

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-15-82

APN ?

Location SEE BELOW

Applicant LARRY KATZ

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF FISHER AVE AND MUSTANG
STREET - DIVISION INTO FOUR PARCELS



ASSESSMENT DISTRICT AGREEMENT

THIS AGREEMENT made and entered into this 23RD day of JUNE, 1989, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "CITY" and KEVIN D. & HOLLY ANNE JONES (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:

6281 FISHER, AKA THE NE 1/4 OF SECTION 35,
TOWNSHIP 19 S, RANGE 60 E, M.D.M.,
(LOT 4 OF CLV PM-15-82)

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: ANY FIRE HYDRANTS, STREET LIGHTS, SEWER, CURB & GUTTER, AND HALF STREET PAVING, SIDEWALK, SEWER

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 integrated 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 waived 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:

1. 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: ABOVE MENTIONED ITEMS

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
KATHLEEN M. TIGHE City Clerk

By Ron Lurie
RON LURIE, Mayor
OWNER - Kevin D. Jones
OWNER - Holly Anne Jones 6-27-89

State of Nevada
County of Clark ss.

MAILING ADDRESS

On June 21st, 1989 before me the undersigned, a Notary Public in and for said County and State, personally appeared.

Kevin D. Jones
Holly Anne Jones

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

WITNESS my hand and official seal.

Laura A. Sherwood
NOTARY PUBLIC in and for said
County and State

WHEN RECORDED: Return to Land
Development, City of Las Vegas,
400 East Stewart

My Commission Expires:

NOTARY SEAL:



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA A. SHERWOOD

My Appointment Expires Dec. 30, 1989

INTER-OFFICE MEMORANDUM

April 19, 1982

TO:

WILLIAM J. PURVIS
FIELD OPERATIONS ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER *GV*
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-15-82 LARRY KATZ

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

April 19, 1982

TO:

NULL

FROM:

GENZER
*CV**improvements on
fisher + mustang?
check var. H*

SUBJECT:

PM-15-82
LARRY KATZ

COPIES TO:

✓ This property is located on the southeast corner of Fisher Avenue and Mustang Street in Zoning District R-E. The application involves a 2 1/2 acre parcel which is being divided into four parcels, each of which is slightly greater than one-half acre. The application indicates a community well on lot 3 with underground utility easements to lots 1, 2, and 4. An administrative variance AV-1-82, has been approved to allow a 95.65 ft. frontage on lot 4 where 100 feet is required.

The Clark County Health District has indicated they have no opposition to approval of this application.

The Department of Public Services has indicated a couple of minor 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:bjl

DATE April 2, 1982

City of Las Vegas

According to the ~~Clark County~~ Sanitation District, municipal sewer is not available to property.

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

According to the parcel map # PM 15-82 four (4) lots are involved, approximately .4 AC and .6 AC each.

lots are involved.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION

Municipal sewer and water are not available. Parcel map shows a community water supply, Permit #41686. Well is located on well site, designated by solid lines and easements to the well. Community well must supply all four lots of this parcel map. Lot sizes meet minimum requirements of the Health Department for installations of individual septic systems with community water supply as per AG's opinion and CCHD Board Policy.

Lot #1	20,002 Sq. Ft.	.459 AC
Lot #2	20,066 Sq. FT.	.461 AC
Lot #3	20,066 Sq. Ft.	.461 AC
Lot #4	29,006 Sq. Ft.	.666 AC

RECEIVED
APR 13 1982
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

April 5, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Larry Katz
PM-15-82

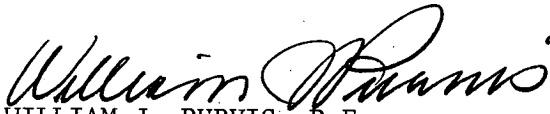
COPIES TO:

C. D. Peterson
Right-of-Way
Subdivisions & Permits
Traffic Engineering

Your transmittal dated March 31, 1982 requested comments from this Department by no later than April 7, 1982 concerning the parcel map and application submitted by Larry Katz.

Prior to our approval of this parcel map, this Department requests that the following items be attended to:

1. Move the heavy property border line to the northerly property line to show that Fisher Avenue has been previously dedicated.
- ② Check the square footage of each parcel and furnish this office with a copy of the computations.
3. A copy of the Tax Assessor's map for six hundred sixty (660) feet around this property has not been furnished as required by ordinance.



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

WJP/CDP/jb



DATE

4-1-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

Pm-15-82

Larry Katz

- ☒ 1. No objections.
- ☒ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 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 2 1982
PLANNING AND
DEVELOPMENT

M. Byrne

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE March 31, 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-15-82

Submitted by: LARRY KATZ

May we have your comments, recommendations, and suggestions no later than
April 7, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

ALARM OFFICE

attachment

cc: Clark County Health District, 625 Shadow Lane, Las Vegas, NV 89106

*Don Killen
Planning Office
4-1-82*

RECEIVED
APR 2 1982

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE March 31, 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-15-82

Submitted by: LARRY KATZ

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April 7, 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: Clark County Health District, 625 Shadow Lane, Las Vegas, NV 89106

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 3-29-82

1. Owner(s) of Record: LARRY KATZ
Address: 90 531-N. RADWICK DR Phone No.: 452-6187
2. Name of Engineer or Surveyor: JOSEPH KOLASKY
Address: 531-N. RADWICK DR Phone No.: 452-6187
3. Location of Parcel Map: Section 35 Township 19 Range 60
Tax Parcel No.: 013-190-011
4. Acreage: 2 1/2 Number of Parcels to be Created: 4 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 street:
MUSTANG TO WASH BURN
7. Describe the existing improvements and/or condition of streets in Item #6 above:
WASH BURN PAVED
MUSTANG - DIRT
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:
COMMUNITY WELL - PERMIT # 41686
9. Will the property be serviced by the City Sanitary Service System? Yes ☐ No ☒
If no, indicate how sewer service will be provided: SEPTIC TANK
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:

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. J.

Receipt No.:

17508

Case No.:

PM-15-82

Date:

3/29/82

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)~~ ^{5 (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.

BOOK 1510

Quitclaim Deed

1469295

By this instrument dated Jan 8, 1982, for a valuable consideration,
EDWARD KATZ and BLANCHE KATZ
husband and wife
do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to
LARRY KATZ, an unmarried man

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF FOR LEGAL DESCRIPTION.

STATE OF NEVADA
COUNTY OF CLARK

ss.

On Jan 8, 1982 before me,
the undersigned, a Notary Public in and for said County
and State, personally appeared

Edward Katz, and Blanche Katz

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

WITNESS my hand and Official Seal,

(SEAL)

Notary Public Commissioned for said County and State.

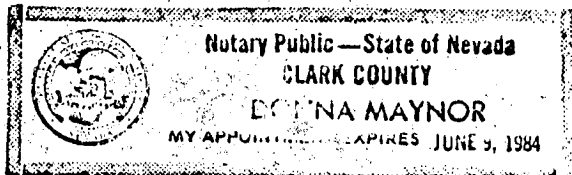
Edward Katz

EDWARD KATZ

Blanche Katz

BLANCHE KATZ

Order No.....



AFTER RECORDING MAIL TO

ASSOCIATES TITLE

3017 W. Charleston Blvd- #30

Las Vegas, Nevada 89102

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXHIBIT "A"

LEGAL DESCRIPTION

Recorder's memo: Legibility
Questionable For Good Reproduction

That portion of the South half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 35, Township 19 South, Range 60 East M.D.M. described as follows:

Beginning at the Southwest corner of the Northeast Quarter ($NE\frac{1}{4}$) of Section 35, Township 19 South, Range 60 East, M.D.M. thence North $0^{\circ}08'26''$ West along the West line of the Northeast Quarter ($NE\frac{1}{4}$) of Section 35, 682.74 feet to the North line of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section, thence South $82^{\circ}02'39''$ East along the North line of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) 600.12 feet to a point, thence South $0^{\circ}07'44''$ West a distance of 30.28 feet to the South Right of Way line of Fisher Rd. and the TRUE POINT OF BEGINNING. Thence continuing South $0^{\circ}07'44''$ West a distance of 304.17 feet to a point: thence South $82^{\circ}12'06''$ East a distance of 324.14 feet to a point: thence North $0^{\circ}07'44''$ East a distance of 303.27 feet to the South Right of Way line of Fisher Rd.; thence North $82^{\circ}02'39''$ West along the South Right of Way line of Fisher Rd. a distance of 324.25 feet to the TRUE POINT OF BEGINNING.

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

ASSOCIATES TITLE & ESCROW

JAN 13 3 14 PM '82

FEE  DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

DIVISION OF WATER RESOURCES

Capitol Complex

201 South Fall Street, Carson City, Nevada 89710

In reply refer to
No. 41686

January 19, 1981

Address All Communications to
the State Engineer, Division
of Water Resources
Telephone (702) 885-4380

Mr. Terrance Lee Rich & Mrs. Debra Joyce Rich
Mr. Larry Katz
1812 Snugheaven Ct.
Las Vegas, NV 89108

Dear Gentlemen and Mrs. Rich:

Enclosed herewith you will find Permit No. 41686

for the waters of
an underground source

You are advised that if the various proofs thereunder, together with any map, which may be required, are not filed in this office prior to the dates set for such filings, the permit will be subject to cancellation. For your assistance a sheet is enclosed which will advise you of the requirements to fulfill the terms of your permit.

Very truly yours,

WILLIAM J. NEWMAN
State Engineer

WJN/gk

Certified Mail No. P22 1670418

cc: Joseph M. Kolasky
Las Vegas Branch Office
Encs.

PLEASE NOTE DATES FOR FILING VARIOUS PROOFS

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

March 12, 1982

Larry Katz
c/o Vegas Valley Surveying, Inc.
531 N. Radwick Drive
Las Vegas, Nevada 89110

RE: AV-1-82

Dear Mr. Katz:

Your request for an Administrative Variance to allow a deviation in the required frontage on property generally located on the southeast corner of Mustang Road and Fisher Avenue, R-E Zone, was considered by the City Planning Commission on March 11, 1982:

The Commission voted to APPROVE this item, subject to the following condition:

1. Conformance to the plot plan.

This action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:cme

