

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-1-78

APN ?

Location SEE BELOW

Applicant WESTGATE BUILDERS

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
NORTHWEST CORNER OF SAHARA AVENUE AND
ARVILLE STREET



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM**JANUARY 18, 1978****DEPT. OF COMMUNITY PLANNING AND DEVELOPMENT, DON J. SAYLOR, AIP, DIRECTOR**

Date

**TO: ART VEEDER, SUBDIVISION ENGINEER
DEPARTMENT OF PUBLIC SERVICES****FROM: ROBERT S. GENZER, ASSOC. AIP
SENIOR PLANNER** *RG***SUBJECT: PARCEL MAPS APPROVED FOR RECORDATION
PM-1-78 WESTGATE BUILDERS****COPIES TO:**

The above parcel map(s) have been approved by Don J. Saylor, Director. The map(s) are submitted to you for signature by the Field Operations Engineer and recordation.

RSG:bjl
attachment

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

JANUARY 17, 1978

Date

TO: NULL

FROM: GENZER

SUBJECT: PM-1-78
WESTGATE BUILDERS

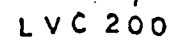
COPIES TO:

The property in question is located on the northwest corner of Sahara Avenue and Arville Street. The applicant proposes three parcels with immediate development expected on parcel #1. The Department of Public Services indicates that several discrepancies exist on the map in terms of the representation of survey data. Because of this, the map was returned to the engineer and corrections have been made.

Staff recommends approval of the parcel map subject to conformance to all conditions of City departments and State Subdivision Statutes.

RSG:bjl

2-50



ANNEXED 2651 A.D. 781

INTER-OFFICE MEMORANDUM

January 11, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

PM-1-78
Westgate Builders
Sahara & Arville

COPIES TO:

Your memorandum of January 6, 1978 requested comments from the Public Services Department on the submittal of a Parcel Map #1.78 by Westgate Builders.

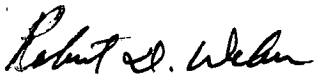
Right of way requirements on the W. Sahara Ave. and Arville St. frontages have already been met except for the radius corner at the intersection of each, respectively. The heavy border of the plat should be adjusted to effect proper dedication of the radius corner with the recording of the map.

The manner of indicating and describing monuments is indicated in the legend but they need to be shown on the plat.

The scale should not exceed 100 feet to the inch (Ord. 886, Sect. XII, Par. G).

Other discrepancies are noted as follows:

- 1) Bearings do not show proper continuity on the traverse.
- 2) One bearing is not consistent with that of the adjoining subdivision (Fairacres Unit No. 1).
- 3) The various certificates require adjustments



ROBERT D. WEBER, P.E. & R.L.S.

RDW/AKV/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

January 6, 1978

Date

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

FROM: *George Judd*
GEORGE JUDD, FIRE MARSHAL

SUBJECT: PM-1-78
Westgate Builders *mlc*

COPIES TO:

Any building and construction in these areas to conform to Building and Fire Codes. Approved water mains and fire hydrant to be provided, compatible to this use.

GJ/vh

RECEIVED
JAN 6 1978
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE January 6, 1978

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

RE: PM-1-78

Submitted by: Westgate Builders

AS SOON AS POSSIBLE AND
May we have your comments, recommendations, and suggestions/no later than
January 10, 1978. 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
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjl

attachment

NOTE: PLEASE PUT THROUGH A RUSH ON THIS ONE! THANK YOU.

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: December 6, 1977

1. Owner(s) of Record: Westgate Builders
Address: 3965 West Charleston Boulevard, Las Vegas NV 89102 Phone No.: 702-878-4077
2. Name of Engineer or Surveyor: David F. Causey, P.E. & L.S.
Address: P. O. Box 14846, Las Vegas, NV 89114 Phone No.: 702-384-7432
3. Location of Parcel Map: Section 6 Township 21 S Range 61 E
Tax Parcel No.: 030-900-001
4. Acreage: 36.68 Number of Parcels to be Created: 3 Land Use Zone: R-1
5. Does the land front on a public (dedicated) street? Yes xx No
6. List names of public access streets between this property and nearest major street:
Sahara Avenue frontage for this property, and it is generally regarded as a
major street.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
paved
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, mains in adjacent streets.
9. Will the property be serviced by the City Sanitary Service System? Yes xx No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes x No
On which parcel? #1 xx #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Commercial - anticipated to follow approval of zoning and parcel map.

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: By Christina M. Skippin David F. Causey
Owner(s) of Record Engineer or Surveyor R.C.E. & P.L.S. 1811

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: R. G. J.

Receipt No.: 306436

Case No.: PM-1-78

Date: 1-5-78

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~~ ^{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.