel Map

PM-13-97

William P. Watson, et al

(west side of Thom Blvd, north of Grand Teton Drive)

FROM:

Richard D. Goecke, Director
Department of Public Works



COPIES TO:

John McNellis, Anderson, Edelman, Development Coordination

Ed Byrge, Right-of-Way

Chuck Turk, Land Development

Rita Lumos, Survey (FM, PM, & A's only)

Gordon Derr, Traffic Engineering

These comments have been held up pending City Council action on Use Permit U-41-97 which requested approval of a development plan showing more than four homes on a private street in an R-E zoning district. FYI, the Use Permit in regard was approved by the City Council on July 14, 1997.

CONDITIONS OF APPROVAL:

1. Provide written documentation acceptable to Staff that the property owner to the north of this parcel map site concurs with the parcel split proposed and that such owner is willing to provide the other half of the private street needed for this layout to work. Appropriate documentation should also be provided detailing how the private street will be maintained following its creation. To ensure a full-width private street will be created, the property owner to the north of this parcel map site must also have an approvable parcel map (or maps) ready for recordation prior to release of this parcel map. In lieu of approvable map/maps ready for recordation, the abutting property owner may submit appropriate and acceptable paperwork to create the south half of the needed private street; such half-width, private street creation must be recorded prior to release of this parcel map for recordation. If these provisions can not be satisfied, this parcel map submittal shall not be approved.
2. Construct paving and curb and gutter on the private street corridor internal to this parcel map site prior to or concurrent with the issuance of the first building permit anywhere on this parcel map site. Also, construct a minimum of one lane of paving along with all paving necessary for a functional culdesac bulb on the other half of the required private street corridor concurrent with installation of the above-required private street improvements.
3. Construct a 14'-wide lane of asphalt paving next to the centerline of Thom Boulevard adjacent to the overall parcel map site or, prior to recordation of this parcel map, contribute cash monies to the City equal to the estimated cost of these required improvements [for this site $\$8/\text{LF} \times 168' = \1344.00]. The actual installation of single-lane paving improvements shall be subject to the approval of the Land Development Section and the City Engineer. All monies collected in lieu of improvements, plus all accrued interest, will be held by the City until sufficient neighborhood-wide funding is available to allow the City to construct 28'-wide non-permanent "Goecke" paving, centered on the street centerline, of a minimum length of one block (i.e., from one street intersection to the next nearest street intersection). Only cash monies are accepted in lieu of construction of improvements for this item; no bonds nor other performance security methods are acceptable.
4. Vacation Application VAC-15-97 must record prior to recordation of this parcel map in order to reflect a 30 foot wide right-of-way on Thom Boulevard. If this map records prior to the vacation application, this parcel map shall be revised to reflect a 40 foot wide right-of-way condition.
5. 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.
6. The ingress/egress easement shown on the spandrel portion of the private street should not be labeled as "public".
7. We question whether a reversionary parcel map needs to be filed on this site prior to recordation of this parcel map.
8. We also question whether this parcel map can be allowed because of current CLV Zoning Code requirements which do not allow the creation of private streets as easements; to our knowledge, private roadways must be created as separate lots.
9. Future development of this site shall also be in accordance with all applicable conditions of approval for U-41-97 and VAC-15-97.
10. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
11. 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.

MEMO

RECEIVED

DATE

6/2/97

TO:

PLANNING AND DEVELOPMENT DEPT.

FROM:

FIRE PREVENTION DIVISION

PLANNING AND
DEVELOPMENT

SUBJECT:

Pm-13-97 William P. WATSON

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: June 2, 1997
OWNER: ROZA/QUINLAN/WATSON ET AL
PM NO: 13-97 (CITY)
SURVEYOR: RIDER JR, DANNY L

PLANNING AND
DEVELOPMENT

JUN 6 1 36 PM '97

RECEIVED

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is not available to property. Parcel map is accepted if municipal water or a community well is available. Easements to a neighboring community well are shown, however, no NSDWR Permit Number is included and no reference to a community well is made. Lot sizes meet Health District requirements for installation of individual sewage disposal systems with community water supply or public water as per AG's opinion and CCHD Board Policy.

NOTE: No permits will be issued for individual sewage disposal systems until proof of well completion is furnished, i.e., well log. A copy of the recorded parcel map will also be provided to Health District.

RECOMMEND REJECTION OF PARCEL MAP

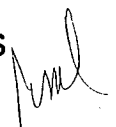
Lot 1	25,016 sq ft
Lot 2	25,056 sq ft
Lot 3	25,096 sq ft
Lot 4	25,136 sq ft



Date:

June 10, 1997

MEMORANDUM

TO: Danny Rider, Jr., PLS Great West Surveying, Inc.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM 13-97 Bill Watson	COPIES TO: Matt Pinjuv Planning and Development Dept.

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:

The deed provided to us did not include exhibit A, which is the legal description for the property. Please either send or fax that description to this office.

Please change the name for the Director of the Department of Planning and Development.

The recording information for the parcel map used as the basis of bearings is incomplete in that note. Please revise.

This boundary shows a 30 foot half street for Thom Boulevard. The parent parcel map shows a 40 foot half street width for Thom Boulevard. If there has been a 10 foot vacation please indicate the document number on the map.

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE May 20, 1997
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL RIGHT-OF-WAY SANITARY SEWERS] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - CHUCK TURK SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-13-97 WILLIAM P. WATSON, et al	

PLEASE RETURN ANY COMMENTS TO JOHN McNELLIS BY:

June 2, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE May 20, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-13-97 WILLIAM P. WATSON, et al	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
JUNE 2, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 3/5/97

APPLICATION/PETITION FOR: Parcel Map
(Type of Action Requested)

Project Address (Location): _____

Proposed Use: Residential Assessor's Parcel No.: 125-12-801-021

Project Name: Watson Parcel Map Ward No.: _____

Existing General Plan: Rural Sixteenth Section: SW of the SE of Section: 12 Township: 19 Range: 60

Proposed General Plan: Same Existing Zoning: RE Proposed Zoning: Same

Gross Acres: 2.42+/- Lots/Units: 1 Density: _____ Commercial Sq. Ft.: _____

Comments/Additional Information/Special Notification: Applicant desires to divide current lot into 4 lots for residential use. This conforms with the current development of the area.

APPLICANT INFORMATION:

Applicant: William P. Watson, ETAL Contact: William P. Watson

Address: 7128 YACHT LANDING DRIVE

City: LAS VEGAS State: NV Zip: 89129 Tel: (702) 656-9717 Fax: (702) 658-3700

Owner(s): Lucille A. Roza, Noella D. Quinlan
William P. & Eleanor Watson Contact: William P. Watson

Address: 7128 YACHT LANDING DRIVE

City: LAS VEGAS State: NV Zip: 89129 Tel: (702) 656-9717 Fax: (702) 658-3700

Represented By: Great West Surveying Contact: Danny Rider

Address: 2245 N. Decatur Blvd. Ste. D

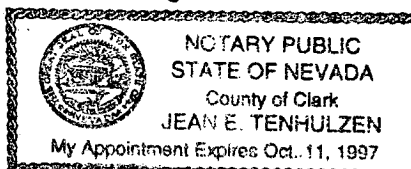
City: Las Vegas State: NV Zip: 89108 Tel: 646-4941 Fax: 646-3393

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

Owner(s): Lucille A. Roza Noella D. Quinlan
William P. Watson Eleanor M. Watson

Subscribed and sworn before me this 5th day of March 19 97

Stan E. Tenhulzen
Notary Public



FOR DEPARTMENT USE ONLY

Case No.: PM-13-97

Meeting Date: 0

Date Accepted: 5-1-97

Accepted By: Linder

Map No.: G-25-8

Total Fee: 300.00

Receipt No.: 4931

APR 11 1979 125-125-001-020

2ND APR 125-125-001-021

561028.000

GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH, That TOOK M. BERGMAN, TRUSTEE, AS TO AN UNDIVIDED 1/10th INTEREST AND MICHAEL L. BERGMAN AND LOIS F. BERGMAN, TRUSTEES OF THE MICHAEL L. BERGMAN FAMILY TRUST OF 1962, AS TO AN UNDIVIDED 44/100th INTEREST

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to LUCILLE A. ROZA, AN UNMARRIED WOMAN, MOELLA D. GUINIAN, AN UNMARRIED WOMAN, AND WILLIAM P. MATSON, SR. AND ELEANOR M. MATSON, HIS WIFE AND WIFE AS JOINT TENANTS, ALL AS JOINT TENANTS

All that real property situated in the city of LAS VEGAS, State of Nevada, bounded and described as follows:

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

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Easements, Rights of way and Easements, none of which
Excluded with all and singular the tenements, improvements and appurtenances thereto belonging or in anywise appertaining
Witness my hand and seal this 27th day of September 1979

STATE OF NEVADA
COUNTY OF CLARK

On September 27, 1979
Before me, a Notary Public, personally appeared

Michael L. Bergman, Trustee
Lois F. Bergman, Trustee

Personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing and acknowledged that he


Notary Public

BARBARA SCHWAB
Notary Public - Nevada
My Comm. Exp. 12-31-80
CLARK COUNTY

Lois F. Bergman, Trustee
Michael L. Bergman, Trustee
Lois F. Bergman, Trustee

NEVADA TITLE INSURANCE COMPANY
RECORD NO. 36-08-1679-BSS
MAIL TAX STATEMENTS TO
MR. WILLIAM P. MATSON, SR., ET AL
12434 S. DIAMOND ST.
CERRITOS, CALIF. 90701



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:
 Racel St.
3. Describe the existing improvements and/or condition of streets in item #2 above:
 Currently nonexistent, or gravel road
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:
 Community well that is already permitted and approved.
5. Will property be serviced by the City Sanitary Sewer System? Yes X No
If no, indicate how sewer service will be provided: Individual septic systems
6. Is immediate development proposed on the parcels of land to be created: X Yes No
On which Parcel? #1 #2 #3 #4 X
If yes, indicate type of development and anticipated date construction will commence:
 Single family residence. Upon approval of this map.

B. PARCEL MAP CONTENTS

- ☒ 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.
- ☒ 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.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/Petition Form	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/Floor Plan	Tentative Map	Final Map/Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/Map Checklist
Annexation	☒	☒	☒	☒	☒	☒								
General Plan Amendment (19.92.040)	☒	☒	☒	☒	☒	☒				☒			☒	
Rezoning	☒	☒	☒	☒	☒	☒		☒		☒			☒	
Extension of Time	☒	☒	☒			☒								
Plot Plan Review	☒		☒	☒				☒	☒	☒				
Special Use Permit	☒	☒	☒	☒	☒	☒		☒	☒	☒				
Variance (BZA)	☒	☒	☒	☒	☒	☒		☒		☒				
Administrative Variance (PC)	☒		☒	☒		☒				☒				
Tentative Map	☒		☒	☒	☒						☒			☒
Final Map	☒		☒	☒	☒							☒	☒	☒
Vacation of Public Rights-of-Way	☒	☒	☒	☒	☒	☒				☒			☒	
Parcel Map	☒		☒	☒	☒							☒	☒	☒
Temporary Commercial Permit	☒		☒			☒		☒		☒				
Home Occupation Permit	☒	☒	☒	☒		☒								☒
Sign Certification	☒		☒					☒		☒				
Review of Condition(s)	☒		☒			☒				☒				
Appeals/Waivers/District Use Review	☒	☒	☒			☒				☒				
Amendments/Revisions	☒		☒			☒				☒				
Aesthetic Review	☒		☒	☒				☒	☒	☒				
Street Name Change	☒	☒	☒	☒		☒				☒				
Address Change	☒		☒	☒		☒				☒				
Development Plan Review	☒	☒	☒	☒	☒	☒		☒	☒	☒			☒	
City Referral Group Site Plan Review	☒		☒				☒	☒	☒	☒				
P.C. District Modification (land use)	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒				
P.C. District Deviation (variance)	☒	☒	☒	☒		☒	☒	☒		☒				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Lucille A. Raza *Deella D. Olin* 3/5/97
 Applicant's Signature Date
William B. White *Eleanore M. Noto*