

Planning & Development Department
Scanning Cover Sheet

Case No PM-14-78

APN ?

Location SEE BELOW

Applicant CLAUDE I. HOWARD

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE EAST
SIDE OF WAYNDOTTE STREET, SOUTH OF SAHARA
AVENUE



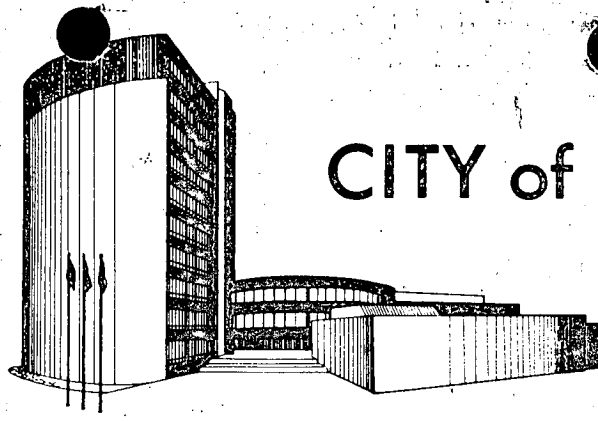
1 2 3 4 5 6

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

March 27, 1978

Mr. Claude I. Howard
5006 S. Maryland Pkwy.
Las Vegas, Nevada 89119

Dear Mr. Howard:

Your Parcel Map Application (PM-14-78) to create four (4) parcels of land on the east side of Wyandotte Street has been reviewed by this office and the Department of Public Services and is hereby **DENIED**.

Although the map, as prepared, meets all necessary requirements for Parcel Maps, it has been found that creation of the four parcels, as proposed, would create numerous violations of the Zoning Ordinance.

If you have any questions pertaining to this denial, please do not hesitate to contact this department.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:RSG:rw

cc: Department of Public Services

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

MARCH 22, 1978

Date

TO: NULL

FROM: GENZER

SUBJECT: PM-14-78
CLAUDE I. HOWARD

COPIES TO:

This property is located on the east side of Wyandotte Street south of Sahara Avenue in Zoning District R-4. The engineer has indicated that inasmuch as the property is fully developed, the applicant wishes to divide the property for tax purposes.

The Department of Public Services indicates that there are no right-of-way requirements to be met in connection with this submittal.

The Current Planning Division has indicated that the existing units would not meet the zoning requirements pertaining to setbacks if the lots are established as proposed. Inasmuch as there is little, if any, flexibility in terms of the positioning of lot lines and because of the problem associated with the zoning, staff recommends denial of this parcel map.

RSG:bjl

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

March 24, 1978

Date

TO: NULL

FROM: D.J. BROWN

db

SUBJECT:
PM-14-78COPIES TO:
PM-14-78

The attached parcel map for Mr. Howard will be in violation of the Zoning Ordinance if approved as submitted.

Lot 1 contains eighty (80) dwelling units with seventy-two (72) parking spaces. Violation of 11-1-14 (C) - Minimum area required is 70,000 square feet, lot contains approximately 45,000 square feet. Violation of 11-1-6 (H). Parking required, eighty (80) spaces, only seventy-two (72) provided.

Lot 2 - minimum rear yard required is twenty feet (20'). Only five feet (5') is provided. Violation of 11-1-14 (F).

Lot 3 - minimum side yards required is twelve feet (12'). Only ten feet (10') is provided. Violation of 11-1-14 (E).

Lot 4 - minimum rear yard required is twenty feet (20'). Only five feet (5') is provided. Violation of 11-1-14 (F).

DJB:rw

Attachment

INTER-OFFICE MEMORANDUM

March 15, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

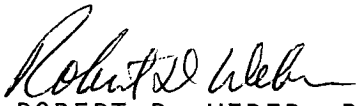
PM-14-78
Claude I. Howard

COPIES TO:

Your memorandum of March 1, 1978 requested comments from the Public Services Department on the submittal of a Parcel Map # 14-78 by Claude I. Howard.

There are no right-of-way requirements to be met in connection with this submittal.

Offsite improvement requirements would be reckoned with at the time of building permit application.



ROBERT D. WEBER, PE & RLS

RDW/AKV/s

CURRENT PLANNING DENIES DISE
TO ZONING (SETBACK) VIOLATIONS



INTER-OFFICE MEMORANDUM

3/8/78

TO:

DON J. SAYLOR, AIP, DIRECTOR
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
FIRE PREVENTION DIVISION

SUBJECT:

PM-14-78
CLAUDE I. HOWARD

COPIES TO:

Any construction on these parcels to conform to applicable Building and Fire Codes, with approved fire equipment access.

GJ/aj



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE March 1, 1978

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-14-78

Submitted by: Claude I. Howard

May we have your comments, recommendations, and suggestions no later than
March 9, 1978. 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 PLANNING
AND DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjl

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: January 19, 1978

1. Owner(s) of Record: Claude I. Howard
Address: 5006 S. Maryland Parkway - L.V., NV Phone No.: 736-6133
2. Name of Engineer or Surveyor: Baughman & Turner, Inc.
Address: 2325 W. Charleston Blvd. - L.V., NV 89102 Phone No.: 870-8771
3. Location of Parcel Map: Section 8 Township 21 Range 61
Tax Parcel No.: 7-06-18, 7-05-10, 8, 12, & 13
4. Acreage: 8.92 Number of Parcels to be Created: 4 Land Use Zone: R-4
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:
Wyandotte Street, Teddy Drive, Sahara Avenue
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Fully improved curb, gutter, sidewalk & asphalt paved
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 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:

NOTE: This parcel map is for the purpose of combining tax parcels now in existence and separating same to the alignment of the four existing apartment complexes

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: Claude I. Howard Stephen F. Turner
Owner(s) of Record Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G. V.

Receipt No.: 316203

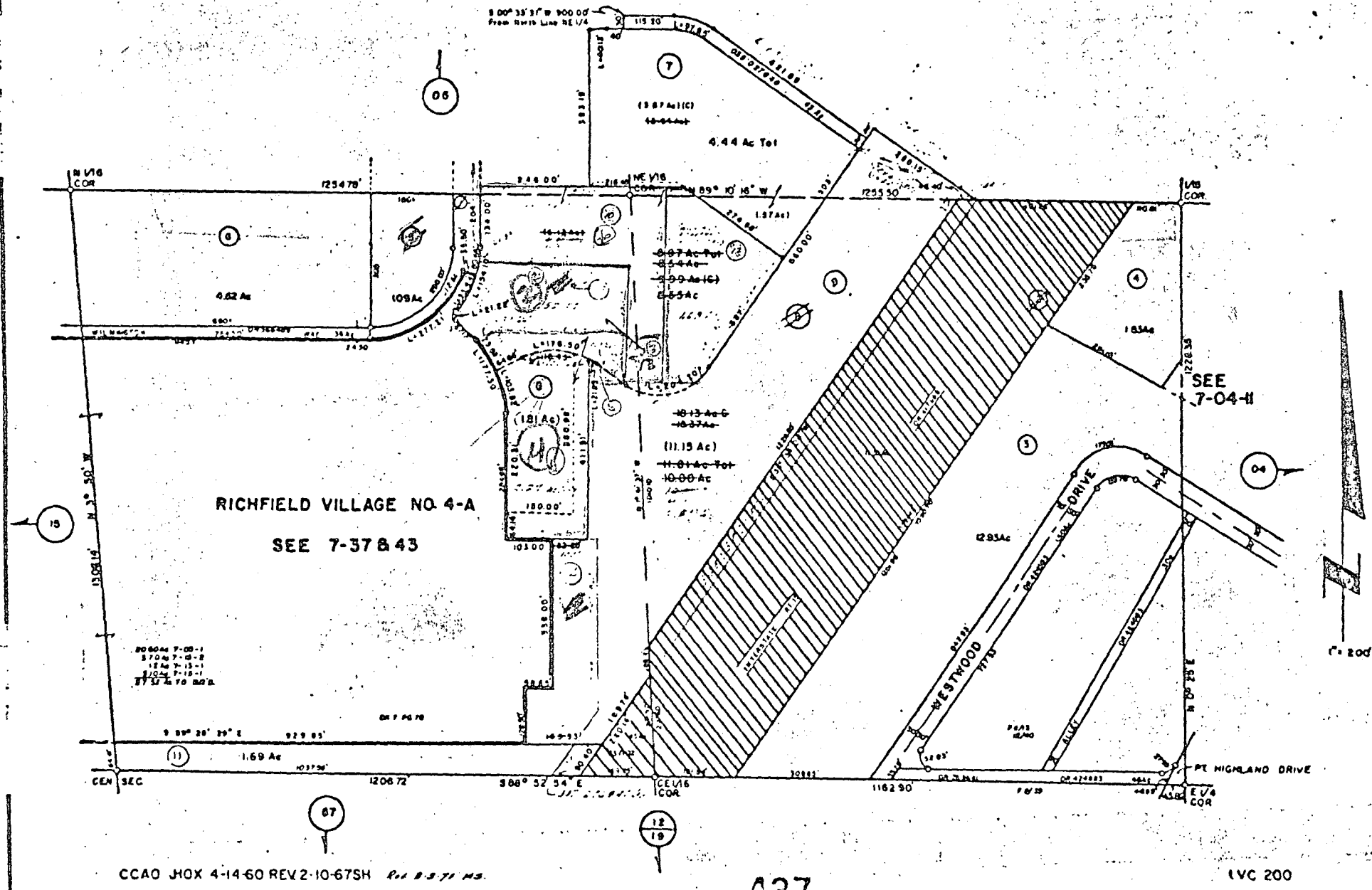
Case No.: PM-14-78

Date: 3-1-78

FINAL APPROVAL SUBJECT TO VERIFICATION OF BUILDING LOCATION & PARKING SPACES AS REQUIRED IN THE R4 ZONE
[LEGAL DESCRIPTIONS SENT TO R/W] p54

S² NE⁴ SEC. 8 T21S R61E

7-05



N² NE⁴ SEC. 8 T. 21 S. R. 61 E.

7-06

3
63

11.57
1.8
1.6
6.53

