

Planning & Development Department

Scanning Cover Sheet

Case No PM-15-86

APN 01D-170-003

Location Jones Blvd and Dorrell Ln

Applicant Timothy G. and Maureen Ryan

Subject



INTER-OFFICE MEMORANDUM

Date

April 29, 1986

TO:	FROM:
DEPARTMENT OF PUBLIC WORKS	GV ROBERT S. GENZER PRINCIPAL PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT:	COPIES TO:
PARCEL MAP(S) FOR RECORDATION	
PM-15-86 TIMOTHY G, & MAUREEN RYAN	

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 29, 1986

TO:

 GENZER

FROM:

COMEAL 

SUBJECT:

PM-15-86 TIMOTHY G. & MAUREEN RYAN

COPIES TO:

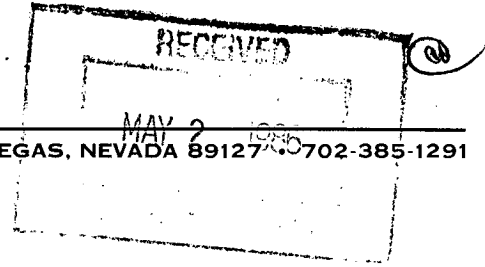
This property is located on the north side of Dorrell Lane, west of Decatur Boulevard in zoning district R-E. This map will create two parcels, one and one-third acres each. The Department of Public Works has required a couple of corrections which have been made. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.



30-19-60

CLARK COUNTY HEALTH DISTRICT

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



DATE: April 21, 1986

OWNER: Ryan, Timothy G & Maureen

PM NO: PM 15-86 (CITY)

SURVEYOR: Hafen, Richard L.

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 two (2) lots are involved, approximately 1.3 ac each.

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

Sewer and municipal water are not available. Lot sizes meet minimum requirements of the Health Department for installations of individual septic systems and individual wells.

Lot #1	59,519 Sq Ft	1.366 AC
Lot #2	59,696 Sq Ft	1.370 AC

NOTICE: Some wells drilled in this area are showing a chemical increase of nitrates up to and above 45 ppm.

INTER-OFFICE MEMORANDUM

April 21, 1986

TO: Community Planning and Development	FROM: Public Works
SUBJECT: TIMOTHY G. AND MAUREEN RYAN P.M.-15-86	COPIES TO: Land Development Right-Of-Way Survey Traffic Engineering

Your transmittal dated April 11, 1986 requested comments from this Department by no later than April 25, 1986, concerning the parcel map and application submitted by Timothy G. and Maureen Ryan.

Be advised that the undersigned has been in contact with Mr. Hafen, the Surveyor for this map, and he has decided to change certain lines on the map. Upon receipt of the revised map we will further advise you of our requirements, if any.

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

CDP/grc

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

ED
APR 22 1986
PLANNING AND
DEVELOPMENT

DATE: April 11, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

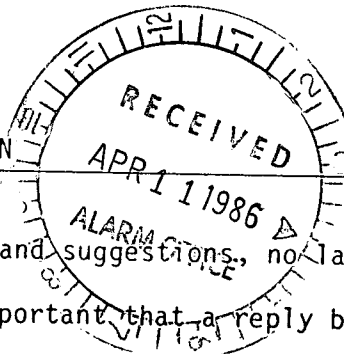
✓ FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

CLARK COUNTY HEALTH DISTRICT

ZONING DIVISION (JOHN HERBERT)

RE: PM-15-86

SUBMITTED BY: TIMOTHY G. AND MAUREEN RYAN



May we have your comments, recommendations, and suggestions, no later than
April 25, 1986. 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

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map

Don Kilbert
Planning Dept
4-21-86

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: April 11, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
CLARK COUNTY HEALTH DISTRICT
ZONING DIVISION (JOHN HERBERT)

RE: PM-15-86

SUBMITTED BY: TIMOTHY G. AND MAUREEN RYAN

May we have your comments, recommendations, and suggestions, no later than
April 25, 1986. 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, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: APRIL 7, 1986

1. Owner(s) of Record: Timothy G. and Maureen Ryan
Address: 1301 E. Lake Mead Blvd. Phone No.: _____
2. Name of Surveyor: Richard D. Hafen
Address: 2383 Gateway Rd Phone No.: 452-3633
3. Location of Parcel Map: Section 24 Township 19 S Range 60 E
4. Tax Parcel No.: 010-170-003
5. Acreage: 2.74 Number of Parcels to be Created: 2 Land Use Zone: R-E
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:
Dorrell Ln. - Bradley - Deer Springs Rd. - Jones Blvd
7. Describe the existing improvements and/or condition of streets in item #6 above:
Gravel Roads
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:
well
9. Will the property be serviced by the City Sanitary Sewer 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 4 #2 _____ #3 _____ #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Single Family Resident May 1986

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

Richard D. Hafen
Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: LS

Receipt No.: 86886

Case No.: PM-15-86

Date: 4/9/86

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME: Timothy G. and Maureen Ryan
ADDRESS: 1301 E. Lake Mead Blvd.
CITY: North Las Vegas, Nevada 89030
STATE:
ZIP:

Title Order No. _____ Escrow No. _____
SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 17.60

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens and encumbrances remaining at the time of sale.

Signature of Declarant or Agent Determining Tax _____ Firm Name _____

Hazel R. Ryan

(Print or type name of declarant)

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise,

release and forever quitclaim to Timothy G. and Maureen Ryan, as joint tenants with right of survivorship.

the following described real property in the City of Las Vegas
County of Clark State of Nevada

legal description: Pt NE4 NE4 Sec 24-19-60
Parcel 01D-170-003

Assessor's parcel No. 01D-170-003

Executed on March 14, 19 86 at Las Vegas, Nevada

(City and State)

Hazel R. Ryan
HAZEL R. RYAN

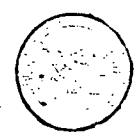
STATE OF Nevada
COUNTY OF Clark } ss.

On this 14th day of March, in the year 19 86 before me,
the undersigned, a Notary Public in and for said State, personally appeared
Hazel R. Ryan

_____, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the person whose name____
subscribed to the within instrument, and acknowledged to me that
she executed it.

WITNESS my hand and official seal

Kenneth W. Kiphart
Notary Public in and for said State



KENNETH W. KIPHART
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Dec. 5, 1986
(This area for official notarial seal)

MAIL TAX
STATEMENTS TO Timothy G. and Maureen Ryan, 1301 E. Lake Mead Blvd., North Las Vegas
NAME ADDRESS ZIP NV, 89030

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
T. Ryan
MAR 17 2 01 PM '86
FEE *6.50* DEPUTY *VS*
OFFICIAL RECORDS
BOOK INSTRUMENT

Tim RYAN

BOOK 917

Quitclaim Deed

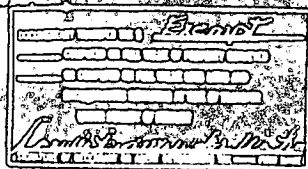
876575

In consideration of \$10.00, receipt of which is acknowledged,
NEVADA NATIONAL BANK, as Trustee for HAZEL R. RYAN,
an unmarried woman

does hereby quitclaim to HAZEL R. RYAN, an unmarried woman

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

That 1/2 of the East 1/2 of the West 1/2 of the South
Half (S 1/2) of the Northeast Quarter (NE 1/4) of the
Northeast Quarter (NE 1/4) of Section 24, Township 19 South,
Range 60 East, M.D.M., in the City of Las Vegas, County of
Clark, State of Nevada.



Witness my hand and seal this 19th day of July, 1978

STATE OF NEVADA
COUNTY OF CLARK
On July 19, 1978
I, John E. Christinger, Notary Public
for the State of Nevada, do hereby certify that
the foregoing is a true and correct copy of the
original instrument recorded in Book 917, Page 876575.

This document is a true and correct copy of the
original instrument recorded in Book 917, Page 876575.

Notary Public State of Nevada
CLARK COUNTY
Verna Collett
My Commission Expires 12/31/78

Title Order No.
Easement or Lien No.
SPACE BELOW THIS LINE FOR RECORDERS USE

NOTARY PUBLIC
STATE OF NEVADA
CLARK COUNTY
VERNA COLLETT
MY COMMISSION EXPIRES 12/31/78

HAZEL R. RYAN
867 North 2nd Blvd. #118
Las Vegas, Nevada 89101

BOOK 917
PAGE 876575
RECORDED BY CLARK COUNTY

JUL 19 3 32 PM '78

CLARK COUNTY CLERK
JOHN A. WATSON
3000
3000

1928

1887105

Affix IRS 74-80

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RUDY PERRY and WILLY M. PERRY, husband and wife as joint tenants

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GEORGE E. MORRISSEY and MARY HARDIN MORRISSEY, husband and wife as joint tenants

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

The North 294 feet of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 24, Township 19 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the Northerly Thirty (30) feet thereof as conveyed to the City of Las Vegas by Deed recorded May 16, 1959 as Document No. 765249, Clark County, Nevada records.

RECORD WITHOUT LIABILITY

- SUBJECT TO: (1) Taxes for the fiscal year of 1983-84.
(2) Restrictions, conditions, reservations, rights, rights of way and easements now of record.
(3) Deed of Trust of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

Witness Our hand and seal this 25th day of May, 1984

RUDY PERRY

WILLY M. PERRY

STATE OF NEVADA

County of Clark

On this 25th day of May, 1984

personally appeared before me, a Notary Public
RUDY PERRY
WILLY M. PERRY

and acknowledged that THEY are the authors of the foregoing.

Who are acknowledged that THEY are the authors of the foregoing.

Signed

Janice Menze
Notary Public, State of Nevada
CLARK COUNTY
My Appointment Expires May 1, 1988



CHICAGO TITLE INSURANCE COMPANY
428 SOUTH THIRD STREET
LAS VEGAS, NEVADA 89101

Order No. W 99633 JM

When Recorded, mail to Mr. and Mrs. Morrissey c/o Property Professionals, 1818 Industrial Road, Las Vegas, Nevada 89102

JOAN L. WHITE, RECORDER
CHICAGO TITLE OF LAS VEGAS

MAY 29 1 21 PM '84

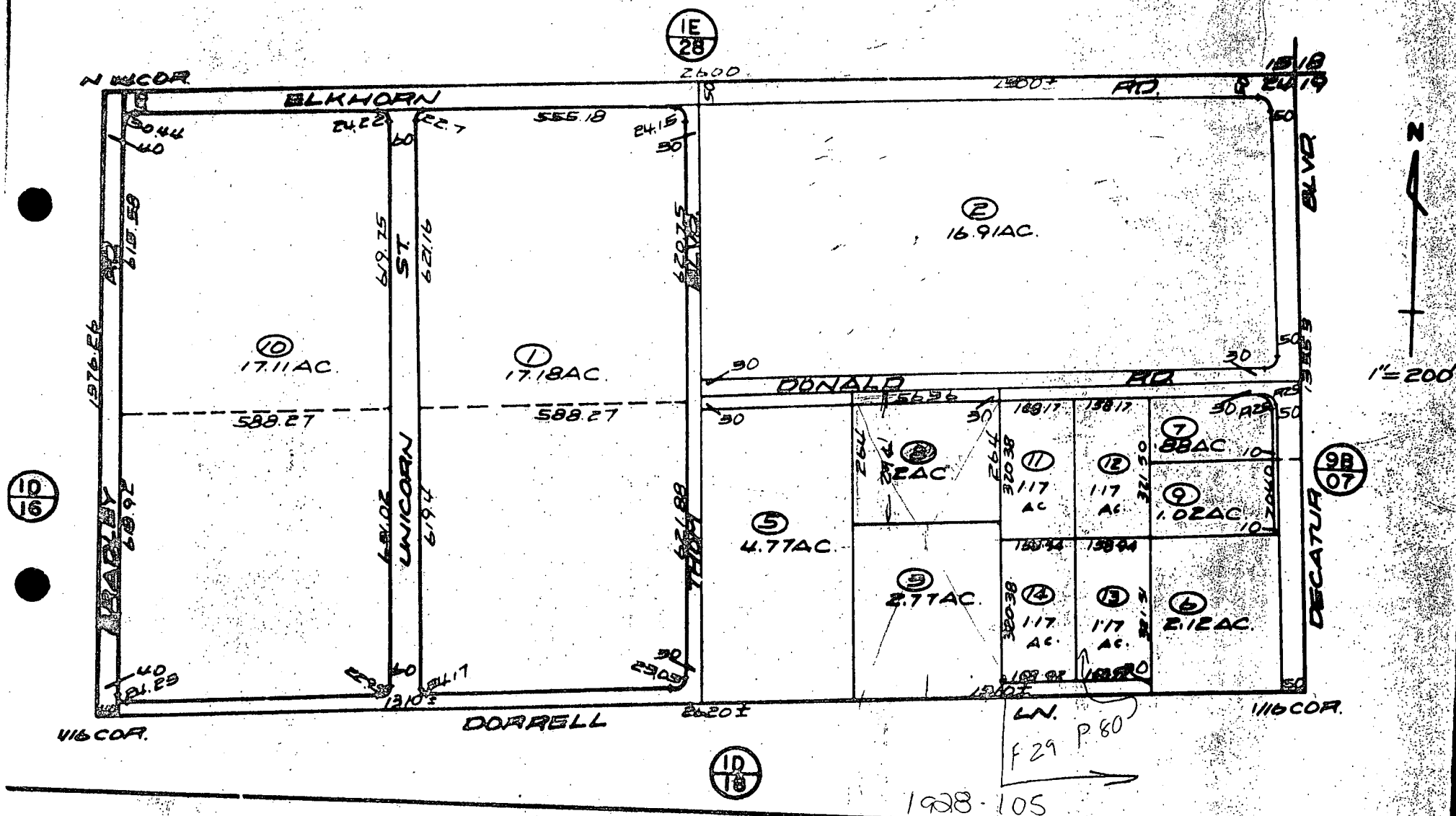
DEPUTY RECORDER
CHICAGO TITLE INSURANCE COMPANY

1928

1887105

OTHER PARCEL
012-170-008

10-17



PARCEL 01D-170-003 TAX DISTRICT- 200 DOCUMENT- 0917:0876575 DATE- 07/19/78
---ASSESSOR DESCRIPTION----- OWNER----- MULTI- 1 VST- NS
PT NE4 NE4 SEC 24-19-60 RYAN HAZEL R
867 N LAMB BLVD #118
LAS VEGAS NV 89110

GEO ID- PT NE4 NE4 SEC 24 19 60

LOCATION ADDRESS-

CONST. YEAR- 00

COMMENT-

LAND USE/CAPACITY-

SUBDIVISION REFERENCE-

APPRAISAL DATE- 01/80

UPDATE BATCH- A-186-261-79 08/15/78 APPRAISED- 85-86 86-87 CURRENT

LAST UPDATE DATE- 07/26/84 32370 32370 32370

--ASSESSED VALUES-- LAND IMP PERS EXEMPT GROSS TOTAL

1985-86 TAXABLE ASSD 11330 0 0 N/A 11330

1986-87 TAXABLE ASSD 11330 0 0 0 11330

CURRENT WORKING ASSD 11330 0 0 0 11330

ACRES- 2.77

*** NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS

*** ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

PCL3 01D-170- PCL 01D-170-003 CL4 01D-170-003I021