

## Planning & Development Department Scanning Cover Sheet

Case No            PM-14-88

APN                N/A

Location           Oakley Blvd

Applicant           Charles LAM

Subject



INTER-OFFICE MEMORANDUM

April 20, 1988

|                                                                                   |                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>TO:</p> <p>DEPARTMENT OF PUBLIC WORKS</p>                                      | <p>FROM:</p> <p> ROBERT S. GENZER<br/>PRINCIPAL PLANNER<br/>COMMUNITY PLANNING &amp; DEVELOPMENT</p> |
| <p>SUBJECT:</p> <p>PARCEL MAP(S) FOR RECORDATION<br/>PM-14-88<br/>Charles Lam</p> | <p>COPIES TO:</p>                                                                                                                                                                      |

The above parcel map(s) have been approved by Harold P. Foster, Director.  
The map(s) are submitted to you for signature before recordation.

## INTER-OFFICE MEMORANDUM

April 20, 1988

## TO:

Bob Genzer  
Les Comeau

## FROM:

Rob Pyzel *R.P.*

## SUBJECT:

PM-14-88  
Charles Lam

## COPIES TO:

The property is located on the northeast corner of Oakey Blvd. and Tioga Way. The zoning is R-E. This is a further subdivision of a previously approved and recorded parcel map. Three parcels are being created: lot 1 is 20,085 sq.ft., lot 2 is 20,022 sq.ft. and lot 3 is 20,029 sq.ft.. The Department of Public Works required paving on Oakey and Tioga as well as paving with curb and gutter for the interior private street or bonding and an S.I.D. agreement for off-site improvements on Oakey and Tioga; the requirements may be fulfilled if the applicant complied fully with the Conditions of Approval that were required with PM-91-87. Chuck Turk of the Land Development Division has acknowledged that the applicant has fulfilled the requirements to the satisfaction of Public Works. The Survey Division had no corrections on the map. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

Date 4.15.88

TO:

Rob Pyzel

FROM:

CHARLES TURK  
Chul Turk

SUBJECT:

PM. 91.87

COPIES TO:

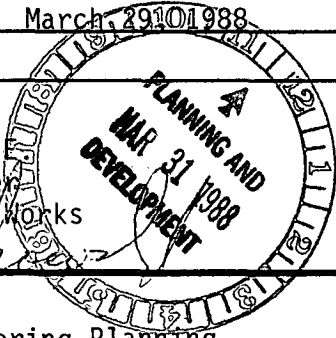
PLEASE BE ADVISED THAT CHARLES LAM HAS SUBMITTED A BOND TO GUARANTEE THE INSTALLATION OF HALF-STREET IMPROVEMENTS ON OAKLEY BLVD., TIOGA WAY, & DOE AVE. AS REQUIRED BY THE DEPT. OF PUBLIC WORKS. THE BOND & AGREEMENTS ARE CURRENTLY BEING PROCESSED FOR "IN-HOUSE" SIGNATURES. YOU WILL BE SUPPLIED A COPY OF THE EXECUTED BOND WHEN PROCESSING IS COMPLETE. YOUR CO-OPERATION, AS ALWAYS, IS APPRECIATED

ell

INTER-OFFICE MEMORANDUM

Date

March 29 10 1988



|                                                                                                     |                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b><br><br>Harold P. Foster, Director<br>Department of Community Planning<br>and Development | <b>FROM:</b><br><br>Charles Kajkowski, P.E.<br>City Planning Engineer<br>Department of Public Works                                                                       |
| <b>SUBJECT:</b> COMMENTS RE:<br><br>PM-14-88<br>Charles Lam                                         | <b>COPIES TO:</b><br><br>John McNellis, Engineering Planning<br>C. E. Gilpin, Land Development<br>Nancy Miller, Right-of-Way<br>Doug Peterson, Survey (FM, PM & A's only) |

The following requirements are placed on this parcel map:

- 1. Paving required on Tioga Way and Oakey Boulevard. Paving, curb and gutter required on the private interior street.
- 2. Sign an S.I.D. Agreement (curb, gutter, sidewalks, sewers and streetlights) for Tioga Way and Oakey Boulevard.
- 3. Prior to the recording of this parcel map, required street improvements must be constructed or their construction must be guaranteed by an approved performance security method.

The above requirement conditions may have been satisfied if the applicant fully complied with the similar Conditions of Approval as required with PM-91-87.



## CLARK COUNTY HEALTH DISTRICT

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

DATE: March 25, 1988

OWNER: Lam, Charles

PM NO: PM 14-88 (CITY)

SURVEYOR: Lewis, Ben

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 available.

According to the parcel map three (3) lots are involved, approximately .4 ac each.

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

Municipal water is available to property. Sewer is not available. Lot sizes meet Health Department requirements for installations of individual septic systems with municipal water.

|       |              |        |
|-------|--------------|--------|
| Lot 1 | 20,085 sq ft | .46 ac |
| Lot 2 | 20,022 sq ft | .46 ac |
| Lot 3 | 20,029 sq ft | .46 ac |

## INTER-OFFICE MEMORANDUM

March 21, 1988

## TO:

Community Planning  
and Development

## FROM:

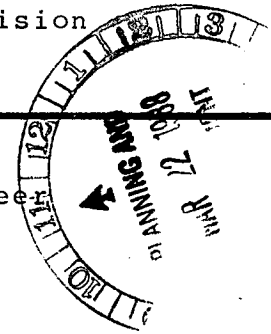
Public Works  
Survey Division

## SUBJECT:

Charles Lamb  
PM-14-88

## COPIES TO:

City Engineer  
Survey



This Division will have no objections to approving the subject parcel map.

*C. D. Peterson*

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

CDP:rk

CITY OF LAS VEGAS

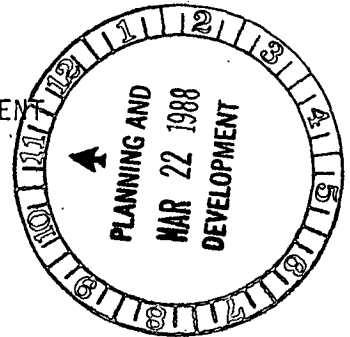
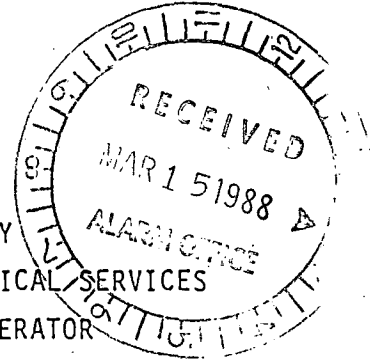
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 3/14/88

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 - 88

SUBMITTED BY: Charles Lam

May we have your comments, recommendations, and suggestions, no later than  
**ASAP** It is important that a reply be received at this  
office, even though you may not have any requirements affecting this map.

*No Comment*

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

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

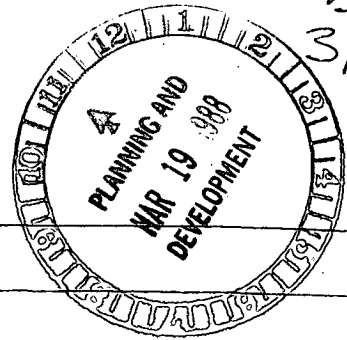
HPF:RSG:jp

Attachments:

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

*Ch. Vilbert*  
*Planning Dept*  
*3-18-88*

TO: COMMUNITY PLANNING & DEVELOPMENT  
FROM: FIRE PREVENTION DIVISION  
SUBJECT: PM-14-88



- ✓ 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' *(UNLESS PROVIDED WITH AN APPROVED TURNING RADIUS OF 45' 6")*
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.
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS: Sub-division ONLY.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 3/14/88

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 ~~3-16-88~~  
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL  
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT  
CLARK COUNTY HEALTH DISTRICT

RE: PM - 14 - 88

SUBMITTED BY: Charles Lam

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

*ASAP* 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  
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

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 3/14/88

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 - 74 - 88

SUBMITTED BY: Charles Lam

May we have your comments, recommendations, and suggestions, no later than  
ASAP 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  
HAROLD P. FOSTER, DIRECTOR

  
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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
CITY OF LAS VEGAS

Date: 03-10-88

1. Owner(s) of Record: CHARLES C.T. LAM  
Address: P.O. Box 27738, LAS VEGAS, 89126 Phone No.: (702) 731-6362
2. Name of Surveyor: BEN LEWIS  
Address: P.O. 93032, LAS VEGAS 89193 Phone No.: (702) 564-1553
3. Location of Parcel Map: Section 3 Township 21 S Range 60 E  
Tax Parcel No.: 810-346-056
4. Acreage: 1.58 Number of Parcels to be Created: 3 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 streets:  
OAKEY Blvd
7. Describe the existing improvements and/or condition of streets in item #6 above:  
GRADED
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 water line on  
OAKEY
9. Will the property be serviced by the City Sanitary Sewer System? Yes ☐ No ☒  
If no, indicate how sewer service will be provided: INDIVIDUAL DISPOSAL  
SYSTEM
10. Is immediate development proposed on the parcels of land to be created? Yes ☒ No ☐  
On which parcel? #1 ☐ #2 ☐ #3 ☐ #4 ☐  
If yes, indicate type of development and anticipated date construction will commence:  
NA.

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:

Charles C.T. Lam  
Owner(s) of Record

Ben Lewis  
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 56.00

Received by: R.P.

Receipt No.: 32641

Case No.: PM-14-88

Date: 3/11/88

Q-3-3

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.

\$ 110.00

# Quitclaim Deed

By this instrument dated November 4, 1987, for a valuable consideration,

NHU THI TRAN, an unmarried woman,

do es hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

CHARLES C. T. LAM, a single man,

the following described real property in the State of Nevada, County of Clark:

That portion of the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), being Government Lot 55, in Section 3, Township 21 South, Range 60 East, M.D.B.&M., described as follows:

Lot Four (4) as shown by map thereof on file in File 54 of Parcel Maps, page 67, in the Office of the County Recorder of Clark County, Nevada.

STATE OF NEVADA  
COUNTY OF CLARK

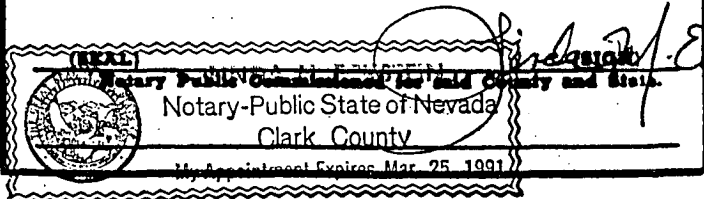
ss.

On this 4th day of November, 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

NHU THI TRAN

known to me to be the person whose names is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and Official Seal,



*[Signature]*  
Nhu Thi Tran

Order No. ....

AFTER RECORDING MAIL TO

CHARLES C. T. LAM

P. O. Box 27738

Las Vegas, NV 89126

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

C LAM

11-04-87 16:10 PR1 1  
BOOK: 871104 INST: 00747  
FEE: 5.00 RPTT: 110.00  
DEED

CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MINNESOTA TITLE COMPANY