

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-15-85

APN ?

Location SEE BELOW

Applicant SHERMA CONVERSE

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE NORTH
SIDE OF OAKLEY BLVD BETWEEN RANCHO DRIVE ON
THE WEST AND PINE STREET ON THE EAST



INTER-OFFICE MEMORANDUM

June 20, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:

ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-15-85 SHERMA CONVERSE

COPIES TO:

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

RSG:

Attachment(s)

INTER-OFFICE MEMORANDUM

June 20, 1985

TO:

WILLIAMS

FROM:

GV
GENZER

SUBJECT:

PM-15-85 SHERMA CONVERSE

COPIES TO:

This property is located on the north side of Oakey Boulevard between Rancho Drive on the west and Pine Street on the east in zoning district R-E. An Administrative Variance (AV-3-85) was approved by the Planning Commission on May 28, 1985 to allow parcels ^{to be} to have a minimum frontage of 95 feet. John has checked the map and found it to conform to approvals and zoning requirements. The Department of Design and Development has required several corrections which have been done. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 29, 1985

Mr. Charles E. Cave
Baughman & Turner
2325 W. Charleston Boulevard
Las Vegas, Nv 89102

RE: AV-3-85

Dear Mr. Cave:

Your request for an Administrative Variance on property generally located on the northwest corner of Pine Street and Oakey Boulevard, R-E Zone, was considered by the City Planning Commission on May 28, 1985.

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

1. Each lot shall have a minimum width of 95 feet.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:lm



INTER-OFFICE MEMORANDUM

Date

May 31, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

RECEIVED
JUN 3 1985
PLANNING AND
DEVELOPMENT

SUBJECT:

SHERMA CONVERSE
PM-15-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your transmittal dated April 24, 1985, requested comments from this Department concerning the parcel map and application submitted by Sherma Converse.

This Department requests that the following be attended to and the map re-submitted for checking.

1. Change the radius at the intersection of Oakey Boulevard and Pine Street from fifteen (15) feet to twenty (20) feet and change the related distances, curve data and square footage accordingly.
2. Move the property line on the southerly side in order to dedicate ten (10) feet of right-of-way for Oakey Boulevard and the radius corner at the intersection of Oakey Boulevard and Pine Street.
3. Show the existing buildings on the property and their relationship to the proposed property lines as required by Section 18.40.100 (K) of the City of Las Vegas Municipal Code.

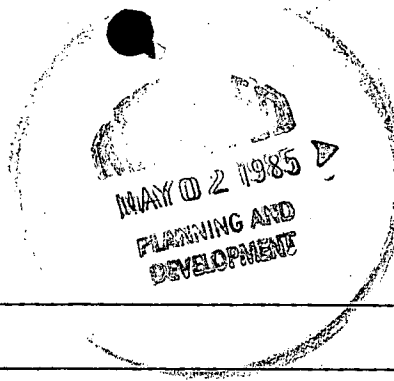
C.D. Peterson
C.D. Peterson, R.L.S.

CDP:bjc

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM 15-85



- ☒ 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 current fire code adopting ordinance.
- ☐ 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. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. P. P. 4/25/85

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 25, 1985

RECEIVED
APR 26 1985

TO:

DOUG PETERSON, Chief
Survey Department

FROM:

PLANNING AND
DEVELOPMENT

JOANNA C. DANIELLO
Assistant Right-of-Way Agent

SUBJECT:

PM-15-85 (Sherma Converse)

COPIES TO:

✓ ROBERT GENZER
Department of Community
Planning & Development

The Right-of-Way Division requests that the following conditions be met before approving subject application:

1. Dedicate an additional ten (10) feet of Right of Way on Oakey Boulevard.
2. Dedicate a twenty-five (25) foot radius corner on Oakey Boulevard and Pine Street.

/jcd

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APR 26 1985

PLANNING
DIVISION

TRANSMITTAL

PARCEL MAPS

DATE: April 24, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

✓ FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

FIRE SERVICES. (RAY PEEPLES)

RICK WILLIAMS (ZONING DEPT.)

RE: PM - 15-85

SUBMITTED BY: SHERMA CONVERSE

May we have your comments, recommendations, and suggestions no later than
MAY 8, 1985. It is important that a reply be received at
this office, even though you may not have any requirements affecting
this map.

No Comment

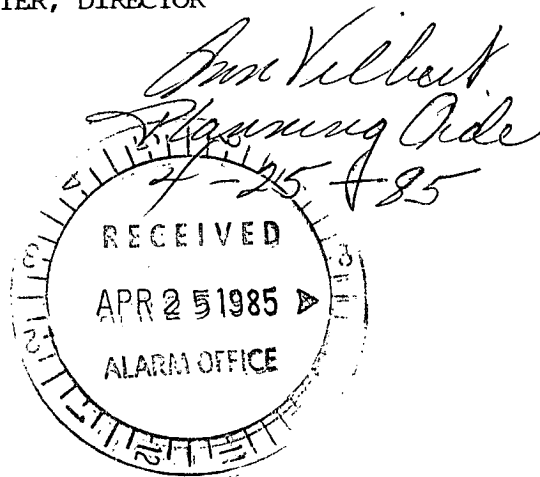
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: April 24, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES. (RAY PEEPLES)
RICK WILLIAMS (ZONING DEPT.)

RE: PM - 15-85

SUBMITTED BY: SHERMA CONVERSE

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 4/11/85

1. Owner(s) of Record: Sherma Converse SHERMA CONVERSE
7502 Clearwater Parkway c/o Reiss Corp.
Address: Scottsdale, Arizona 85253 Phone No. Dan Lambert 384-3904
2. Name of Surveyor: Baughman & Turner, Inc.
Address: 2325 W. Charleston Las Vegas, Nv. Phone No.: 702-870-8771
3. Location of Parcel Map: Section 4 Township 21 Range 61
Tax Parcel No.: 030-741-003
4. Acreage: 2.97+ Number of Parcels to be Created: 4 Land Use Zone: RE
5. Does the land front on a public (dedicated) street? Yes xxx No
6. List names of public access streets between this property and nearest major streets:
Pine Street, Oakey Blvd., & Rancho Drive
7. Describe the existing improvements and/or condition of streets in item #6 above:
Pine Street - A.C. Paved; Oakey Blvd. - A.C. Paved; Rancho Drive -
Presently under construction by City of Las Vegas
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:
L.V.V.W.D.
9. Will the property be serviced by the City Sanitary Sewer System? Yes xxx 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 xxx
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: Sherma Converse Stephen F. Turner
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R. G.
Receipt No.: 70181
Case No.: PM-15-85 Date: 4/22/85

EX-1048

1572000

2-1

DEED OF CORRECTION

EXHIBIT 3

THIS DEED OF CORRECTION, made and entered into this 3rd day of February, 1982, between SHERMA HARTKE, "Grantor", and SHERMA CONVERSE, "Grantee".

W I T N E S S E T H:

WHEREAS, SHERMA HARTKE wishes to transfer her interests in the following described real property to SHERMA CONVERSE;

WHEREAS, this Deed of Correction is to correct the legal description of said property as described in a Quitclaim Deed filed with the Clark County Recorder on May 27, 1982, at 2:50 p.m. in book number 1572, document number 1531927.

NOW, THEREFORE, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to her in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents release and forever Quitclaim unto Grantee and her heirs and assigns forever, all that certain lot, piece or parcel of land situate in the County of Clark, State of Nevada, more particularly described as follows:

Lots Seven (7) and Eight (8) in Block Three (3) and all of Block Four (4) of Scotch Eighty Addition to the City of Las Vegas, as shown by map thereof on file in Book 2 of Plats, page 39, in the Office of the County Recorder of Clark County, Nevada.

Together with Artesian Well No. 26 as described in Permit No. 10988 issued by the State Engineer of the State of Nevada to Lawrence G. McNeil under date of December 6, 1943, and located upon Lot 8 in said Block 3.

And the Grantors do by these presents further grant and convey unto the grantee, the right and privilege of drawing, taking, and using water from the water well now located on Block One (1) of said addition for domestic gardening, lawn and outdoor bath purposes upon said lots Seven (7) and Eight (8) in Block Three and all of Block Four (4), together with an easement upon, across and under said Block One and the driveway surrounding

1049

1672000

2-2

said Block One for necessary pipe for the conveyance of said water to said Lots Seven (7) and Eight (8) in Block Three (3) and all of Block Four (4), together with the right to attach such pipes to the standpipe in said well; provided, however, that the right to so draw, take and use water shall be exercised in conformity with the rights of all other persons now or hereafter to draw, take and use water from said well for use in Blocks One, Two and Three of said Addition and the amounts of said water so drawn, taken, and used by the grantee shall at no time exceed their proportionate share thereof, taking into consideration the needs of all such other persons then having said right.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder, and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to her heirs and assigns forever.

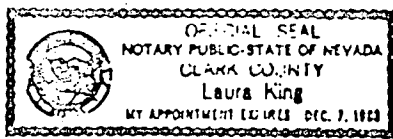
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

Sherma Hartzke
SHERMA HARTZKE

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 3rd day of August, 1982, personally appeared before me, a Notary Public, SHERMA HARTZKE, who acknowledged to me that she executed the above instrument.

Laura King
Notary Public



RETURN TO:

VARGAS & BARTLETT
ATTORNEYS AT LAW
201 W. LINCOLN STREET
RENO, NEVADA
795-8008

-2-

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

Vargas & Bartlett
Aug 26 2 10 PM '82

FEE 5 DEPUTY 2
OFFICIAL RECORDS
BOOK INSTRUMENT

1619

1672000