

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-17-73

APN ?

Location JONES BLVD B/W DEER SPRINGS & MELLO DR

Applicant MRS. GEORGE FRANKLIN, SR.

Subject

PARCEL MAP



Franklin

PARCEL MAPS
Approved

Director of Public Works, Richard P. Sauer: If you have any questions we have plats on the wall. These are recommended for approval. On the first one there are no road requirements for the City to be responsible for, nor are there any on the second one. On the third one, however, the City will be responsible for constructing approximately three-quarters of a mile of gravel road at a cost of about \$5,000. However, under the policy we have relative to Parcel Maps at the present time, this is a part of it. We will construct the gravel road as soon as they ask for a Building Permit -

Mayor Gragson: This goes out to that area that was annexed?

Mr. Sauer: Yes it does, Your Honor -

Mayor Gragson: It will cost us a little bit now to construct the gravel road - we will soon need the road and at that time would have to buy the right-of-way if we don't acquire it now, so I would recommend that we do.

Motion

Commissioner Morelli: I move for approval of 1, 2 and 3 with the expenditure of \$5,000 for the construction of a gravel road under Item 3.

See Page 70

ITEM	Commission Action	Department Action
V. DEPARTMENT OF PUBLIC WORKS RICHARD P. SAUER, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER A. APPROVAL OF PARCEL MAPS It is recommended that the following Parcel Maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. Owners will be required to sign a commitment for offsite improvements upon application of building permit. 1. Stephen Vallender Rights-of-way: Rebecca Road (30'), El Campo Grande Ave. (30') one 10' radius. 2. Mrs. George Franklin, Sr. Rights-of-way: Jones Blvd. (50'), Deer Spring Way (40'), Mello Drive (30'), one 22.5' radius NW corner, one 20' radius SW corner. 3. George A. Langlois Rights-of-way: Bradley Road (40'), Rome Blvd. (30'), Helen Ave. (60'), Leon Ave. (30'), and four 15' radius corners.	Items 1, 2 and 3 Approved as recommended M - unanimous	P/W to proceed

Motion carried by the following vote: Commissioners Christensen, Lurie, Morelli and Mayor Gragson voting aye; noes, none.

Mrs. Coleman asked if the improvements on Washington would be provided.

Mr. Foster indicated the normal requirement was conformance to Public Works' requirements on streets.

MR. MONTAGUE, representing Polaris Engineering, appeared and asked if a buffer of trees was required in an M Zone. He indicated it was not residential across the street. The master map shows industrial and the Board just approved the property on the corner for a recycling plant. He asked if they were required to have landscaping.

Mrs. Coleman indicated the area was transitioning to industrial and the recycling plant was being required to plant oleanders around their property.

Mr. Tiberti indicated the County required the same thing.

Mr. Montague asked the spacing for the plants.

Mr. Foster indicated it was 3' on center, 5 gallon minimum size.

Mr. Montague asked if the property across the street would be required to have landscaping.

Mr. Foster indicated a portion of that property was owned by the State Highway Department and they have acquired it for an on-ramp to the freeway. They will probably have some excess land which will be sold and anyone applying for a building on that property will be required to have an aesthetic review and more than likely landscaping will be required.

Mr. Cutler moved the Plot Plan Review on Polaris Engineering be APPROVED subject to the following conditions:

1. A 3' wide planter be provided for screening purposes along the 6' high chain link fence along Washington Avenue and "A" Street.
2. Conformance to the plot plan as amended.

The motion carried by unanimous vote.

11. PM-16-73

APPROVED

Submitted by STEVEN VALLENDER concerning property generally located at Rebecca Avenue and El Campo Grande Avenue.

Mr. Foster indicated the location of the property and stated there have been previous parcel maps approved in the general area. The street pattern has been established. He indicated this application fronts on a street that is aligned in this general area and they will have to dedicate in front of the property. Staff recommended approval in accordance with the normal code requirements, street names, state statutes, for parcel maps.

Mr. Tiberti moved PM-16-73 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Street names to be provided as required by the Department of Community Development.
3. Conformance to the requirements of the State Statutes relative to parcel maps.

The motion carried by unanimous vote.

12. PM-17-73

APPROVED

Submitted by MRS. GEORGE FRANKLIN, SR. for property generally located at Jones Boulevard between Deer Spring Way and Mello Drive.

Mr. Foster indicated this abuts Jones Boulevard and Deer Springs Way along the north side of the property. It consists of three lots which are a continuation of other lot divisions in the area that were previously approved. The lots are just less than an acre in size each. Staff recommended approval subject to the normal conditions.

Mr. Tiberti moved PM-17-73 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.
4. No access to Jones Boulevard shall be indicated on the parcel map.

The motion carried by unanimous vote.

13. PM-18-73

APPROVED

Submitted by UNION PACIFIC LAND RESOURCES CORPORATION concerning property generally located north of West Charleston Boulevard at Claim Avenue between Statehood Street and Discovery Drive.

Mr. Foster indicated this is industrial property owned by the Railroad. They are proposing four parcels on this block that has improved streets around it at the present time. The Zellerbach Paper Company, which is not a part of this is located on the top part of the map and the Calor Gas Company owns a parcel that also is not a part of this. He stated there were some minor changes needed on the map in terms of the requirements to meet the State Statutes. They indicate this was a Parcel 3 and that has to be changed on the title block. Staff recommended approval subject to the normal requirements.

Mr. Busch moved PM-18-73 be APPROVED subject to the following conditions:

1. The title block and other minor changes shall be as required by the Department of Community Development.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Conformance to code requirements and design standards of City departments.
4. Street names shall be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

14. AV-20-73

APPROVED

Submitted by DEAN E. HARROD for Administrative Variance to allow the five percent deficiency in both frontage and area on property described as Lots 23 and 24, Block 6, Elstner Estates.

Mr. Foster indicated this is in an R-E zone. There are two lots involved that exist in this recorded subdivision. They propose to divide the two lots into three. Each lot is proposed to be 96.67 feet by 199 feet, which is close to 20,000 sq.ft. and close to 100' in width. However, the ordinance does require that they have a 100' minimum width and there must be a minimum of 20,000 sq. ft. The three lots will be deficient; however, there is a provision in the Zoning Ordinance under an Administrative Variance which allows for a 5 percent deficiency without an adver-

January 14, 1974

ENGINEERING DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

PM-17-73

The Parcel Map submitted by MRS. GEORGE FRANKLIN, SR. concerning property generally located at Jones Boulevard between Deer Spring Way and Mellow Drive was APPROVED by the City Planning Commission on January 10, 1974, subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.
4. No access to Jones Boulevard shall be indicated on the parcel map.

DJS:HPF:bjw

Orig. delivered to P.W. 15 Jan 74

INTER-OFFICE MEMORANDUM

January 8, 1974

TO:

Foster

FROM:

Stormson

SUBJECT:

PM-17-73
Mrs. George Franklin, Sr.

COPIES TO:

This three lot parcel map intends to create lots meeting the R-E zoning requirements fronting on both Deer Springs Way and Mello Drive. Along the west line is Jones Boulevard a 100-ft. wide major street and a 50-ft. half street dedication is shown on the Parcel Map. Deer Springs Way is an 80-ft. secondary and a 40-ft. half street dedication is shown on the Parcel Map. This meets the Master Plan of Streets and Highways requirements. The Public Works Department requires corner radius dedications for Jones Boulevard, Deer Springs Way and Mello Drive. A 30-ft. half street is shown for Mello Drive which is sufficient for a collector street. The map misspelled the Mello Drive name - it should be corrected before recordation.

Staff recommends approval subject to all conditions of the Public Works Department and State and Local codes applicable to Parcel Maps.

GPS:pdm

INTER-OFFICE MEMORANDUM

Jan. 4, 1974

TO:

COMMUNITY DEVELOPMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

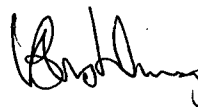
Lot Division Map, Mrs. George
Franklin, Sr., PM-17-73

COPIES TO:

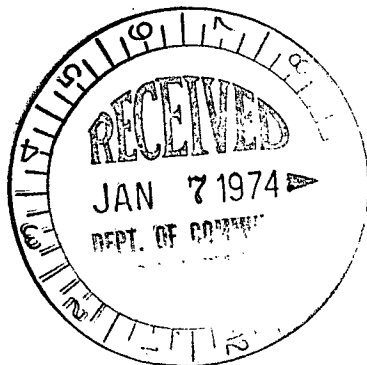
Art Veeder
Right of Way

Your memorandum requested comments on the parcel map submitted by your memo of December 20, 1973. The following comments are made in this connection:

1. Jones Blvd. and Deer Springs Way are on the Master Plan of Streets and Highways. Right of way for each as indicated is correct.
2. Dedication should be made for the radii at each of the intersections of Jones Blvd., a minimum of 22.5' for Deer Springs Way and a minimum of 20' for Mello Drive.
3. That portion of Jones Blvd. bordering the west boundary is surfaced with a temporary pavement. That portion of frontage on Mello Drive is gravelled.
4. It would be required that the owner sign an offsite improvement agreement on issuance of a building permit. The owner should also sign the parcel map exactly as noted on the title, and a copy of the deed forwarded to the right of way agent.
5. The street named Mello is misspelled.


V. B. UEHLING

VBU/lm



INTER-OFFICE MEMORANDUM

December 26, 1973

TO:

DON J. SAYLOR, AIP

DIRECTOR OF PLANNING

FROM:


GEORGE JUDD

ASSISTANT FIRE MARSHAL

SUBJECT:

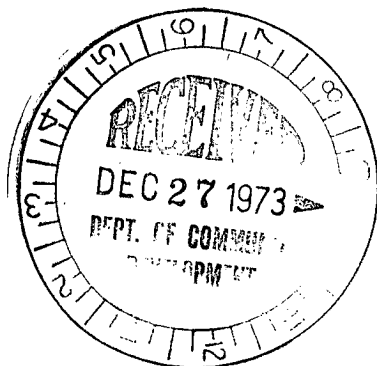
PM-17-73

MRS. GEORGE FRANKLIN, SR.

COPIES TO:

Agreement should be made to participate in fire hydrant and water main installation when they are available to this area in the future.

GJ/vh
Attachment



CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

LOT DIVISION MAPS

DATE December 20, 1973

TO: Engineering Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company

Re: PM-17-73

Submitted by: Mrs. George Franklin, SR.

May we have your comments, recommendations, and suggestions no later than

January 4, 1974
~~January 10, 1973~~. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: January 10, 1974
~~January 4, 1973~~

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment

Baughman, Haught & Turner, Inc.

Consulting Engineers & Land Surveyors

2325 W. CHARLESTON BLVD.

PHONE 870-8771

LAS VEGAS, NEVADA 89102

December 20, 1973

City of Las Vegas
Community Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

Gentlemen:

In accordance with the Lot Division Regulations as prepared by the City of Las Vegas, we are submitting herewith six (6) copies of the proposed lot division map.

The map of the parcels has been prepared in conformance with the latest revisions to NRS 278.500 - 278.560, and to our knowledge is consistent with the present zoning and master plan for the City of Las Vegas.

We respectfully request that this application and map be presented to the Planning Commission at your earliest convenience.

Very truly yours,

Bertha E. Franklin

Bertha E. Franklin

SFT/BEF:pw

Owner: Bertha E. Franklin
1128 Pahor
Las Vegas, Nevada 89102
(702) 382-6515

Engineer/Surveyor: Baughman, Haught & Turner, Inc.
2325 W. Charleston Blvd.
Las Vegas, Nevada 89102
(702) 870-8771