

Planning & Development Department
Scanning Cover Sheet

Case No PM-14-74

APN ?

Location DORRELL LN B/W BRADLEY RD & JEANETTE ST

Applicant T.R. JARRETT

Subject

PARCEL MAP



Commissioner Franklin moved that the following Parcel Maps be approved as recommended by the Department of Public Works:

Agenda
May 1, 1974
Page 18

ITEM	Commission Action	Department Action
VII. DEPARTMENT OF PUBLIC WORKS RICHARD P. SAUER, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER <u>A. APPROVAL OF PARCEL MAPS</u> It is recommended that the following Parcel Maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. 1. Royal Crest, Inc. (PM-17-74) Right of way to be acquired: Campbell Drive (30'). Road improvements costs: None. The necessary improvements have been bonded for under the Spanish Oaks Unit 1 subdivision. 2. Towne & Country Realty (PM-13-74) Rights of Way: Elkhorn (50'); Darrell Lane (30'); Bradley (40'); Unicorn (60'); Thom (30'); and all intersection radii. Road Improvement costs: 650' to 1990' (\$1300 to \$3980) Owners will be required to sign a commitment for offsite improvements upon application of building permit. (Abeyance) 3. T. R. Jarrett (PM-14-74) Rights of Way: Darrell Lane (30'); Jeanette St. (30'); Bradley Rd. (40'). Road Improvement costs: 330' to 2640' (\$660 to \$5280). Owners will be required to sign a commitment for offsite improvements upon application of building permit. (Abeyance) 4. Ivey and Nielson (PM-15-74) Rights of Way: Ruston Road (21') plus 10' radius. Road Improvements costs: None. Owners will be required to sign a commitment for offsite improvements upon application of building permit. (Abeyance) 5. Ray Cicchi (PM-16-74) Rights of Way: None. Road Improvement costs: None. (Abeyance)	Items 1 thru 5 Approved as recommended F - unanimous	P/W to proceed Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, and Mayor Pro Tem Morelli voting aye; noes, none. Page 56 Minutes Regular Meeting City Commission May 1, 1974.

RETAIL
DEMONSTRATION
MERCHANDISE
SALES LICENSE
(continued)

PARCEL MAPS
Abeyance

Mayor Gragson: My ruling on the motion was to hold it in abeyance for further details - we will still hold it in abeyance from that motion that was made at a previous meeting.

At the hour of 9:30 p.m. Mayor Gragson declared a 10-minute recess.

Meeting reconvened at the hour of 9:40 p.m. with the full Board and Staff present.

See Page 37

Director of Public Works, Richard P. Sauer: As a preliminary to these items, the County had the 3¢ proposal before them the other day - this is the second time this request has been made to them - however, it was tabled and the County will consider it at a later date. However, while I don't know how long it will take for them to consider it, I would like to suggest - we are getting an awful lot of Parcel Maps in and some with the obvious intent to evade the policy that has been laid out by this Commission. For example, on a subdivision map of one acre, or more, the developer must provide the offsites in R-A, R-E and R-1 development, but with a Parcel Map as explained to you at previous meetings, we do not ask for that but to evade the concept of the policy they are asking for Parcel Maps and then re-parceling the Parcel Maps, getting away from the offsite improvements and the City is getting stuck for putting in all of these roads. We are going to have a problem because it will just keep on escalating as time goes by and I would like to suggest, whether the County accepts our proposal or not, that the Committee appointed on this possibly consider this two weeks from now and either make a decision that we assess the 3¢ per sq. ft. cost, which will not quite pay for the roads we are going to have to provide - but at least it will be a good start. In two weeks the Commission might consider this again -

Commissioner Franklin: I don't think there is anything in the Law that requires us to approve a Parcel Map - they must file it with us and if this is in one of our overlapping areas - suppose we had to go through County land under our agreement to put in the improvement - can we be required to put in a gravel road on County property without their consent - I think it is something that takes a lot more study by all of us -

Mr. Sauer: It is also very expensive -

Commissioner Franklin: Is there anything critical on any of these before us tonight?

Mr. Sauer: Not that I know of - on some of these, of course, there is no provision for a road required - No. 3, for example.

Commissioner Franklin: Don't you think that some of these abuses that are now coming to light under the Parcel Map Law, that there's an excellent chance that there will be either a repeal or a major modification in the 1975 Legislature?

Mr. Sauer: They may wipe that out at the next Session -

Commissioner Franklin: If you don't have to approve them between now and then, let the Legislature take another long, hard look at this.

Mr. Sauer: Of course the Commission can, in lieu of this 3¢ per sq. ft., can knock out this provision that says we will build the road and leave it up to the property owner which, of course, creates problems too because they can't get a Building Permit

PM-14-74

[illegible]

PARCEL MAPS
(continued)

- they can't get a building permit unless there's a road to that location -

Mayor Gragson: Maybe we should remove that restriction then - just give him a building permit and he will find a way in and out -

Mr. Sauer: If the Commission would care to hold these then we can re-evaluate and perhaps come up with a different proposal.

Motion

Commissioner Franklin: I move that all four (4) requests for approval of Parcel Maps be held in abeyance.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, Morelli and Mayor Gragson voting aye; noes, none.

SENIOR CITIZENS
FACILITY
Report

Mr. Sauer: The one that the Architect gave us the schematic on - a rendering, if you will, encompassed about 14,000 sq. ft. The one we had funding for, under the criteria we used, contained about 12,000 sq. ft. There's no question but what the Facility in Utah has 14,000 sq. ft. - also there are 17,000 senior citizens in Salt Lake City. There are two concepts relating to the larger area - one I might just mention in passing - that there be possibly a smaller one at this location and then as we grow, another Facility in the Valley. However, the Architect under our present program was asked - and the Senior Citizens asked him to design for was 14,000 sq. ft. However, in talking to him and also, by the way, he estimated \$35.00 a sq. ft. - this building runs \$27.00 a sq. ft. and even though prices have escalated since then, it isn't going that high - we can knock it down to around \$30.00 as a realistic estimate and with a little smaller concept, we can get it down to where we can afford it. He showed us the plans yesterday that contained 12,000 sq. ft. and had the same program that they had in the 14,000 sq. ft. and I could see where there would be no problem. The reason I asked to hold it is because I asked him take that to the Senior Citizens Steering Committee - have then review it and then bring it back -

Commissioner Franklin: If everything goes smoothly, what is the approximate date we will be breaking ground on this?

Mr. Sauer: I can't give you that date -

Commissioner Franklin: The thing that bothers me - there have been at least fifteen people that I know of who were very active in trying to get the Senior Citizens Facility together and who aren't with us any more. We're not dealing with a Teenage Center - we're talking about people who may never get to use and enjoy it. If you can, get a little due and deliberate speed on this thing because we are dealing with Senior Citizens -

Mr. Sauer: We have ground him down pretty good now, so he can go to bid in November - I think we can open some time in November and start construction before the first of the year but we'll have a little more comprehensive report on this at the next meeting.

Motion

Commissioner Franklin: I move that it be held in abeyance.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, Morelli and Mayor Gragson voting aye; noes, none.

7. PM-15-74

APPROVED

Parcel Map submitted by JACK AND DOROTHY IVEY AND TED NIELSON concerning property generally located at Homestead Road between Ruston Road and Log Cabin Way.

The property is located northwest of Tule Springs Park. It involves a parcel of land approximately four acres in size to be divided into four parcels. There will be dedicated right-of-way on three sides. Ruston Road, along the north side, will be a 51' wide local street; whereas 60' rights-of-way are normally dedicated in this area. Due to the lots being at the minimum acre size required for septic tank permits, the additional 9' of right-of-way could not be provided. Staff had no objections to the 51' right-of-way and recommended approval subject to the normal conditions.

Mr. Cutler moved PM-15-74 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Satisfaction of requirements of state statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

Parcel Map submitted by T. R. JARRETT concerning property generally located on Dorrell Lane between Bradley Road and Jeanette Street.

This is a ten acre parcel of land to be divided into four lots with each being over two acres in size. This map is in an area where other parcel maps have been approved. Staff recommended approval subject to the normal conditions.

Mr. Cutler moved PM-14-74 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of state statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

9. PM-16-74

APPROVED

Submitted by RAY CICCHI concerning property generally located at Kenyon Place and Desert Lane.

The zoning action was approved on two of the four parcels involved on this map. The present zoning is R-2 on the westerly two parcels and the easterly two parcels were rezoned to R-3. There exists single family residences on each of the two lots zoned R-2 and a triplex on one of the R-3 parcels. The remaining parcel is vacant. Under the zoning action to R-3, the plot plan reflected the triplex and a two-story 16 unit apartment building because R-4 zoning was requested. The application was amended to R-3 zoning which meant the number of units would have to be reduced to a number permitted in the R-3 zone. Also, the property line between parcels 3 and 4 is located where the proposed 16 unit building was shown on the plot plan. Consequently, staff recommended approval subject to the plot plan under zoning action Z-90-72 being amended according to the parcel shown on this map, and the normal conditions.

April 12, 1974

ENGINEERING DEPARTMENT

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

Harold P. Foster, Deputy Director

PM-14-74 - T. R. JARRETT

The parcel map submitted by T. R. Jarrett concerning property generally located on Dorrell Lane between Bradley Road and Jeanette Street was APPROVED by the City Planning Commission on April 11, 1974, subject to the following conditions:

1. Satisfaction of requirements of state statutes relative to parcel maps.
2. Conformance to code requirements and design standards of City departments.
3. Street names to be provided as required by the Department of Community Development.

DJS:HPT:bjw

*Original map delivered to P.W. 16 Apr 74
G. Stinson*

April 12, 1974

Mr. Thomas R. Jarrett
1400 South 6th Street
Las Vegas, NV 89101

Dear Mr. Jarrett:

PM-14-74

Your parcel map concerning property generally located on Dorrell Lane between Bradley Road and Jeanette Street was considered by the City Planning Commission on April 11, 1974. The Commission voted to recommend APPROVAL subject to the following conditions:

1. Satisfaction of requirements of state statutes relative to parcel maps.
2. Conformance to code requirements and design standards of City departments.
3. Street names to be provided as required by the Department of Community Development.

This item is being referred to the Public Works Department for further consideration. Upon completing their review, the map will be referred to the City Commission for action.

Sincerely,

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

Harold P. Foster
Deputy Director

DJS:HPF:bjw

INTER-OFFICE MEMORANDUM

April 9, 1974

TO:

COMMUNITY DEVELOPMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Parcel Map, PM-14-74, T. R. Jarrett

COPIES TO:

Art Veeder

Your memorandum of March 26, 1974 requested comments on the submission of a Parcel Map for T. R. Jarrett.

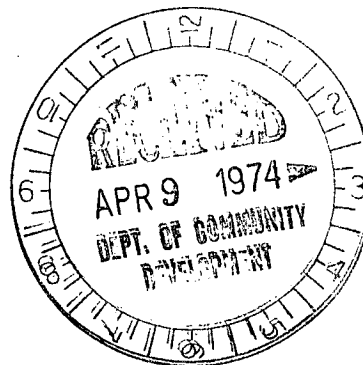
This map seems to be in order. The map calls for dedication of half street rights of way for three boundary streets. The access to this parcel would be from Elkhorn Road, 1/4 mile from the parcel. Access from Elkhorn Road would be available upon dedication of Jeanette Street or Bradley Road north of the parcel map.

) ded.
access
exists
Bradley (48)



V. B. UEHLING

VBU/lm



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

April 4, 1974

TO:

Foster

FROM:

Stormson

SUBJECT:

PM-14-74

T. R. Jarrett Parcel Map

COPIES TO:

This property is located on Bradley Road and Dorrell Lane. The proposed four parcels are each over two acres meeting the R-E zone requirement.

Staff recommends approval subject to all conditions of the Department of Public Works and the State Statutes on parcel maps.

GPS:pdm

W. Saylor

CLARK COUNTY PLANNING COMMISSION

CLARK COUNTY COURTHOUSE ANNEX

TELEPHONE
386-4011

E. J. DOWNEY
DIRECTOR

April 2, 1974

Department of Community Development
Don J. Saylor, AIP, Director
City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

RE: PM-14-74

The above referenced map has been reviewed by this Department and meets the requirements of the Clark County Planning Commission and is approved as submitted.

E. J. Downey
E. J. DOWNEY, Director
of Planning & Executive Secretary
to the Planning Commission

EJD:ph



MAILING ADDRESS:
200 EAST CARSON AVENUE
LAS VEGAS, NEVADA 89101

LOCATION:
400 L.V. BLVD. So.
4TH ST. ENTRANCE

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~DO NOT DIVISION MAPS~~
PARCEL MAPS

DATE March 26, 1974

TO: Engineering Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

SUBJECT: PM-14-74

Submitted by: T. R. JARRETT

May we have your comments, recommendations, and suggestions no later than

April 3, 1974. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: April 11, 1974

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~LOT DIVISION MAPS~~
PARCEL MAPS

DATE March 26, 1974

TO: Engineering Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

SUBJECT: PM-14-74

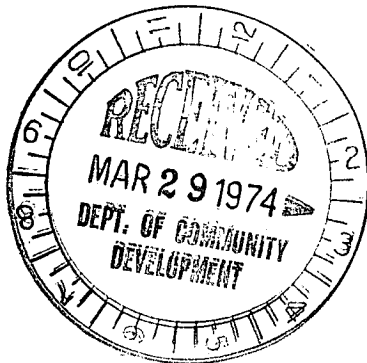
Submitted by: T. R. JARRETT

May we have your comments, recommendations, and suggestions no later than
April 3, 1974. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: April 11, 1974

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment



*No Comments
all OK
Mr. Byrnes
Fire Alarm Office.*

January 27, 1974

City of Las Vegas Planning Dept.
City Hall
Las Vegas, Nevada

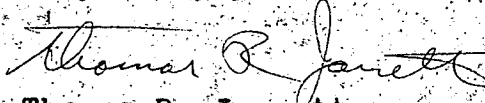
Attention: Mr. Stormson

Gentlemen:

Enclosed are  six copies of a survey for a ten acre parcel.

I wish it to be separated in four - two and one-half parcels for sale to others.

Very truly yours,


Thomas R. Jarrett

PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 8, 1974

1. Owner of Record: THOMAS R. JARRETT
Address: 1400 So 6th St. Las Vegas, Nev. Phone No.: 385-2424
384-4506
2. Name of Engineer or Surveyor: Jay M. Kessler
Address: 1020 Somain St. Las Vegas, Nev. Phone No.: 382-9088
3. Location of Parcel Map: Section 24 Township 19 Range 60
Tax Parcel No.: 01D-160-001, (NE 10 Acres)
4. Acreage: 10 Number of Parcels to be Created: 4 Land Use Zone: RE
5. Does the land front on a public (dedicated) street? Yes ☒ No ☐
6. List names of public access streets between this property and nearest major street:
BRADLEY WAY, ELKHORN ROAD
7. Describe the existing improvements and/or condition of streets in Item #6 above: ELKHORN, GRAVEL, BRADLEY WAY, DIRT
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: Separate wells
9. Will the property be serviced by the City Sanitary Service System? Yes ☐ 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 ☒
If yes, indicate type of development and anticipated date construction will commence: _____

The undersigned owner 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: _____

Owner of Record

Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner of Record and eight (8) copies of the map.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50').
3. 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.
 - 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.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: March 8, 1974

1. Owner of Record: THOMAS R. JARRETT
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384-1506
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Tax Parcel No.: 01D-160-001 (NE 10 Acres)
4. Acreage: 10 Number of Parcels to be Created: 4 Land Use Zone: RE
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Signatures:

Thomas R. Jarrett
Owner of Record

Jay M. Cassler
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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