

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-15-80

APN ?

Location SEE BELOW

Applicant LUCILLE HUGHES, ET AL (AMENDED)

Subject

AMENDED PARCEL MAP FOR PROPERTY LOCATED ON
THE WEST SIDE OF "J" STREET BETWEEN OWENS
AVENUE ON THE NORTH AND GOLD AVENUE ON THE
SOUTH



1 2 3 4 5 6

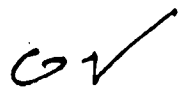
INTER-OFFICE MEMORANDUM

April 28, 1982

TO:

WILLIAM J. PURVIS
FIELD OPERATIONS ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER 
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-15-80 (AMENDED) LUCILLE HUGHES, ET AL

COPIES TO:

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

RSG:rsg

Attachment(s)

INTER-OFFICE MEMORANDUM

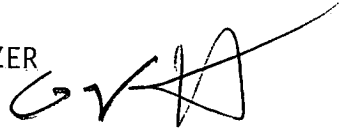
Date

APRIL 27, 1982

TO:

NULL

FROM:

GENZER


SUBJECT:

PM-15-80 (AMENDED)
LUCILLE HUGHES, ET AL

COPIES TO:

This property is located on the west side of "J" Street between Owens Avenue on the north and Gold Avenue on the south in Zoning District R-1. The Zoning Division has reviewed the amended application and indicated that there are no problems associated with the revisions. The existing two-story house on lot 3 meets all setback requirements for the zone.

The Department of Public Services has indicated a number of corrections to be made on the map, all of which have now been done by the surveyor. Staff feels that this application is in order and recommends approval subject to all conditions of City departments and State Subdivision Statutes.

RSG:bj1

INTER-OFFICE MEMORANDUM

April 9, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Lucille Hughes, et al
PM-15-80 Amended

COPIES TO:

C. D. Peterson
Right-of-Way

Your transmittal dated April 5, 1982 requested comments from this Department by no later than April 12, 1982 concerning the amended parcel map and application submitted by Lucille Hughes, et al.

Prior to this Department's approval of this parcel map, we request that the following matters be attended to:

1. Show all monuments found and set on the property and parcels
2. Show the monuments found to establish the Basis of Bearing
3. Show the length of the easterly most line of Lot 1
4. Complete the Approvals section including the names and titles of the signers.
- ⑤. This property lies within a designated flood hazard area and at the same time of any further development City of Las Vegas Ordinance #2115 entitled "Flood Hazard Reduction" must be complied with.
6. Show by dashed lines the previous parcel dimensions as recorded in File 30, Page 52 of Parcel maps.


WILLIAM J. PURVIS, P.E.
Field Operations Engineer

WJP/CDP/jb

RECEIVED
APR 12 1982
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE APRIL 5, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
• FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-15-80 (AMENDED)

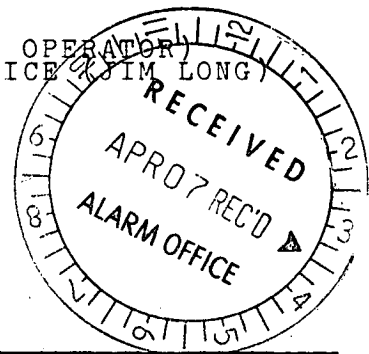
Submitted by: LUCILLE HUGHES, ET AL

May we have your comments, recommendations, and suggestions no later than
April 12, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

attachment

cc: Robert Clemmer, Zoning Division



No Comment
Don Kilbert
Planning Dept
4-7-82



DATE

4-6-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Pm-15-80 (Amended)
Lucille Hughes, et al

- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☒ 3. Fire hydrant to be installed within ~~300~~⁵⁰⁰ feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance 2077.
- ☒ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☒ 6. Hydrants are to be installed and charged with water before construction begins.
- ☐ 7. Two (2) sets of as-builts to be provided this office.
- ☒ 8. Must meet requirements of Uniform Fire Code.
- ☐ 9. Must meet requirements of Uniform Building Code.
- ☐ 10. Building is to conform to the occupancy use requirements.
- ☐ 11. To be approved under permit from the Las Vegas Building Department.
- ☐ 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

RECEIVED
APR 7 1982
PLANNING AND
DEVELOPMENT

M. Byrne

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE APRIL 5, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-15-80 (AMENDED)

Submitted by: LUCILLE HUGHES, ET AL

May we have your comments, recommendations, and suggestions no later than
April 12, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

attachment

cc: Robert Clemmer, Zoning Division

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 4-5-82

1. Owner(s) of Record: HUCHES
Address: 509 W JACKSON - PO BOX 654 Phone No.: _____
2. Name of Engineer or Surveyor: KOLASKY
Address: 531-N- RADWICK DR LV 89110 Phone No.: 452-6187
3. Location of Parcel Map: Section 28 Township 20 Range 61
Tax Parcel No.: 010-400-026, 027, 028 & 029
4. Acreage: 1.65 Number of Parcels to be Created: 4 Land Use Zone: R-1
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:

7. Describe the existing improvements and/or condition of streets in Item #6 above:
Gold is Paved with Curb & Gutter, Side walk
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 DRIP
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 _____
On which parcel? #1 _____ #2 _____ #3 EXISTING #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: _____

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.: 17534

Case No.: PM-15-80

Date: 4/5/82

(AMENDED)

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)~~ ^{Five (5)} 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.

Sun. Nov. 9 - 1944

IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF CLARK

-ooo-

IN THE MATTER OF THE ESTATE

No. 22299

OF

ALBERT H. HUGHES,

Deceased.

FILED

CLERK

Ruby Sylvestre

PETITION TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

TO THE HONORABLE, THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK:

The Petition of Lucille Hughes, of Las Vegas, Nevada, respectfully represents:

That Albert H. Hughes died on or about August 6, 1944, at Las Vegas, Nevada.

That said deceased at the time of his death was a resident of Las Vegas, Clark County, Nevada, and left estate in the County of Clark, State of Nevada, consisting of the following described real property, to-wit:

AN undivided one-half interest of, in and to "TRACT F: That part of the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 28, Township 20 South, Range 61 East, M.D.B. & M., described as follows: Beginning at a point 25 feet west from the N.E. corner of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of said Section 28, and 50 feet southerly therefrom, which point is the N.E. corner of the tract to be conveyed, and is also corner No. 1 of this description; thence southerly a distance of 359.75 feet to a point which is 25 feet westerly from the easterly boundary of said N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 28, which point is corner No. 2, and is the S.E. corner of the tract to be conveyed; thence westerly, and parallel to the north side line of said Section 28, a distance of 242.17 feet, to a point designated as the S.W. corner of the tract to be conveyed, or corner No. 3 of this description; thence northerly and parallel to the easterly boundary of the N.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ Section 28, a distance of 359.75 feet, to a point in a line parallel to the north side line of said Section 28, and 50 feet southerly therefrom, to corner No. 4, which is the N.W. corner of the tract to be conveyed; thence easterly a distance of 242.17 feet to corner No. 1 which tract contains an area of two (2) acres more or less. This tract is bounded on the north by a street-way 50 feet wide, and on the east side by an alley-way 25 feet in width, for ingress and egress.

1 That the reasonable and probable value of said undivided
2 one-half interest in and to the above described property is the
3 sum of \$750.00.

4 That your Petitioner is the surviving wife of said
5 Albert H. Hughes, Deceased; that the above described property
6 was acquired after the marriage of Petitioner and Deceased and
7 while they were living and cohabiting together as wife and husband,
8 with common funds, the proceeds of their joint efforts, and not
9 by gift, devise, bequest or descent; that your Petitioner is
10 informed and believes that said property was the community estate
11 and property of your Petitioner and Deceased.

12 That the names, relationship, ages and address of the
13 next-of-kin and heirs-at-law of deceased are as follows, to-wit:

14	<u>Name</u>	<u>Relationship</u>	<u>Age</u>	<u>Address</u>
15	Lucille Hughes	Wife		Las Vegas, Nevada
16	Nathaniel Hughes	Son	18	Las Vegas, Nevada
17	Johnny LeRoy Hughes	Son	(Nov. 3) 3 mos.	Las Vegas, Nevada

18 That due search and inquiry have been made to ascertain
19 whether or not deceased left any Last Will and Testament, but
20 that none has been found, and, according to the best knowledge,
21 information and belief of your Petitioner, said deceased died
22 intestate.

23 That the funeral and all other expenses of deceased have
24 been paid; that Petitioner is informed and believes and upon such
25 information and belief alleges that there are no no debts and/or
26 obligations of deceased outstanding and/or unpaid.

27 WHEREFORE, your Petitioner prays that a day of Court be
28 appointed for hearing this application, that due notice thereof
29 be given by the Clerk, as prescribed by law, and that upon said
30 hearing and the proof to be adduced judgment be made and entered
31 declaring the total value of the estate of deceased to be less
32 than One Thousand (\$1,000.00) Dollars, and that said estate be

1 assigned and set apart to Petitioner as the surviving wife of
2 Deceased, without administration, or that the Court make such
3 other order as to the Court may seem just and proper in the
4 premises.

5
6
7 V. GRAY GUBLER

8 Attorney for Petitioner.

9 STATE OF NEVADA)
10 COUNTY OF CLARK) SS:

11 LUCILLE HUGHES, being first duly sworn according to law,
12 deposes and says:

13 That she is the Petitioner in the above entitled matter;
14 that she has read the foregoing Petition To Set Aside Estate With-
15 out Administration and knows the contents thereof, and that the
16 same is true of her own knowledge, except as to the matters which
17 are therein stated upon her information or belief, and as to those
18 matters that she believes it to be true.

19
20 LUCILLE HUGHES

21 Subscribed and sworn to before me
22 this 26th day of October, 1944.

23 LLOYD S. PAYNE
24 Deputy Clerk and Ex-Officio Clerk of the Eighth Judicial
25 District Court, Clark County, Nevada

26 By Ruby Sylvester
27 DEPUTY



the said parties of the second part, with the said parties of the first part, of the County of Clark, State of Nevada; the parties of the second part, with the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, lawful money of the United States of America, to him in law paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm, unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land situated, lying and being in the Municipality of Las Vegas, County of Clark, State of Nevada and bounded and particularly described as follows, to-wit:

TRACT #1:

That part of the N. W. 1/4 of the N. E. 1/4 of Section 28, Township 20 South, Range 01 E East A. D. & E. M., described as follows: Beginning at a point 25 feet west from the N. E. corner of the N. W. 1/4 of the N. E. 1/4 of said Section 28, and 50 feet southerly therefrom, which point is the N. E. corner of the tract to be conveyed, and is also corner No. 1 of this description; thence southerly a distance of 359.75 feet to a point which is 25 feet westerly from the easterly boundary of said N. W. 1/4 of the N. E. 1/4 of Section 28, which point is corner No. 2, and is the S. E. corner of the tract to be conveyed; thence westerly, and parallel to the north side line of said Section 28, a distance of 24217 feet, to a point designated as the S. W. corner of the tract to be conveyed, or corner No. 3 of this description; thence northerly and parallel to the easterly boundary of the N. W. 1/4 of N. E. 1/4 Sec. 28, a distance of 359.75 feet, to a point in a line parallel to the north side line of said Section 28, and 50 feet southerly therefrom, to corner Number 4, which is the N. W. corner of the tract to be conveyed; thence easterly a distance of 24217 feet to corner No. 1 which tract contains an area of TWO (2) acres more or less. This tract is bounded on the North by a street-way 50 feet wide, and on the East side by an alley-way 25 feet in width, for ingress and egress.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, th same to the said parties of the second part, their heirs and assigns forever, and the said first party does hereby covenant with the said parties of the second part and their legal representatives, that the said real estate is free from all incumbrances; that he have good right and lawful authority to sell the same to the said parties of the second part; and that he will, and his heirs, executors and administrators, shall WARRANT and DEFEND the title to said premises against the just and lawful claims and demands of all persons whatsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Chester C Richlie

(\$.55 Internal Revenue Stamps attached and cancelled.)

STATE OF Nevada)
County of Clark) ss.

ON THIS 14 day of June, A. D., 1943, before me, D C Sutherland a Notary Public in and for said County and State, personally appeared Chester C Richlie, known to me, (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

D C Sutherland
Notary Public in and for said
County and State.

My Commission Expires Nov. 4, 1946