

Planning & Development Department

Scanning Cover Sheet

Case No PM-17-80

APN ?

Location SEE BELOW

Applicant FEDERAL LAND & DEVELOPMENT CORP.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE WEST
SIDE OF TONOPAH DRIVE NORTH OR PINTO LANE



1 2 3 4 5 6

Apr. 2, 1980

INTER-OFFICE MEMORANDUM

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-17-80 FEDERAL LAND AND DEVELOPMENT CORP.	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

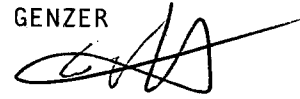
April 1, 1980

TO: NULL

SUBJECT: PM-17-80 - FEDERAL LAND & DEVELOPMENT CORP.

FROM:

GENZER



COPIES TO:

This property is located on the west side of Tonopah Drive, north of Pinto Lane in Zoning District R-1. The application is for the division of a 1.5 acre parcel into four parcels, two of which have dedicated street frontage and two of which do not. The two parcels that are landlocked are to be attached to property fronting on Rancho Drive, and the engineer has made a notation on the parcel map indicating that the purpose of the map is for the owner to be able to include these two lots with the adjoining land which they own.

The Zoning Division has reviewed this application and found it to be acceptable. The Department of Public Services requested several map corrections directly from the engineer and these have now been done. Therefore, staff feels that this map is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG:sk

INTER-OFFICE MEMORANDUM

Date

March 26, 1980

TO:

Community Planning and Development

FROM:

Public Services

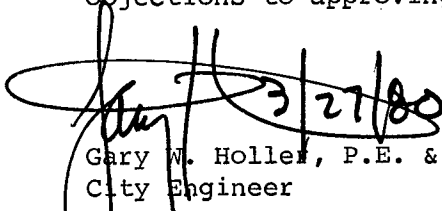
SUBJECT:

PM-17-80
Federal Land and Development Corp.

COPIES TO:

Quality Control

In response to your request dated March 12, 1980, be advised that we have been in direct contact with Mr. Barnson, the surveyor involved with the subject project, and as soon as he has made the corrections requested we will have no objections to approving this map and application.



Gary W. Holler, P.E. & R.L.S.
City Engineer

GWH:CDP:bs

RECEIVED
MAR 27 1980
PLANNING AND
DEVELOPMENT

10021

DATE:

3/17/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-17-80

Federal Land & Development Corp.

- ☒ 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

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-17-80

Submitted by: FEDERAL LAND AND DEVELOPMENT CORPORATION

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: MARCH 10, 1980

1. Owner(s) of Record: FEDERAL LAND AND DEVELOPMENT CORPORATION
Address: 2765 S. Highland Las Vegas, Nevada 89109 Phone No.: 732-2672
HAROLD V. VAN BUREN 526 S. Tonopah Drive L.S. Nev. 382-4252
2. Name of Engineer or Surveyor: JERRY E. BARNSON
Address: 2209 Paradise Rd Phone No.: 735-0227
3. Location of Parcel Map: Section 33 Township 20 Range 61
Tax Parcel No.: 030-300-009; 030-300-010
4. Acreage: 1.53 Number of Parcels to be Created: 4 Land Use Zone: R-1
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 street:
TONOPAH DR.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
curb & Pavement
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 Service System? 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 ☒ No ☐
On which parcel? #1 _____ #2 ☒ #3 ☒ #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Single Family House July, 1980

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: Harold V. Van Buren Jerry E. Barnson
Owner(s) of Record Engineer or Surveyor
Federal Land Development Corp.
M. J. Dolan, President
(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50 -

Received by: R. G. V

Receipt No.: 389351

Case No.: PA-17-80

Date: 3/10/80

Affix R. P. T. T. \$ 63.80

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That DAVID FORREST VARELLA, A single man, who acquired title as David F. Varella

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to FEDERAL LAND AND DEVELOPMENT CORPORATION

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

County of Clark

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: (1) Taxes for the fiscal year 1979-80 and special assessments, if any.
(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 my hand this 7th day of August, 19 79

STATE OF NEVADA

COUNTY OF CLARK

SS.

David Forrest Varella
David Forrest Varella

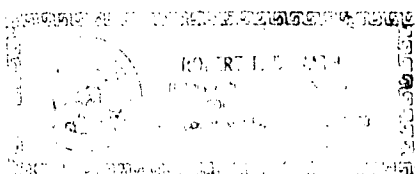
On August 8, 1979
personally appeared before me, a Notary Public,
David Forrest Varella

who acknowledged that he executed the above instrument.

Signature

(Notary Public)

(Notary Seal)



ESCROW NO. _____ RECORDED
ORDER NO. 188416 GRS INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Federal Land and Development Corporation, 220 Campbell Drive, Las Vegas, Nevada 89107

EXHIBIT "A"

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter of Section 32, Township 20 South, Range 61 East, N.D. 3. & M., described as follows:

Beginning at a point distant South $0^{\circ}15'35''$ West 430.37 feet and North $82^{\circ}14'00''$ West 40 feet from the Northeast corner of the said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence North $89^{\circ}27'40''$ West a distance of 357.59 feet to a point; thence South $0^{\circ}37'20''$ West a distance of 50.00 feet to the Northwest corner of that certain parcel of land conveyed by James L. Nelson, widower, to Marvin C. Nelson, et ux, by deed dated February 25, 1947, and recorded February 28, 1947, as Document No. 247950 of Deeds, Clark County, North Dakota; thence South $89^{\circ}28'50''$ East along the North line of the said parcel owned by Marvin C. Nelson a distance of 100.59 feet to a point; thence South $89^{\circ}28'50''$ East and parallel with the East line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) a distance of 50.00 feet to a point; thence South $89^{\circ}28'50''$ East a distance of 257.00 feet to a point distant 40 feet West of the East line of the said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence North $0^{\circ}15'35''$ and parallel with the said East line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) a distance of 430.37 feet to a point of beginning.

TITLE INSURANCE AND TRUST CO

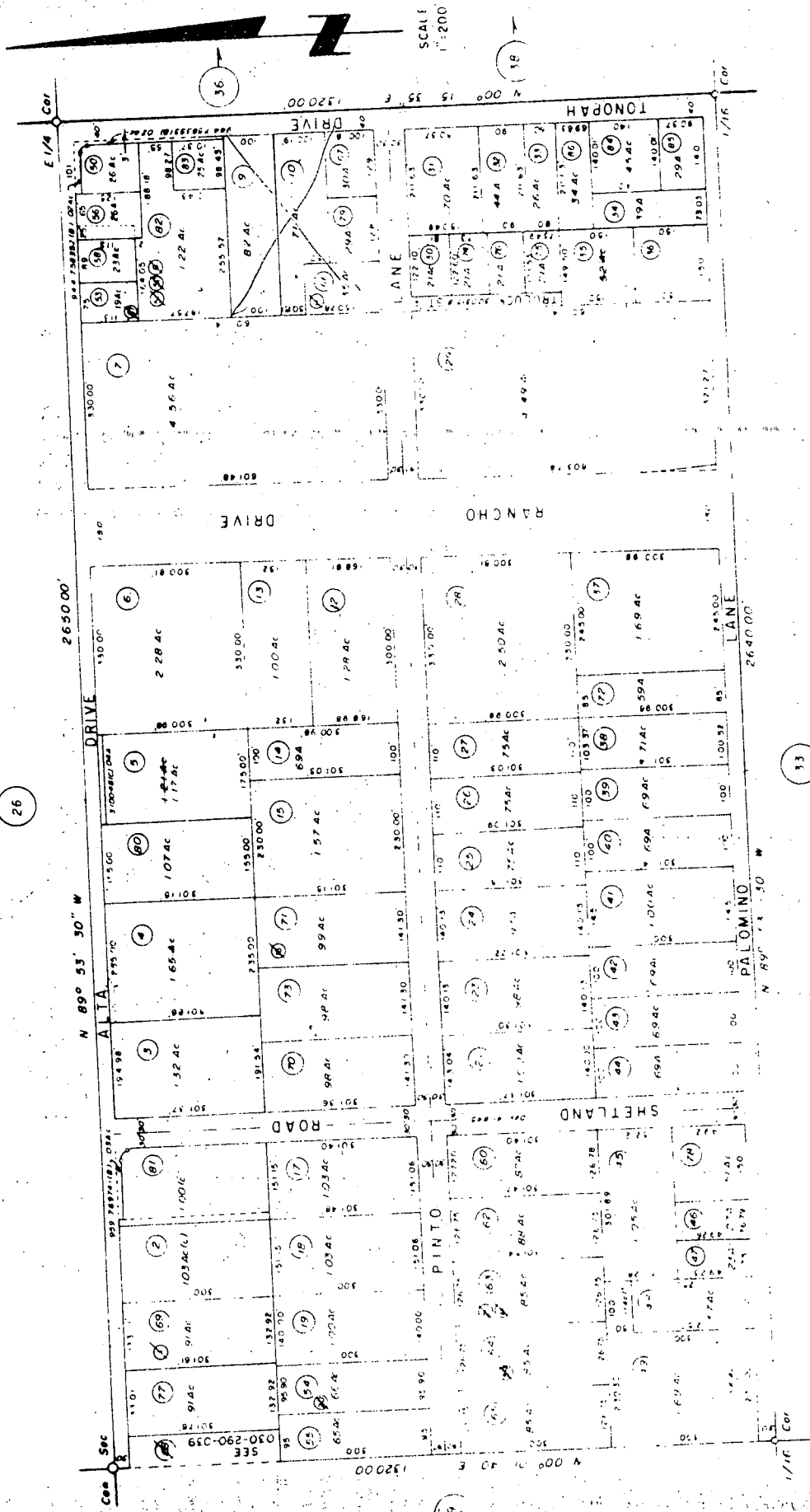
100

1059852

030-300

N2 SE4 SEC 32 T 20 S. R. 61 E.

26



50

73

APR 1 1947

16

Grant, Virginia, Sole Proprietor

City of Las Vegas, Nevada, The JOSEPH E. SARTLEY and CHARLES E. SARTLEY

husband and wife.

in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HAROLD V. VAN BUREN and CHLOE VAN BUREN, husband and wife, as joint tenants,

Clark

City of Las Vegas

all that real property situated in the

State of Nevada, bounded and described as follows:

That portion of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 36, Township 30 South, Range 01 East, N.D. 10 S. 1 E., described

AS FOLLOWS:

Commencing at the East Quarter corner of said Section 36; thence South 0°15'35" East along the West line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 a distance of 200.00 feet to a point; thence North 89°27'40" East a distance of 20 feet to the true point of beginning; thence continuing North 89°27'40" East a distance of 256.98 feet to a point; thence South 89°27'20" East a distance of 100 feet to a point; thence South 89°27'40" East a distance of 157.19 feet to a point; thence North 0°15'35" East a distance of 100 feet to the true point of beginning.

Subject to: 1. Taxes for the fiscal year 1947.

as follows:

Commencing at the East quarter corner of said Section 18; thence South 0°15'33" East along the East line of the Northwest Quarter (NW¹) of said Section 18 a distance of 100 feet to a point; thence North 89°27'40" East a distance of 100 feet to the true point of beginning; thence continue-
ing North 89°27'40" East a distance of 100 feet to a point; thence South 0°15'33" East a distance of 100 feet to a point; thence South 89°27'40" East a distance of 100 feet to the true point of beginning.

Subject to: 1. Taxes for the fiscal year 1947.

2. Rights of way, reservations, restrictions, and conditions of record.

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

Witness OUR hand & the 15th day of July, 1947

Joseph H. C. Hendley
Catherine A. Flaming

265204

BONK 51 PAGE 72

STATE OF NEVADA }
COUNTY OF CLARK }

On this 15th day of July, 1947, personally appeared before me,
a Notary Public, in and for said County and State, JOSEPH C. HANLEY and CATHERINE A. HANLEY,

known to me to be the person^s described in and who executed the foregoing instrument, who acknowledged to me that they
executed the same freely and voluntarily and for the uses and purposes therein mentioned.

(NOTARIAL SEAL)

Henry Public

Dated _____, 19__

First Title Insurance
Trust Company

LAS VEGAS, NEVADA
115 SOUTH FOURTH STREET

SAN FRANCISCO, CALIFORNIA
440 CORY STREET

EL CENTRO, CALIFORNIA
625 MAIN STREET

OF **ONE MILLION DOLLARS**

ent, Principal, Sale
 deed
(INDIVIDUAL)

TO

Grant, Bargain, Sale

Deed
(INDIVIDUAL)

Order No.

Escrow No. W 13725

When recorded please mail to

Harold T. Van Buren

318 So 4th

Las Vegas, Nev.

TO

Recorded at the Request of Pioneer Title Insurance & Trust Co.
Date SEP 12 1947 at Wichita, Kan. M. I. Book of Deeds
For 200 md md
Clerk County Records, Records, Civil Court, Recorder, County

Pioneer Title Insurance
Trust Company
Deeds

LAS VEGAS, NEVADA
112 SOUTH FOURTH STREET
SAN DIEGO, CALIFORNIA
400 CORY STREET
EL CENTRO, CALIFORNIA
222 MAIN STREET

RECEIVED
\$ ONE MILLION DOLLARS

A Grant, Bargain and Sale Deed only covenants against the acts of the grantor or those claiming through or under him; and does not covenant or warrant that grantor or his predecessors had any title.

Grantee, to be safe, should demand that this deed be accompanied by a policy of Title Insurance issued by the

Pioneer Title Insurance
& Trust Company
Deeds