

Planning & Development Department
Scanning Cover Sheet

Case No PM-14-87

APN ?

Location SEE BELOW

Applicant KEN MAYER

Subject

REQUEST FOR WAIVER OF STREET IMPROVEMENTS ON
PROPERTY LOCATED ON THE NORTHWEST CORNER OF
LA MADRE WAY AND ROYER RANCH ROAD



1 2 3 4 5 6

8 - 5 - 88

Robert Genzer
Principal Planner
400 E Stewart
Las Vegas, Nv 89101

Dear Sir;

On February 24, 1988, the Nevada Water Engineer assigned number 51866 to my well application. to date they have not issued my permit.

Please extend my filing time on parcel map 14 - 87.

Thank you.

Sincerely

Ken Mayer
Ken Mayer



ROB PYZEL
PLANNING DEPT.
LAS VEGAS, NV.
89101

2-24-88

DEAR SIR;

PLEASE EXTEND MY APPLICATION FOR
PARCEL MAP 14-87.

I HAVE NOT RECEIVED MY WATER (WELL)
PERMIT FROM THE STATE OF NEVADA.

THANK YOU.

SINCERELY

Ken Mayer

8371 LORI MARIE CIR.
LAS VEGAS, NV.

89129

702 645-7225

Note: There is a battle going on between L.V. V.W.D. &
State of Nevada re. wells in this area. R.P. 2/25/88

ASSESSMENT DISTRICT AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 19____, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "CITY" and KEN MAYER (hereinafter referred to as "OWNER".

W I T N E S S E T H:

WHEREAS, OWNER contemplates certain on-site development within the corporate limits of the City on the following described real property, to wit:
Lot 2 except the north 45 thereof, of Parcel Map File 36 Page 20

WHEREAS, normally, as a condition to the issuance of a building permit to the OWNER, the CITY would require the construction of the following off-site improvements, to wit: Curb and gutter, sidewalks, street paving streetlighting sewer and water lines

WHEREAS, it is to the benefit of the OWNER and the CITY to postpone the installation of said off-site improvements until such time as these improvements can be intergrated into the overall development of the area with off-site improvements through the creation of a Special Improvement District; and

WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the OWNER of the property within the boundaries of a proposed Special Improvement District may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the OWNER, for himself, his heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a Special Improvement District and the inclusion of the above described property as a part thereof, (ii) promises to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agrees to remain obligated and responsible for the installation of the off-site improvements which the CITY would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the CITY is precluded from, or decides against, the formation of a Special Improvement District.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

7. **WAIVER AND COVENANT:** In consideration of the CITY permitting the postponement of the construction of off-site improvements, the OWNER agrees to the following:

- (a) To waive any and all rights of protest to the creation of a Special Improvement and Assessment District to assess the OWNER'S property its appropriate share of the costs for constructing various off-site improvements;
- (b) To pay his prorated share of the costs for constructing various off-site improvements as determined pursuant to the provisions of Chapter 271;
- (c) To enter into, and become a part of, any future Special Improvement District which may be created for the purpose of paying the costs of construction various off-site improvements;
- (d) To construct the off-site improvements consisting of the following: as listed above

if for any reason the CITY is precluded from, or decides against, the formation of a Special Improvement District.

2. **BUILDING PERMIT:** In consideration of the OWNER'S waiver and covenant described under Section 1, the CITY agrees to issue a building permit prior to the construction of off-site improvements allowing the OWNER to proceed with the development of his property at this time.

3. ASSESSMENT DISTRICT: It is understood and agreed that the CITY is the sole determiner as to when the Special Improvement District referred to herein shall be established to assess the costs of the off-site improvements against the OWNER'S property.

In the event that the CITY is precluded from, or decides against proceeding with the formation of a Special Improvement District then the CITY shall have the right to require the OWNER to install the off-site improvements, and, upon written notification to the OWNER, the OWNER agrees to install, such off-site improvements as would normally have been required of the OWNER as a precondition to the issuance of a permit within ninety (90) calendar days of receiving written notification that the CITY is requiring such installation.

4. BINDING EFFECT: The OWNER understands and agrees that the covenants imposed herein shall be obligations running with the land, and shall be binding upon the OWNER's heirs, successors, assigns and grantees who shall obtain the above described real property from the OWNER or from any successor, in interest thereof.

5. RECORDATION: The OWNER hereby consents to the recordation of this Agreement by the City as a public record.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day first hereinabove written.

ATTEST:

CITY OF LAS VEGAS
a Municipal Corporation

KATHLEEN M. TIGHE City Clerk

By _____
RON LURIE, Mayor

OWNER - _____

State of)
) ss.
County of)

OWNER - _____

MAILING ADDRESS _____

On _____ before me the undersigned, a Notary Public
in and for said County and State, personally appeared.

known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said
County and State

My Commission Expires:

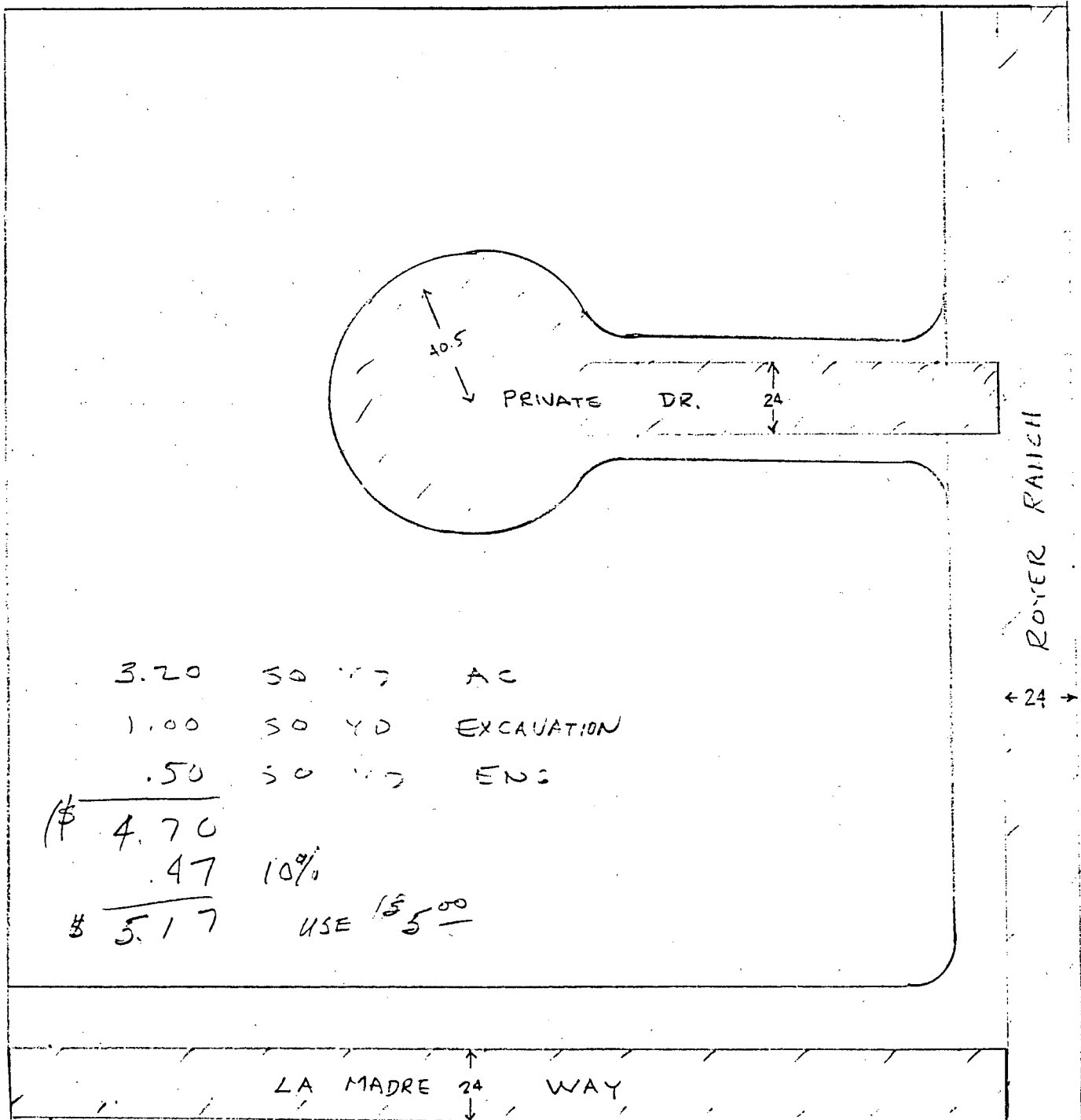
NOTARY SEAL:

WHEN RECORDED: Return to
City Hall, 400 E. Stewart
Las Vegas NV 89101 Attn:
Land Development, 3rd Flr.

1" = 50'

PM-14-87

KEN MAYER



24 x 146	+ (π R ²)	=	945± SQ YDS	PRIVATE ST.	\$ 4725
24 x 370		=	886± SQ YDS	ROYER RANCH	\$ 4930
24 x 330		=	880± SQ YDS	LA MADRE WAY	4400
					<u>\$ 14,055</u>

INTER-OFFICE MEMORANDUM

June 26, 1987

TO:	Paula Cederburg Chuck Turk Les Comeau	FROM:	Rob Pyzel R.P.
SUBJECT:	Parcel Maps' Status	COPIES TO:	

PM-48-86

George & Margaret Benson

Gravel to City standards Racel, Mustang and Ackerman Ave. prior to recording.

S.I.D. agreement required for rest of improvements on all three streets.

PM-54-86

Sal Dimodica

Asphalt paving & roll curb to be installed in cul-de-sac.

S.I.D. agreement for all off-site improvements on Hickam.

Grade & gravel right of way adjacent to development as required by Public Works.

PM-55-86

Paul & Phyllis Ruttan, Et Al

Drainage study required.

Extend gravel on Centennial Pkwy from existing gravel road to Centennial (330'). Gravel required on Helen, Turkey and Centennial abutting the parcel.

S.I.D. agreement for rest of off-site improvements.

Show existing structures with setbacks.

PM-12-87

David & Sandra Stoeckle

Drainage study & any easements/improvements designated by the study.

Gravel access from Sahara (along Warbonnet) or Cimarron (along O'Bannon) as well as graveling for Warbonnet, O'Bannon and the private cul-de-sac within and adjacent to the parcel.

All required improvements constructed or bonding required prior to recording of map.

PM-14-87

Ken Mayer

Grade & gravel right of way adjacent to development & private street within the development as required by Public Works.

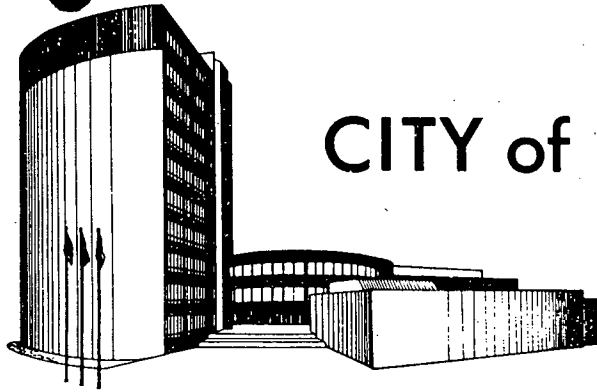
S.I.D. agreement for half-street improvements.

Drainage study & any easements/improvements designated by the study as required by Public Works.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

June 1, 1987

Mr. David F. Causey
c/o Church Engineering, Inc.
2545 Chandler #6
Las Vegas, Nevada 89120

RE: REQUEST TO WAIVE STREET IMPROVEMENTS
PM-14-87 - Ken Mayer

Dear Mr. Causey:

The City Council at a regular meeting held May 20, 1987, DENIED the request for a waiver of street improvements on property located on the northwest corner of La Madre Way and Royer Ranch Road, R-E Zone.

Sincerely,

CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
Mr. Ken Mayer, P. O. Box 14846
Las Vegas, Nevada 89114
Mr. R. L. Hafen, 2383 N. Gateway Rd.,
Las Vegas, Nevada 89115



AGENDA

City of Las Vegas

May 20, 1987

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

Council Action

Department Action

1520

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

C. REQUEST TO WAIVE STREET IMPROVEMENTS

1. PM-14-87 - Ken Mayer

Request for a waiver of street improvements on property located on the northwest corner of La Madre Way and Royer Ranch Road, R-E Zone.

Planning Commission unanimously voted to recommend DENIAL.

If approved, subject to:

1. Grade and gravel the right-of-way adjacent to this development and the private street within the development as required by the Department of Public Works.
2. Sign a Special Improvement District agreement for all half-street improvements.
3. Provide a drainage study and any easements and/or improvements designated by approval of that drainage study as required by the Department of Public Works.

Staff Recommendation: DENIAL

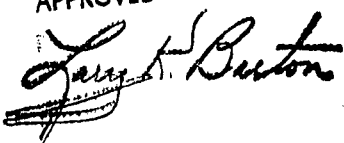
Nolen -
DENIED
Motion carried with
Levy voting "no",
Lurie abstaining
and Briare excused.

Clerk to notify
David Causy and
Joseph Bowan
appeared on behalf
of the application

Richard Goecke
appeared

Mayor Pro-Tem Lurie requested
Director of Public Works to
conduct study relative to
growth in this area and what
should be done re development
of streets and to report back
to himself and Councilman Bunker.

APPROVED AGENDA ITEM



AGENDA

City of Las Vegas

May 20, 1987

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

C. REQUEST TO WAIVE STREET IMPROVEMENTS

1. PM-14-87 - Ken Mayer

Request for a waiver of street improvements on property located on the northwest corner of La Madre Way and Royer Ranch Road, R-E Zone.

Planning Commission unanimously voted to recommend DENIAL.

If approved, subject to:

1. Grade and gravel the right-of-way adjacent to this development and the private street within the development as required by the Department of Public Works.
2. Sign a Special Improvement District agreement for all half-street improvements.
3. Provide a drainage study and any easements and/or improvements designated by approval of that drainage study as required by the Department of Public Works.

Staff Recommendation: DENIAL

To: The City Council
Re: Community Planning and Development Agenda Item
May 20, 1987 City Council Agenda

X.

C. REQUEST TO WAIVE STREET IMPROVEMENTS

1. PM-14-87 - Ken Mayer

This is a request to waive street improvements for a proposed cul-de-sac off Royer Ranch Road. The Department of Public Works is requiring the developer to pave Royer Ranch Road and La Madre Way adjacent to this minor subdivision as well as the proposed cul-de-sac. The paving would then be continuous with the existing temporary pavement on La Madre Way. Signing a Special Improvement District agreement would be required for the balance of the street improvements.

The applicant is requesting a waiver of the paving on the basis that the pavement on nearby streets is not built to City specifications and consists of a thin layer of asphalt without a base underneath. According to the applicant, the existing pavement placed to City standards is in excess of 660 feet from the proposed Parcel Map. The Department of Public Works has indicated that while the pavement on La Madre Way and Tomsik Street is not totally to City standards, it is in good condition and is serviceable as a paved road, which eliminates dust. The Planning Commission agreed and recommended denial of this request.

Planning Commission Recommendation: DENIAL

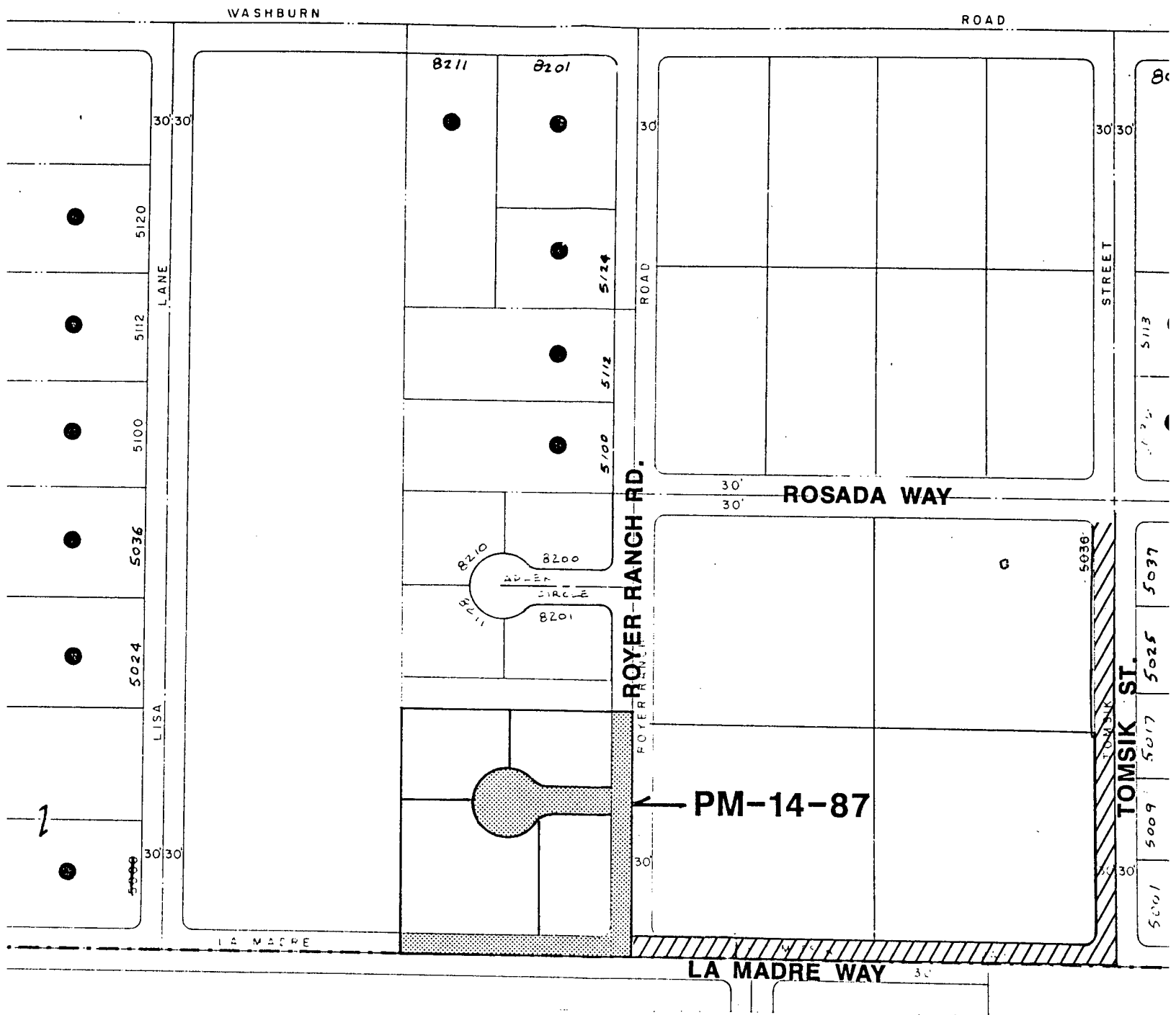
Staff Recommendation: DENIAL

SEE ATTACHED LOCATION MAP



HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

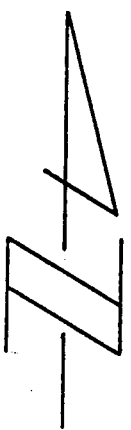
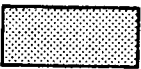
LOCATION MAP - ITEM X. C. 1. - PM-14-87 - KEN MAYER

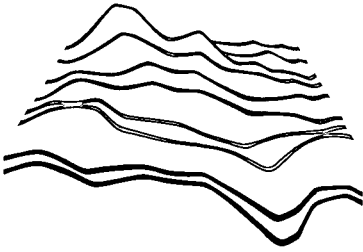


EXISTING PAVEMENT



REQUIRED PAVEMENT





7006.006

May 5, 1987

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

Attn: Robert Genzer

Re: PM-14-87 Ken Mayer
Request to waive Street Improvements

Gentlemen:

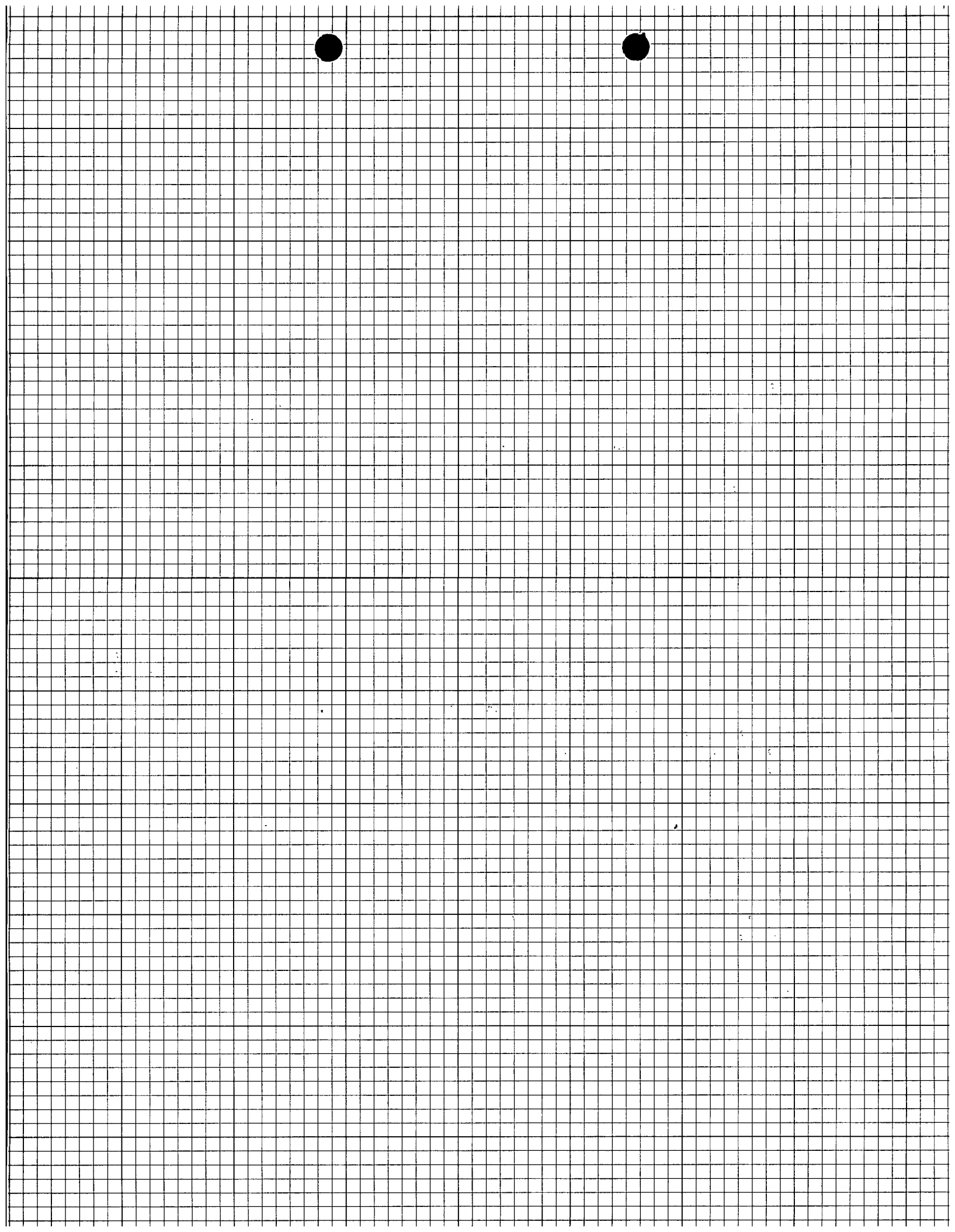
We wish to appeal the denial of the Planning Commission to the City Council, as we do not feel that the decision is fair and reasonable to the applicant.

We are also somewhat surprised at the statement in Mr. Foster's letter of April 30, 1987, and mailed in an envelope with a postage meter imprint of May 4, 1987, received today, that the action of the Planning Commission is final, inasmuch as the Chairman stated at the meeting that the matter would be heard at the City Council meeting on May 20, 1987.

Sincerely yours,

David F. Causey
Director, Las Vegas Division
on behalf of the applicant

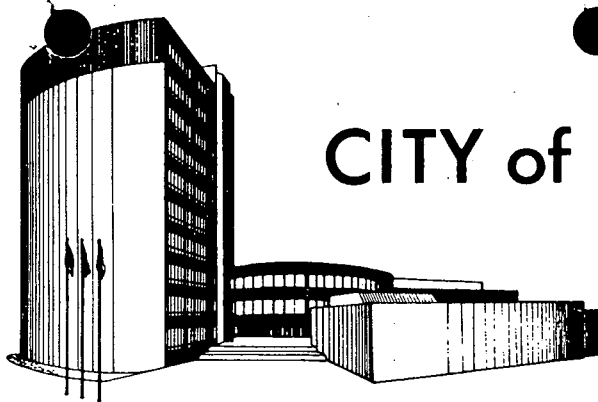
cc - Ken Mayer
- R. L. Hafen



MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 30, 1987

Mr. Ken Mayer
c/o Mr. David F. Causey
Church Engineering, Inc.
2545 Chandler, #6
Las Vegas, Nevada 89120

RE: PM-14-87 - REQUEST TO WAIVE STREET IMPROVEMENTS

Dear Mr. Mayer:

Your request for a waiver of the required street paving on property located on the northwest corner of La Madre Way and Royer Ranch Road, R-E Zone, was considered by the Planning Commission on April 28, 1987.

The Planning Commission voted to DENY your request because increasing building activity in this area warrants the paving of these streets.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR *HPF*

HPF:erh

cc: Mr. Ken Mayer
P. O. Box 14846
Las Vegas, Nevada 89114

Mr. R. L. Hafen
2383 N. Gateway Road
Las Vegas, Nevada 89115



AGENDA

City of Las Vegas

April 28, 1987

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

COMMISSION ACTION

3. REQUEST TO WAIVE STREET IMPROVEMENTS PM-14-87

Applicant: KEN MAYER
Application: Request for waiver of required street paving.
Location: Northwest corner of La Madre Way and Royer Ranch Road
Zone: R-E
Staff Recommendation: DENIAL

Bugbee -
DENIED
Unanimous
(Kennedy excused)

MR. FOSTER stated the Department of Public Works has required the developer to pave Royer Ranch Road and La Madre Way adjacent to the development as well as the proposed private cul-de-sac and to gravel La Madre Way for a distance of approximately 150 feet to the east where it intersects with Janell Drive. This property lies within 660 feet of existing paved road and this area is developing rapidly. Paving will decrease the dust. The applicant has appealed the paving condition and has asked that he sign a Special Improvement District Agreement for these improvements. Staff recommended denial.

DAVID CAUSEY, Church Engineering, appeared and represented the applicant. The existing pavement that this connects up to is asphalt on top of dirt. This is a four lot subdivision.

MR. FOSTER stated if this is not paved, the City will have to gravel it to hold down the dust.

CHARLES KAJKOWSKI, City of Las Vegas Public Works Department, appeared stating this is a rapidly growing area with the Painted Desert subdivision starting to develop.

This is final action unless appealed to the City Council.

(7:35-7:40)



CLARK COUNTY HEALTH DISTRICT

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

DATE: April 16, 1987

OWNER: Ken Mayer

PM NO: 14-87 (CITY)

SURVEYOR: Richard L. Hafen

City of Las Vegas
According to the ~~Clark County~~ Sanitation District, municipal sewer is not available.

According to the Las Vegas Valley Water District, municipal water is not available.

According to the parcel map four (4) lots are involved, approximately .5 ac and .9 ac each.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Sewer and municipal water are not available. Parcel map shows a well site, designated by solid lines. No community well application number has been included. Upon application for a community well permit this well must supply all four lots of this parcel map. Lot sizes do not meet minimum requirements of the Health District for installations of individual septic systems with community water supply until the above has been corrected.

NOTE: No permits for individual sewage disposal systems will be issued until proof of well completion is furnished, i.e well log.

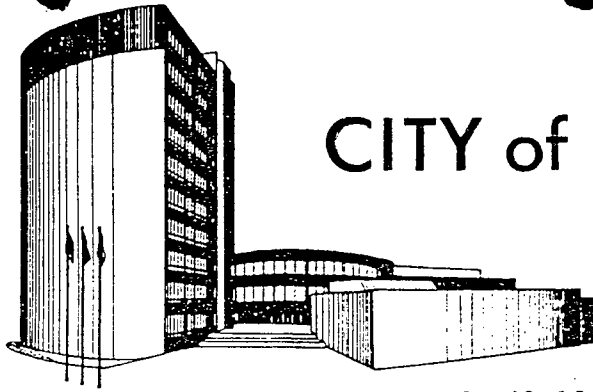
RECOMMEND REJECTION OF PARCEL MAP

Lot #1	20,069 Sq. Ft.	.4607 ac
Lot #2	20,069 Sq. Ft.	.4607 ac
Lot #3	20,646 Sq. Ft.	.4740 ac
Lot #4	41,303 Sq. Ft.	.9482 ac

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 16, 1987

Mr. Ken Mayer
c/o Mr. David F. Causey, Dir. Las Vegas Div.
Church Engineering, Inc.
2545 Chandler, #6
Las Vegas, Nevada 89120

RE: PM-14-87 - REQUEST TO WAIVE STREET IMPROVEMENTS

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on April 28, 1987.

This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Ken Mayer
P. O. Box 14846
Las Vegas, Nevada 89114

Mr. R. L. Hafen
2383 North Gateway Road
Las Vegas, Nevada 89115



INTER-OFFICE MEMORANDUM

April 15, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

Comment Re:
Request for Waiver
PM14-87
Ken Mayer

COPIES TO:

C. E. Gilpin

Tomsik and LaMadre are paved. They are in good condition and are serviceable as paved roads. DPW cannot support this Waiver Request.

RECEIVED
APR 15 1987
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

April 10, 1987

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

SUBJECT:

REQUEST TO WAIVE STREET IMPROVEMENTS

PM-14-87 - KEN MAYER

COPIES TO:

A request for a Waiver of Street Improvements has been received on the following described property:

Northwest corner of La Madre Way and Royer Ranch Road

Zone: R-E

Application: Request for waiver of required street improvements.

CITY PLANNING COMMISSION MEETING: April 28, 1987

Your remarks regarding this application should be received prior to
April 21, 1987.

HPF:erh

Attachments

INTER-OFFICE MEMORANDUM

April 7, 1987

TO:

Community Planning and Development

FROM:

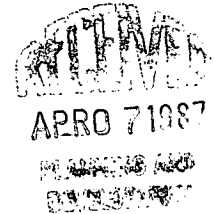
Public Works
Survey Division

SUBJECT:

Ken Mayer
PM-14-87

COPIES TO:

City Engineer
Survey



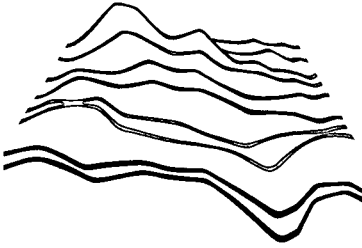
Prior to this Divisions' approval of the subject parcel map, we request that the following be attended to:

1. Change the Approval block to the City of Las Vegas and provide for the required approval signatures.

C. D. Peterson
C.D. Peterson, R.L.S.

CDP:ld

REQUEST FOR WAIVER OF
STREET IMPROVEMENT



April 3, 1987

Mr. Robert Genzer
Department of Community Planning
City of Las Vegas
Fourth and Stewart - 2nd floor
Las Vegas, Nevada 89101

Re: Kenneth Mayer
PM 14-87
Our 7006-006

Dear Mr. Genzer;

We wish to appeal to the City Council on behalf of our client the requirement for paving of the adjacent streets for this parcel map.

While it is true that there is pavement on a nearby street, it was not placed under City specifications, and consists of a thin layer of asphalt pavement placed on the dirt, without base. The existing pavement placed to City standards is far in excess of 660 feet from the proposed parcel map.

We have no problem with the flood study and compliance therewith.

Sincerely yours,

David F. Causey
Director, Las Vegas Division

cc - Ken Mayer
Richard Hafen, RLS

*Comments Required
from P.W.*

RECEIPT # 14736
GZ 4/1/87

For 4/20 P.L.
R-E ZONE

Church Engineering, Inc. Consulting Engineers
Planners
Surveyors

2545 Chandler #6
Las Vegas, Nevada 89120
702-795-7050

2501 Alton Avenue, Irvine
California 92714
Telephone (714) 660-8600

INTER-OFFICE MEMORANDUM

March 30, 1987

TO: Harold P. Foster, Director
Department of Community Planning
and Development

FROM: Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: Comment Re:
PM 14-87
Ken Mayer

COPIES TO:
C. E. Gilpin

FILED
MAR 30 1987
PLANNING AND
DEVELOPMENT

1. Drainage study and any easements and/or improvements designated by the approval of that drainage study are required.
2. This parcel lies within 660' of existing paved roads; therefore, La Madre and Royer Ranch must be paved abutting the map and the private cul-de-sac must be paved. La Madre must be graveled from Royer Ranch Road to Janell (approximately 150').
3. Required improvements must be constructed prior to recording this map or guaranteed by an approved bonding method prior to recording.
4. S.I.D. agreements are required for the remainder of full improvements.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

March 17, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Kent Nash
for C.E. Gilpin, P.E., Subdivision Engr.
Land Development Division
Public Works Department

SUBJECT:

Comments Re: PM 14-87

COPIES TO:

MAR 17 1987

PLANNING AND
DEVELOPMENT

File

Engineering Planning (Paula)

As a condition of approval of this parcel map this division recommends that:

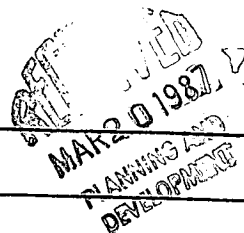
- 1 - The applicant provide; (install , or bond for construction within 12 months) 24' of pavement, with appropriate gravel base; on La Madre, Royer Ranch Road, and the unnamed private street. This pavement should be installed to a design, prepared by a Civil Engineer and approved by the City of Las Vegas, as suitable for "permanent construction.
- 2- Sign an assessment district agreement for the remainder of the offsites on the public streets, (curb and gutter, sidewalks, streetlighting ect.)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-14-87

KEN MAYER



- ☐ 1. No objections
- ☒ 2. Fire hydrants to be installed within ~~500~~ 600 feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☒ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s).
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

Richard A. Brenner

7-19-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: March 16, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-14-87

SUBMITTED BY: KEN MAYER

May we have your comments, recommendations, and suggestions, no later than
as soon as possible. ^(by 3-25-87) It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMENT: (OVER)

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

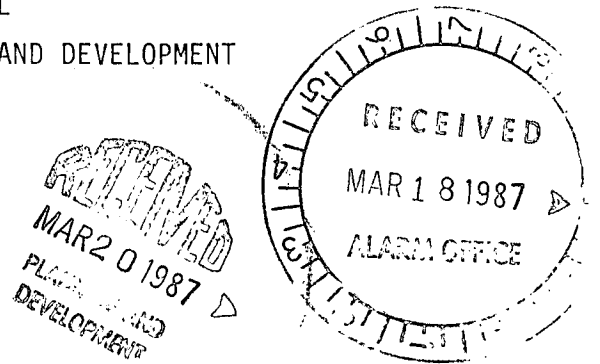
R.S.G.
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

Don Kilbert
Planning Aide
3-19-87



COMMENT:

STREET WITHIN CUL-DE-SAC MUST BE ADDRESSED OFF OF THE MAIN ARTERY AND MUST NOT BE NAMED OTHER THAN STREET NAME OF ASSIGNED ADDRESS.

RANGE OF ADDRESSES WITHIN THE CUL-DE-SAC MUST BE PERMANENTLY DISPLAYED AT THE ENTRANCE TO THE CUL-DE-SAC.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: March 16, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
✓ ZONING DIVISION, JOHN HERBERT *3-17-87*
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert S. Genzer
ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

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2. All Others - Map
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CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: March 16, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
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✓ FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
✓ CLARK COUNTY HEALTH DISTRICT

RE: PM-14-87

SUBMITTED BY: KEN MAYER

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

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2. All Others - Map
3. Land Dev. - Appl. and Map

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

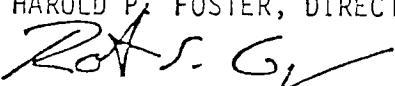
DATE: 3/11/87

TO: ✓ DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
✓ DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
DEPARTMENT OF FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT

RE: PM- 14-87

SUBMITTED BY: KEN MAYER

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3/25/87. It is important that a reply be received at this
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:erh

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: February 25, 1987

1. Owner(s) of Record: Ken Mayer
Address: P O Box 14846, Las Vegas, NV 89114 Phone No.: 369-3252
2. Name of Surveyor: R.L.Hafen
Address: 2383 N Gateway Rd, Las Vegas, NV 89115 Phone No.: 452-3633
3. Location of Parcel Map: Section 33 Township 19 Range 60
Tax Parcel No.: 1C-19-8
4. Acreage: _____ Number of Parcels to be Created: 4 Land Use Zone: RE
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 streets:
Royer Ranch and La Madre - Durango - Lone Mountain
7. Describe the existing improvements and/or condition of streets in item #6 above:
Graveled - Lone Mountain is 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:
Quasi-Municipal well
9. Will the property be serviced by the City Sanitary Sewer System? Yes _____ No xx
If no, indicate how sewer service will be provided: Private disposal system - septic tanks
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: Ken Mayer Rich L. Hafen
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00Received by: R. C. J.Receipt No.: 10466Case No.: PM-14-37Date: 3/3/87

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land 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. Seven (7) copies of the original map must be provided.
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 thirty feet (330') 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 and the square footage of each 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, on one submitted copy.
 - 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 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 COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Joseph and Kristine Bauman, husband and wifeIn consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to
Kenneth Mayer,all that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

Parcel No. 2 as shown on the map thereof recorded in File 36 of Parcel Maps at Page 20, excepting the Northerly 45 feet thereof as previously deeded to Edward C. Adler by Deed recorded December 4, 1981 as Instrument No. 1454244 in Book 1495 Official Records of Clark County, Nevada, being a parcel of land situated in the Northwest Quarter of the Southwest Quarter of Section 33, Township 19 South, Range 60 East, Mount Diablo Meridian, Nevada.

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

Witness our hands this 12 day of February, 1982
Joseph Bauman Kristine Bauman
 JOSEPH BAUMAN KRISTINE BAUMAN

STATE OF Nevada
 County of Clark }
 On this 12th day of February, 1982
 personally appeared before me, a Notary Public in and for said
 County and State, Joseph & Kristine
Bauman

known to me to be the person S described in and who executed
 the foregoing instrument, who acknowledged to me that he she
 executed the same freely and voluntarily and for the uses and
 purposes therein mentioned.

ESCROW NO. 7233-7

WHEN RECORDED MAIL TO: Kenneth Mayer, c/o Causey Engineering
Service, P O Box 14846, Las Vegas, Nevada 89114

CLARK COUNTY NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF

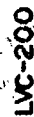
FEB 16 2 32 PM '82

FEE _____ DEPUTY _____
 OFFICIAL RECORDS
 BOOK _____ INSTRUMENT

1523, 1482396

David F. Causey
 Notary Public in and for said County and State,
 Notary Public-State of Nevada
 CLARK COUNTY
 David F. Causey

10



FILE HISTORY

[illegible]

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 4-10-87	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT		
PUBLIC WORKS ✓ ✓		
FIRE SERVICES		
DESIGN & DEVELOPMENT		
LAND DEVELOPMENT		
Scott ✓		
POLICE DEPARTMENT		
FINANCE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. PM-14-87