

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-14-76

APN ?

Location SAHARA AVE & ARVILLE ST

Applicant HERMAN O. & ADALINE FINK

Subject

PARCEL MAP



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

9-14-76

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-14-76 - HERMAN & ADALINE FINK

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
9-14-76
PSG

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

August 31, 1976

Date

TO: DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

FROM: CITY ENGINEER

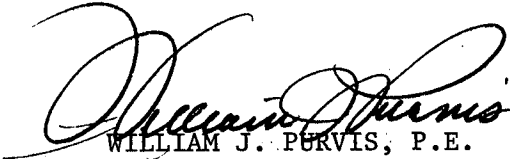
SUBJECT: PARCEL MAP PM-14-76
HERMAN O. & ADALINE L. FINK

COPIES TO: A. K. VEEDER
CITY MANAGER

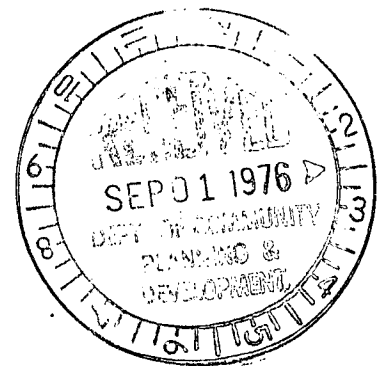
Your memorandum of August 24, 1976 requested comments from this department on the submittal of a parcel map, PM-14-76 by Herman O. Fink.

There are no additional right of way requirements to be met.

There is a discrepancy in the survey closure of -0.05 foot in the northing; the easting is alright.


WILLIAM J. PURVIS, P.E.

WJP/AKV/1m



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

Date August 25, 1976

TO: DON J. SAYLOR, AIP, DIRECTOR DEPARTMENT OF COMMUNITY DEVELOPMENT	FROM: <i>George Judd</i> GEORGE JUDD, ASSISTANT FIRE MARSHAL FIRE PREVENTION DIVISION
SUBJECT: PARCEL MAP - PM-14-76 HERMAN O. & ADALINE L. FINK	COPIES TO:

- 1 - Fire Department access and fire hydrants are to be compatible to the use and future buildings on these properties.

GJ:sd

Attachment



CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE 8-24-76

TO: Public Works Administrative Division
Fire Department

RE: PARCEL MAP - PM-14-76

Submitted by: HERMAN O. & ADALINE L. FINK

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

~~XXXXXX~~ 8-31-76. 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 12, 1976

1. Owner(s) of Record: Herman O. Fink and Adaline L. Fink
Address: 231 E. Bay Front, Balboa Island, Calif 92662 Phone No.: 714-675-2600
2. Name of Engineer or Surveyor: Delta Engineering
Address: 4601 W. Sahara Suite D, Las Vegas, Nev 89102 Phone No.: 876-0330
3. Location of Parcel Map: Section 7 Township 21 So. Range 61 E.
Tax Parcel No.: 7-50-04
4. Acreage: 2.361 Number of Parcels to be Created: 2 Land Use Zone: C-1
5. Does the land front on a public (dedicated) street? Yes XX No
6. List names of public access streets between this property and nearest major street:
Sahara Avenue
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Curb, Gutter, Paving, Street Lights
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 12" main in Sahara Avenue
9. Will the property be serviced by the City Sanitary Service System? Yes XX 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 XX
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:

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: Herman O. Fink
Owner(s) of Record Engineer or Surveyor

Adaline L. Fink

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50⁰⁰

Received by: R. G. J.

Receipt No.: 255622

Case No.: AM-14-76

Date: 8-24-76

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.

BOOK 637

EXHIBIT "A"

596488

2-2

LV-162820-N

That portion of the Northwest Quarter (NW 1/4) of Section 7,
Township 21 South, Range 61 East, W.D.M., described as follows:

Beginning at a point on the South line of Sahara Avenue (150 feet
wide), distant North 89°32'07" West, 310.18 feet from the West line
of Arville Street (60 feet wide) being the Northwest corner of
the land conveyed to Franchise Realty Interstate Corporation by
Deed recorded March 20, 1975 as Document No. 469978, Official Records;
Thence continuing, North 89°32'07" West along said South line 250.00
feet;

Thence South 02°22'30" East to a point on the North line of the land
conveyed to Saharville Associates, by Deed recorded January 3, 1975
as Document No. 444484, Official Records;

Thence along said North line, South 89°51'49" East to an angle point
in said North line;

Thence South 89°21'56" East, 87.02 feet to the Southwest corner of
said land conveyed to Franchise Realty Interstate Corporation;
Thence along the West line of said land, North 02°22'30" West, 357.90
feet to the Point of Beginning.

596488
NOTED NO
OFFICIAL RECORDS
RECORDED BY RECORDS OF

637

NEVADA SOUTHERN TITLE, INC.

JUL 2 4 21 PM '76

CLARK COUNTY, NEVADA

JAN L. JUDY, RECORDER

FILED

400
1/2

44-14090

329760

2-0

DEED OF GIFT

This Deed of Gift, made this 26th day of December, 1962, by FRED B. ALLEN, Donor, to HERMAN O. FINK, Donee;

WITNESSETH:

That said Donor, in consideration of love and affection, and to provide for the comfort and support of said Donee, does hereby give, grant, and convey to said Donee, and to his heirs and assigns, all that real property situated in the County of Clark, State of Nevada, described as follows, to-wit:

The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 21 South, Range 61 East, M.D.B. & M. and

The West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 21 South, Range 61 East, M.D.B. & M.

IN WITNESS WHEREOF the said Donor has hereunto set his hand the day and year first above written.

Fred B. Allen
Fred B. Allen

STATE OF NEVADA)
COUNTY OF CLARK) ss.

On this 26th day of December, 1962, before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, personally appeared FRED B. ALLEN, known to me to be the person described in and who executed the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

London L. Hawkins
Notary Public in and for said
County and State
My Commission expires December 7, 1963



Mail to:
Herman O. Fink
1850 Kinneloa Mesa Road
Pasadena, California

374(1)

329766

2-2

NO 379766
RECORDED AT THE REQUEST OF

Gordon Newkoms
DEC 28 2 14 PM '62

OFFICE OF THE CLERK OF THE SUPREME COURT
PAUL C. O'NEAL, CLERK
DEC 28 1962 DEPUTY

N² NW⁴ SEC 7 T21S R61E

3
90

N 89° 32' 07" W

135531

1115.12'

489956

12

731680

300.14'

8

SAHARA 256871

368.64'

5

412.503

582.26'

500.11'

253.44'

368.64'

CHARLESTO

NCHANTED

VI

UNI

11/10/80

11/10/80

11/10/80

60

60

11/10/80

N 89° 32' 07" W