

Planning & Development Department
Scanning Cover Sheet

Case No PM-16-80

APN ?

Location SEE BELOW

Applicant VAL AND RAMONA GIBSON, ET AL

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE WEST
SIDE OF MAVERICK STREET BETWEEN DONALD
NELSON AVENUE ON THE NORTH AND FARM ROAD ON
THE SOUTH



INTER-OFFICE MEMORANDUM

May 5, 1980

TO:

GARY W. HOLLER, P.E.
CITY ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT



SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-16-80 RICHENS AND GIBSON

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:rw

Attachment(s)

INTER-OFFICE MEMORANDUM

Date

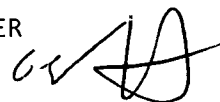
May 2, 1980

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-16-80
VAL AND RAMONA GIBSON, ET AL

COPIES TO:

This property is located on the west side of Maverick Street between Donald Nelson Avenue on the north and Farm Road on the south in Zoning District R-E. The application is for the division of a five-acre parcel into four 1¼-acre parcels. The Department of Public Services has indicated two corrections to be made to the map, which have now been done by the Surveyor. In addition, I have contacted the owners and they have furnished a letter of commitment for street improvements. Therefore, the application is now in order and staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG:sk

1002

DATE: 3/17/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : PM-16-80
Val S. & Patricia B. Sider

- ☒ 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 1666.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

MAR 18 1980
FIRE PREVENTION DIVISION

M. Byrne
FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

Date

March 14, 1980

TO:

Community Planning & Development

FROM:

Public Services

SUBJECT:

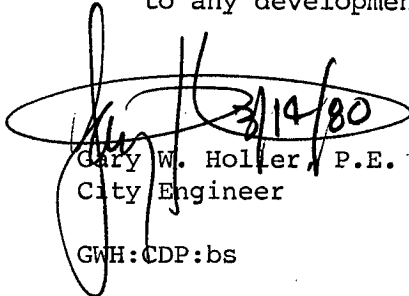
PM-16-80
Val S. & Ramona B.
Gibson

COPIES TO:

Quality Control

In response to your request dated March 12, 1980, we request that the following additions and correction be made on the subject parcel map prior to our approval of same.

1. In the Basis of Bearing state the bearing of the line referenced.
2. Show the square footage of each parcel as required by ordinance.
3. Have a commitment furnished to the Quality Control Division that the abutting streets will be graded and gravelled prior to any development or disbursement of the parcels shown.

 3/14/80
Gary W. Holler, P.E.
City Engineer

GWH:CDP:bs



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE March 12, 1980

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-16-80

Submitted by: VAL S. AND RAMONA B. GIBSON

May we have your comments, recommendations, and suggestions no later than March 19, 1980. 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

HPF:rw

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF LAS VEGAS

Date: Feb. 19, 1980

- Owner(s) of Record: Val S. and Ramona B. Gibson, 7416 Blizzard Ct., Las Vegas, NV
Hugh L. Richens and Carma G. Richens, Cotrustees U-D-T dated Feb. 17, 1976
Address: 4712 Garden Pl., Las Vegas, NV 89107 Phone No.: 878-3818
878-3813
- Name of Engineer or Surveyor: Jerry E. Barnson, R.L.S., Nv. Cert. #4046
Address: 2209 Paradise Rd. Phone No.: 735-0227
- Location of Parcel Map: Section 14 Township 19 S Range 60 E MDBM
Tax Parcel No.: Gibson 01E-330-002 Richens 01E-330-004
- Acreage: 5 Number of Parcels to be Created: 4 Land Use Zone: RE
- Does the land front on a public (dedicated) street? Yes X No
- List names of public access streets between this property and nearest major street:
Farm Road
- Describe the existing improvements and/or condition of streets in Item #6 above:
No improvements; street gravel
- 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
- Will the property be serviced by the City Sanitary Service System? Yes No X
If no, indicate how sewer service will be provided: Septic tank
- Is immediate development proposed on the parcels of land to be created? Yes No X
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:

Val S. Gibson
Ramona B. Gibson
Owner(s) of Record

Jerry E. Barnson
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$500

Received by: R. G. V.

Receipt No.: 339325

Case No.: PM-16-80

Date: 3-5-80

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)~~ ^{Six (6)} 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.

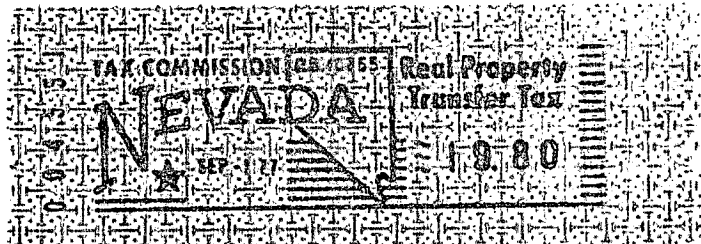
Affix 1980 R.P.T.T.: 19.80

GRANT, BARGAIN, SALE DEEDTHIS INDENTURE WITNESSETH: That E. W. SEARLES & ASSOCIATES, a Limited Partnershipin consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HUGH L. RICHENS AND CARMA G. RICHENS, Cotrustees U-D-T dated February 17, 1976all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

The South Half (S $\frac{1}{2}$) of the following described Parcel when taken as a whole;

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 14, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada;
 EXCEPTING THEREFROM those certain Parcels of land as conveyed to the City of Las Vegas by Deeds recorded September 18, 1956 and December 29, 1975 as Document No.'s 89311 and 541415, respectively, Official Records, Clark County, Nevada.



SUBJECT TO: 1. Taxes for the Fiscal Year 1977-1978.
 2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand on this 29th day of August, 19 77E. W. SEARLES & ASSOCIATESBY: Ernest W. Searles
Ernest W. Searles, General Partner

STATE OF NEVADA

Order No. LV 66836 PG BT

Return to

to Mr. and Mrs. Hugh L. Richens
4712 Garden Place
Las Vegas, Nevada 89106

STATE OF NEVADA }
 COUNTY OF CLARK } ss.

On August 31, 1977 personally appeared
 before me, Elizabeth Thompson, a Notary Public in and for
 said County and State, Ernest W. Searles
 known to me to be
 the Partner of the Partnership that executed the within instrument and known
 to me to be the person who affixed his name thereto as such Partner
 and he acknowledged to me he executed the same for and on behalf
 of such Partnership, and upon oath he did depose and say he
Ernest W. Searles is the Partner of said such Partnership
 and that said Partnership executed the said instrument and that each, all and every
 said acts of execution were free and voluntarily done for the uses and purposes
 mentioned in said instrument.

Notary Public



OFFICIAL SEAL
 ELIZABETH THOMPSON
 NOTARY PUBLIC - STATE OF NEVADA
 COUNTY OF CLARK
 My Comm. Expires Sept. 12, 1979

INST. NO. 742213
 OFFICIAL RECORD BOOK NO. 783
 RECORDED AT REQUEST OF

CHICAGO TITLE INSURANCE CO.

SEP 1 10 28 AM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDERFEE 3.00 DEPUTY Jr

3.6

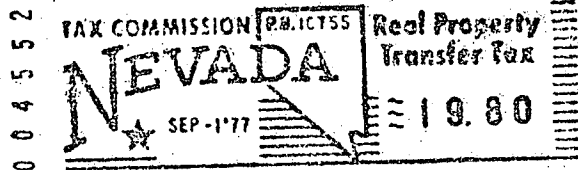
KNOWLEDGEMENT — PARTNERSHIP
 420 SOUTH MAIN
 LAS VEGAS, NEVADA
 385-6811

Affix ~~XXXXXX~~ R.P.T.T.: 19.80

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That E. W. SEARLES & ASSOCIATES, a Limited Partnershipin consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to VAL S. GIBSON AND RAMONA B. GIBSON, husband and wife as joint tenantsall that real property situate in the County of Clark, State of Nevada, bounded and described as follows:The North Half (N $\frac{1}{2}$) of the following described Parcel when taken as a whole;The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 14, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada;

EXCEPTING THEREFROM those certain Parcels of land as conveyed to the City of Las Vegas by Deeds recorded September 18, 1956 and December 29, 1975 as Document No.'s 89311 and 541415, respectively, Official Records, Clark County, Nevada.



- SUBJECT TO:
1. Taxes for the Fiscal Year 1977-1978.
 2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand on this 29th day of August, 19 77E. W. SEARLES & ASSOCIATESBY: Ernest W. Searles
Ernest W. Searles, General Partner

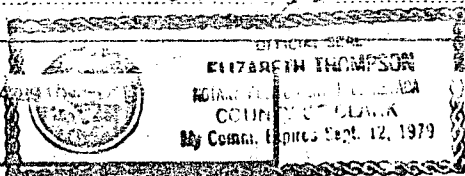
STATE OF NEVADA

Order No. LV 66836 PG BTSTATE OF NEVADA } ss.
COUNTY OF CLARK }to Mr. and Mrs. Val S. Gibson
7416 Blizzard Court
Las Vegas, Nevada 89128

On August 31, 1977 personally appeared before me, Elizabeth Thompson, a Notary Public in and for said County and State, Ernest W. Searles known to me to be the Partner of the Partnership that executed the within instrument and known to me to be the person who affixed his name thereto as such Partner and he acknowledged to me he executed the same for and on behalf of such Partnership, and upon oath he did depose and say he Ernest W. Searles is the Partner of said such Partnership and that said Partnership executed the said instrument and that each, all and every of said acts of execution were free and voluntarily done for the uses and purposes mentioned in said instrument.

Seal

ACKNOWLEDGEMENT -- PARTNERSHIP

LAS VEGAS, NEVADA
385-6811

742214
INST. NO. 742214
OFFICIAL RECORD BOOK NO. 783
RECORDED AT REQUEST OF

CHICAGO TITLE INSURANCE CO.

SEP 1 10 28 AM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDERFEE 3.00 DEPUTY Jr

309

14

58



60

MAP 2

7-20-77
MLH
ED 2 LVAB