

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-15-85

APN ?

Location SEE BELOW

Applicant MARK & ESTELLE CORRIGAN

Subject

REVERSIONARY OF PROPERTY LOCATED AT THE
CORNER OF PINE STREET AND OAKLEY BLVD



1 2 3 4 5 6

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

April 22, 1993

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-15-85 & PM-32-85 (Reversionary)
Mark & Estelle Corrigan

COPIES TO:

The above parcel map(s) have been approved by Norman R. Standerfer, Director.
The map(s) are submitted to you for signature before recordation.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

DATE:

4/22/93

TO:

PARCEL MAP FILE

FROM:

MATT PINJUV
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: PARCEL MAP APPROVAL

PARCEL MAP NO: PM-15-B5 & PM-32-B5 (REVERSIONARY)

APPLICANT: MARK & ESTELLE CORRIGAN

COPIES TO:

The above described Parcel Map has been reviewed by the following Departments and all their Conditions of Approval have been met.

DEPARTMENT OF PUBLIC WORKS:

X

DEPARTMENT OF PUBLIC WORKS (SURVEY DIVISION):

X

FIRE SERVICES (ALARM OFFICE):

X

FIRE SERVICES (FIRE PREVENTION DIVISION):

X

CLARK COUNTY HEALTH DISTRICT:

X

ZONING DIVISION:

X

Is this a further subdivision of another Parcel Map?: YES X NO _____

If "YES", has the previous Parcel Map been recorded?: YES X NO _____

Additional Comments:

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

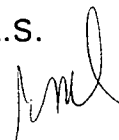
April 1, 1993

TO:

Bob Genzer
Department of Community Planning

FROM:

Rita M. Lumos, P.L.S.
City Surveyor



SUBJECT:

REVERSIONARY PARCEL MAP
15-85 & 32-85
CORRIGAN FAMILY TRUST

COPIES TO:

Charles Cave, PLS
BAUGHMAN & TURNER, INC.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

Comments:

The map is technically correct as submitted.

RECEIVED

APR 6 1 39 PM '93

PLANNING AND
DEVELOPMENT

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

May 28, 1992

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *RDG*

SUBJECT:

Reversionary Map
PM-15-85 & PM-32-85
Mark & Estelle Corrigan

COPIES TO:

John McNellis, Engineering Planning
Nancy Miller, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering (TIA's only)

1. We have no objection to the recordation of this reversionary map at this time. We are aware that the owner of this site is in the process of recording a new parcel map on this site; that being PM-25-92. This reversionary map should be recorded prior to the recordation of the new parcel map.
2. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

RECEIVED
JUN 1 2 47 PM '92
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
PARCEL MAP TRANSMITTAL

DATE: April 30, 1992

TO: DEPARTMENT OF PUBLIC WORKS, RIGHT-OF-WAY, ED BYRGE
DEPARTMENT OF PUBLIC WORKS, ELECTRICAL SERVICES, GEORGE FERRIS
DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT, CHUCK TURK
FIRE SERVICES, ALARM OFFICE, ANN VILBERT
FIRE SERVICES, CHIEF JUDD
CLARK COUNTY HEALTH DISTRICT, CLARE SCHMUTZ
COMMUNITY PLANNING AND DEVELOPMENT, JOHN HERBERT

RE: PM-15-85 & PM-32-85 (Reversionary)

SUBMITTED BY: Mark & Estelle Corrigan

May we have your comments, recommendations and suggestions by: May 21, 1992

It is important that a reply be received at this office, even though you may not have any requirements which affect this map.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER



No Comment

Attachments:

1. ROW - Map, Application and Deed
2. Land Development - Map, Application and Deed
3. All Others - Map

Ann Vilbert
Alarm Office



CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: May 13, 1992

OWNER: Corrigan Family Trust

PM NO: 15-85 & 32-85 (CITY)
(REVERSIONARY)

SURVEYOR: Cave, Charles E.

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available to property. No Individual Sewage Disposal Systems are to be installed.

RECEIVED
May 20 1 59 PM '92
PLANNING AND
DEVELOPMENT

MEMO

DATE 5/12/92

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: Mark & Estelle Corrigan - PM-15-85 & PM-32-85

☒ NO OBJECTIONS

(Reversionary map)

☐ SUBJECT TO CONDITIONS LISTED

☐ DENIAL

☐ COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS' ORDINANCE 3545 AND THE NEVADA STATE FIRE MARSHAL'S REGULATIONS.

☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS:

RECEIVED
MAY 12 10 35 AM '92
PLANNING AND
DEVELOPMENT


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
PARCEL MAP TRANSMITTAL

DATE: April 30, 1992

TO: DEPARTMENT OF PUBLIC WORKS, RIGHT-OF-WAY, ED BYRGE
DEPARTMENT OF PUBLIC WORKS, ELECTRICAL SERVICES, GEORGE FERRIS
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RE: PM-15-85 & PM-32-85 (Reversionary)

SUBMITTED BY: Mark & Estelle Corrigan

May we have your comments, recommendations and suggestions by: May 21, 1992

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DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

ROBERT S. GENZER, PRINCIPAL PLANNER

Attachments:

1. ROW - Map, Application and Deed
2. Land Development - Map, Application and Deed
3. All Others - Map

REVERSIONARY
PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

DATE: 4/20/92

1. Owner(s) of Record: Mark and Estelle Corrigan
Address: 1540 Pine Street South Phone No.: 385-2306
2. Name of Surveyor: Baughman & Turner, Inc. (Charles Cave)
Address: 1210 Hinson Street Phone No.: 870-8771
3. Location of Parcel Map: Section 4 Township 21 S Range 61 E
Tax Parcel No.: 030-741-005,006,008 & 009
4. Acreage: 1.99 Number of Parcels to be created: Ø Land Use Zone RE
5. Does the land front on a public (dedicated) street? XX Yes No
6. List names of public access streets between this property and nearest major streets:
Pine Street and oakey Boulevard
7. Describe the existing improvements and/or condition of streets in item #6 above:
Fully improved
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
9. Will the property be serviced by the City Sanitary Sewer System? XX 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 XX 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 request(s) 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: Mark and Estelle Corrigan Charles Cave
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

FOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT USE ONLY

Filing Fee: 5000 Received by: AR

Receipt No.: 145 958

Case No.: PM-15-85 PM-32-85 REVERSIONARY Date: 4/24/92

R-4-3

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 (660') 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.

Handwritten signature

Handwritten notes

Handwritten notes

Handwritten notes

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LEONARD TURNER

and LENA MAE TURNER, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to MARK WELLER CORRIGAN AND WILMA ESTELLE CORRIGAN, AS TRUSTEES
of THE CORRIGAN FAMILY TRUST dated October 2, 1989

all that real property situated in the ***** County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO
AND BY THIS REFERENCE MADE A
PART HEREOF.

SUBJECT TO: 1. 1991-92 taxes
2. Covenants, Conditions, Restrictions, Reservations,
Rights of way and Easements now of record.

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

Witness our hands this 2nd day of August, 19 91

STATE OF NEVADA }
COUNTY OF Clark } SS.

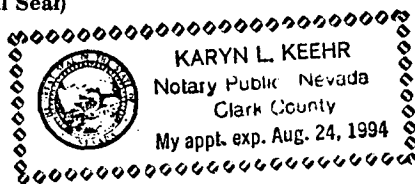
Leonard Turner
Leonard Turner
Lena Mae Turner
Lena Mae Turner

On August 2, 1991
Before me, a Notary Public, personally appeared
Leonard Turner and
Lena Mae Turner

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature Karyn L. Keehr
(Notary Public)

(Notarial Seal)



ESCROW NO:

91-06-0264 SDG

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Corrigan

1540 Pine Street

Las Vegas, NV 89102

9 1 0 8 0 8 0 0 3 0 3

EXHIBIT "A"

Legal Description

91-06-0264SDG

That portion of Block Four (4) of SCOTCH EIGHTY ADDITION RESUBDIVISION, as shown by map thereof on file in Book 4 of Plats, page 44A, in the Office of the County Recorder of Clark County, Nevada, being more particularly described as follows:

Lots One (1) and Two (2) of that certain Parcel Map in File 46, page 100, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH an easement upon, across and under said Block One (1) and the Driveway surrounding said Block One (1) for necessary pipe for the conveyance of water to said Lots Seven (7) and Eight (8) in Block Three (3) and all of Block Four (4).

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

08-08-91 08:00 CJF 2
OFFICIAL RECORDS
BOOK: 910808 INST: 00303
FEE: 6.00 RPTT: 260.00

89100400553

Affix I.R.S. \$

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARK W. CURRIGAN and W. ESTELLE CURRIGAN, husband and wife
as Joint Tenants

in consideration of \$....., the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell
 and Convey to MARK WELLER CURRIGAN and WILMA ESTELLE CURRIGAN, Trustees, of The Corrigan Family
Trust, dated the 2 day of October, 1989 as amended or retracted or their Successors.
 all that real property situate in the..... County of Clark,
 State of Nevada, bounded and described as follows:

All that real property situate in the County of Clark, State of Nevada, bounded and
 described as follows:

That portion of Block Four (4) of SCUTCH EIGHTY ADDITION RE-SUBDIVISION, as shown by
 map thereof on file in Book 4 of Plats, Page 44A, in the Office of the County Recorder
 of Clark County, Nevada, being more particularly described as follows:

Parcel Four (4) as shown by Map thereof on file in File 46 of Parcel Maps, Page 100,
 in the Office of the County Recorder of Clark County, Nevada.

Together with an easement upon, across and under said Block One (1) and the driveway
 surrounding said Block One (1) for necessary pipe for the conveyance of water to said
 Lots Seven (7) and Eight (8) in Block Three (3) and all of Block Four (4).

GRANTEES ADDRESS:
 1540 Pine Street
 Las Vegas, NV 89102

APN 030-741-008

Together with all and singular the tenements, hereditaments and appurtenances therunto uneloning or in any wise appertaining.

Witness their hand & this 2nd day of October, 1989

Mark Weller Currigan
 MARK WELLER CURRIGAN

Wilma Estelle Corrigan
 WILMA ESTELLE CURRIGAN

STATE OF NEVADA
 County of Clark
 On this 2 day of October, 1989
 personally appeared before me, a Notary Public,
MARK WELLER CURRIGAN and WILMA
ESTELLE CURRIGAN

who acknowledged that they executed the above
 instrument

Signer Pamela Bouchard



PAMELA BOUCHARD
 Notary Public - Nevada
 Clark County,
 My commission expires Oct 6, 1992

Order No.....

When Recorded, mail to.....

BECKLEY, SINGLETON, DELANOY, JEMISON & LIST, CHTR.
 TAX UNIT
 411 East Bonneville Ave.
 Las Vegas, Nevada 89101

THIS DOCUMENT IS FOR INFORMATION
 PURPOSE ONLY AND NO ASSURANCES
 ARE GIVEN AS TO THE VALIDITY, LEGAL
 EFFECT OR PRIORITY

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

BECKLEY SINGLETON DELANOY JEMISON & LIST

10-04-89 10:14 AM PVI
 OFFICIAL RECORDS
 BOOK 891004 PAGE 00553

FEE 5.00 MPIT EXHIBIT

09100400554

Affix I.R.S. \$.....

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARK W. CURRIGAN and W. ESTELLE CURRIGAN, husband and wife as
Joint Tenants

In consideration of \$..... the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell
and Convey to MARK WELER CURRIGAN and WILMA ESTELLE CURRIGAN, Trustees of The Currigan Family
Trust, dated the 2 day of October, 1989, as amended or created or their Successors
all that real property situate in the..... County of Clark,
State of Nevada, bounded and described as follows:

Lot One (1) as shown by Map thereof on file in File 48 of Parcel Maps, Page 14 in the
Office of the County Recorder, Clark County, Nevada.

GRANTEES ADDRESS:
1540 Pine Street
Las Vegas, NV 89102

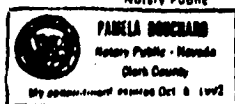
APN 030-741-009

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hand & this 2nd day of October, 1989
Mark Weller Currigan
MARK WELER CURRIGAN
Wilma Estelle Currigan
WILMA ESTELLE CURRIGAN

STATE OF NEVADA }
County of Clark }
On this 2 day of October, 1989.
personally appeared before me, a Notary Public,
MARK WELER CURRIGAN and WILMA
ESTELLE CURRIGAN

who acknowledged that they executed the above
instrument.
Signed Pamela Bouchard
Notary Public



Order No.....

When Recorded, mail to.....

BECKLEY, SINGLETON, DELANOY, JEMISON & LIST CHTR.
TAX UNIT
411 East Bonneville Ave.
Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JOAN L SWIFT, RECORDER
RECORDED AT REQUEST OF:
BECKLEY SINGLETON DELANOY LTD

10-04 89 15:14 191
BOOK 891004 INST 00554
FEE 5.00 RPIT EX106

Parcel Map Distribution List and Status				
PM-15-85 & PM-32-85 (AGVED)				
	Date Out	Date In	Comments Sent Out	Miscellaneous Notes
Public Works (Land Development)	4/29/92	6/1/92		
Surveyor (Right-of-Way)	"	4/6/93		
Fire - Alarm	"	5/20/92		
Fire - Prevention	"	5/12/92		
Health District	"	5/20/92		
Zoning	"	5/1/92		