

**Planning & Development Department  
Scanning Cover Sheet**

Case No            PM-17-85

APN                ?

Location           SEE BELOW

Applicant           HERMAN & NGUYEN THI NGOC LAN HORNBERG

Subject

PARCEL MAP FOR PROPERTY LOCATED EAST OF  
MICHAEL WAY BETWEEN SMOKE RANCH ROAD ON THE  
NORTH AND AUBORN AVE ON THE SOUTH



## INTER-OFFICE MEMORANDUM

May 28, 1985

TO:

DEPARTMENT OF DESIGN &amp; DEVELOPMENT

FROM:

ROBERT S. GENZER  
SENIOR PLANNER  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-17-85 HERMAN & NGUYEN THI NGOC  
LAN HORNBERG

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Director.  
The map(s) are submitted to you for signature before recordation.

RSG:  
Attachment(s)

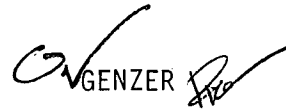
## INTER-OFFICE MEMORANDUM

May 23, 1985

TO:

WILLIAMS

FROM:

 GENZER

SUBJECT:

PM-17-85 HERMAN & NGUYEN THI NGOC LAN  
HORNBERG

COPIES TO:

This property is located east of Michael Way between Smoke Ranch Road on the north and Auburn Avenue on the south in zoning district R-E. There is an existing house which meets setback requirements on lot 2 and an accessory building which is to be demolished on lot 1. The Department of Design and Development required one correction and the signing of an Assessment District Agreement; both of which have been done. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

ASSESSMENT DISTRICT AGREEMENT

THIS AGREEMENT made and entered into this 16th day of May, 1985, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "CITY") and Herman F. & Nguyen Thi Ngoc Lan Hornburg (hereinafter referred to as "OWNER").

W I T N E S S E T H:

WHEREAS, OWNER contemplates certain on-site development within the corporate limits of the City on the following described real property, to wit: A Portion of the NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , NE $\frac{1}{4}$  of Section 24, T20S, R60E, M.D.M.; a.k.a. A Portion of Smoke Ranch Road and Auburn Avenue located east of Michael Way.

WHEREAS, normally, as a condition to the issuance of a building permit to the OWNER, the CITY would require the construction of the following off-site improvements, to wit: curb and gutter, sidewalks, street paving and street lighting.

WHEREAS, it is to the benefit of the OWNER and the CITY to postpone the installation of said off-site improvements until such time as these improvements can be intergrated into the overall development of the area with off-site improvements through the creation of a special improvement district; and

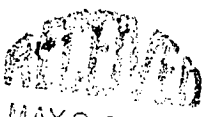
WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the OWNER of property within the boundaries of a proposed special improvement district may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the OWNER, for himself, his heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a special improvement district and the inclusion of the above described property as a part thereof, (ii) promises to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agrees to remain obligated and responsible for the installation of the off-site improvements which the CITY would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the CITY is precluded from, or decides against, the formation of a special improvement district.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. WAIVER AND CONVENANT: In consideration of the CITY permitting the postponement of the construction of off-site improvements, the OWNER agrees to the following:
  - (a) To waive any and all rights of protest to the creation of a special improvement and assessment district to assess the OWNERS's property its appropriate share of the costs for constructing various off-site improvements;
  - (b) To pay his prorated share of the costs for constructing various off-site improvements as determined pursuant to the provisions of chapter 271;
  - (c) To enter into, and become a part of, any future special improvement district which may be created for the purpose of paying the costs of constructing various off-site improvements;
  - (d) To construct the off-site improvements consisting of the following: curb and gutter, sidewalks, street paving and street lighting.

if for any reason the CITY is precluded from, or decides against, the formation off a special improvement district.

  
MAY 20 1985  
PLANNING AND  
DEVELOPMENT

2. BUILDING PERMIT: In consideration of the OWNER'S waiver and covenant described under Section 1, the CITY agrees to issue a building permit prior to the construction of off-site improvements allowing the OWNER to proceed with the development of his property at this time.
3. ASSESSMENT DISTRICT: It is understood and agreed that the CITY is the sole determiner as to when the special improvement district referred to herein shall be established to assess the costs of the off-site improvements against the OWNER's property.  
  
In the event that the CITY is precluded from, or decides against proceeding with the formation of a special improvement district then the CITY shall have the right to require the OWNER to install the off-site improvements, and, upon written notification to the OWNER, the OWNER agrees to install, such off-site improvements as would normally have been required of the OWNER as a precondition to the issuance of a permit within ninety (90) calendar days of receiving written notification that the CITY is requiring such installation.
4. BINDING EFFECT: The OWNER understands and agrees that the covenants imposed herein shall be obligations running with the land, and shall be binding upon the OWNER's heirs, successors, assigns and grantees who shall obtain the above described real property from the OWNER or from any successor, in interest thereof.
5. RECORDATION: The OWNER hereby consents to the recordation of this Agreement by the CITY as a public record.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day first hereinabove written.

ATTEST:

CITY OF LAS VEGAS  
a Municipal Corporation

CAROL ANN HAWLEY, City Clerk

By WILLIAM H. BRIARE, MAYOR

State of Nevada )  
 ) ss.  
County of Clark )

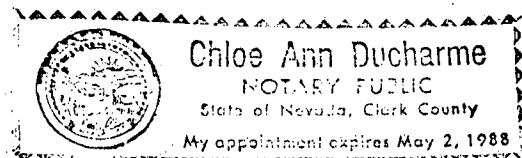
On May 1985 before me the undersigned, a Notary Public in and for said County and State, personally appeared.

Herman F. Hornburg  
Herman F. Hornburg  
Nguyen Thi Ngoc Lan Hornburg  
Nguyen Thi Ngoc Lan Hornburg

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

WITNESS my hand and official seal.

Chloe Ann Ducharme  
NOTARY PUBLIC in and for said  
County and State



My Commission Expires: May 2, 1988

NOTARY SEAL:

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

RECEIVED  
MAY 14 1985  
PLANNING AND  
DEVELOPMENT

DATE: April 29, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)  
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)  
FIRE SERVICES. (RAY PEEPLES)  
RICK WILLIAMS (ZONING DEPT.)

RE: PM - 17-85

SUBMITTED BY: HERMAN AND NGUYEN THI NGOC LAN HORNBURG

May we have your comments, recommendations, and suggestions no later than  
May 13, 1985. It is important that a reply be received at  
this office, even though you may not have any requirements affecting  
this map.

*No Comment*

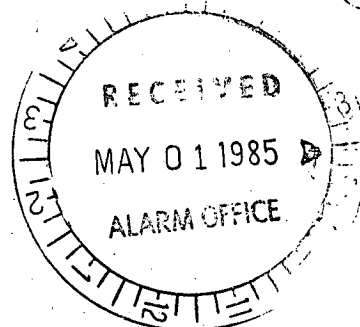
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map



*Don Kilbert*  
*Planning Office*  
*5-10-85*

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-17-85

RECEIVED

MAY 09 1985

PLANNING AND  
DEVELOPMENT

- ☒ 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 current fire code adopting ordinance.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Hydrants are to be installed and charged with water before construction begins.
- ☐ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

R. Papp  
5/6/85

## INTER-OFFICE MEMORANDUM

Date

May 3, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT  
PLANNING AND DEVELOPMENT

SUBJECT:

HERMAN & NGUYEN THI NGOC LAN HORNBURG  
PM-17-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL  
RIGHT-OF-WAY  
SURVEY  
TRAFFIC ENGINEERING

Your transmittal dated April 29, 1985, requested comments from this Department by no later than May 13, 1985, concerning the parcel map and application submitted by Herman and Nguyen Thi Ngoc Lan Hornburg.

This Department requests that the following matters be attended to prior to our approval of this map.

1. Check the distance shown on the section line north of the parcel. It is five (5) feet less than the distance on the property line.
2. Execute a Special Improvement District Agreement for the installation of full off-site improvements on Smoke Ranch Road and Auburn Avenue.

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

CDP:bjc



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: April 29, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)  
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)  
FIRE SERVICES. (RAY PEEPLES)  
RICK WILLIAMS (ZONING DEPT.)

RE: PM - 17-85

SUBMITTED BY: HERMAN AND NGUYEN THI NGOC LAN HORNBURG

May we have your comments, recommendations, and suggestions no later than  
May 13, 1985. 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

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

# PARCEL MAP APPLICATION

## DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: April 24, 1985

1. Owner(s) of Record: Herman and Nguyen Thi Ngoc Lan Hornburg  
Address: 5317 Smoke Ranch Rd., Las Vegas, NV 89108 Phone No.: (702)648-7542
2. Name of Surveyor: Armand A. Ducharme, RLS  
Address: 1818 Industrial Rd., Las Vegas, NV 89102 Phone No.: (702)382-5217
3. Location of Parcel Map: Section 24 Township 20 South Range 60 East  
Tax Parcel No.: 1A-92-02
4. Acreage: 2 acres ± Number of Parcels to be Created: 4 Land Use Zone: RE
5. Does the land front on a public (dedicated) street? Yes X No
6. List names of public access streets between this property and nearest major streets:  
Smoke Ranch Road & Auborn Avenue
7. Describe the existing improvements and/or condition of streets in item #6 above:  
Smoke Ranch Road -- 25' paving ; Auborn Avenue 25' paving
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, lines located in existing streets
9. Will the property be serviced by the City Sanitary Sewer System? Yes X 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      #2 X #3      #4       
If yes, indicate type of development and anticipated date construction will commence:  
Residence currently under construction

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: Herman F. Hornburg Armand A. Ducharme  
Owner(s) of Record Surveyor 1215 2984

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R.C.  
Receipt No.: 70189  
Case No.: PM-17-85 Date: 4/24/85

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land 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. Seven (7) copies of the original map must be provided.
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 thirty feet (330') 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 and the square footage of each 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, on one submitted copy.
  - 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 OF LAS VEGAS IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE AND ONE COPY OF THE RECORDED MAP HAS BEEN FILED WITH THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

*Handwritten signature*

1643

1602528

RECORDING REQUESTED BY

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

NAME: Herman & Nguyen Thi Ngoc  
 ADDRESS: Lan Hornburg  
 5317 Smoke Ranch Road  
 Las Vegas, NV 89108

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

## DOCUMENTARY TRANSFER TAX

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

Signature of Declarant or Agent Determining Tax

Firm Name

THE UNDERSIGNED GRANTOR(S) DECLARE(S) FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

hereby remise, release and forever quitclaim to HERMAN F. HORNBERG and NGUYEN THI NGOC  
 LAN HORNBERG as husband and wife, in  
 the following described real property in the joint tenancy with rights of survivorship.  
 County of Clark, State of ~~California~~  
 Nevada;

That portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 24, Township 20 South, Range 60  
 East M.D.B. & M., described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 24;  
 thence East along the North line thereof a distance of 495.00 feet to the true point of  
 beginning; thence southerly and parallel to the West line of said Northeast Quarter (NE $\frac{1}{4}$ )  
 a distance of 440.00 feet to a point; thence westerly and parallel to the north line  
 of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 250.00 feet to a point; thence northerly  
 and parallel to the west line of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 440.00 feet to  
 a point in the North line of said Section 24; thence Easterly along said north line a  
 distance of 250.00 feet to the true point of beginning.

Executed on 11-04, 1982 at Las Vegas, Nevada  
 (City and State)

NGUYEN THI NGOC LAN HORNBERG  
 NGUYEN THI NGOC LAN HORNBERG

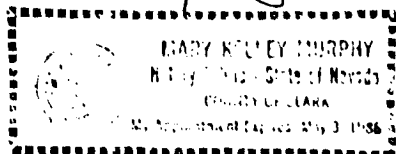
State of Nevada )

County of Clark )

On 11-4-82 before me, the  
 undersigned, a Notary Public in and  
 for said State, personally appeared  
 NGUYEN THI NGOC LAN HORNBERG, known  
 to me to be the person whose name  
 is subscribed to the within in-  
 strument and acknowledged that she  
 executed the same.

WITNESS my hand and official seal.

Mary Kelley Murphy



CLARK COUNTY NEVADA  
 JOAN L. SWIFT, RECORDER  
 RECORDED AT REQUEST OF

NOV 4 3 36 PM '82

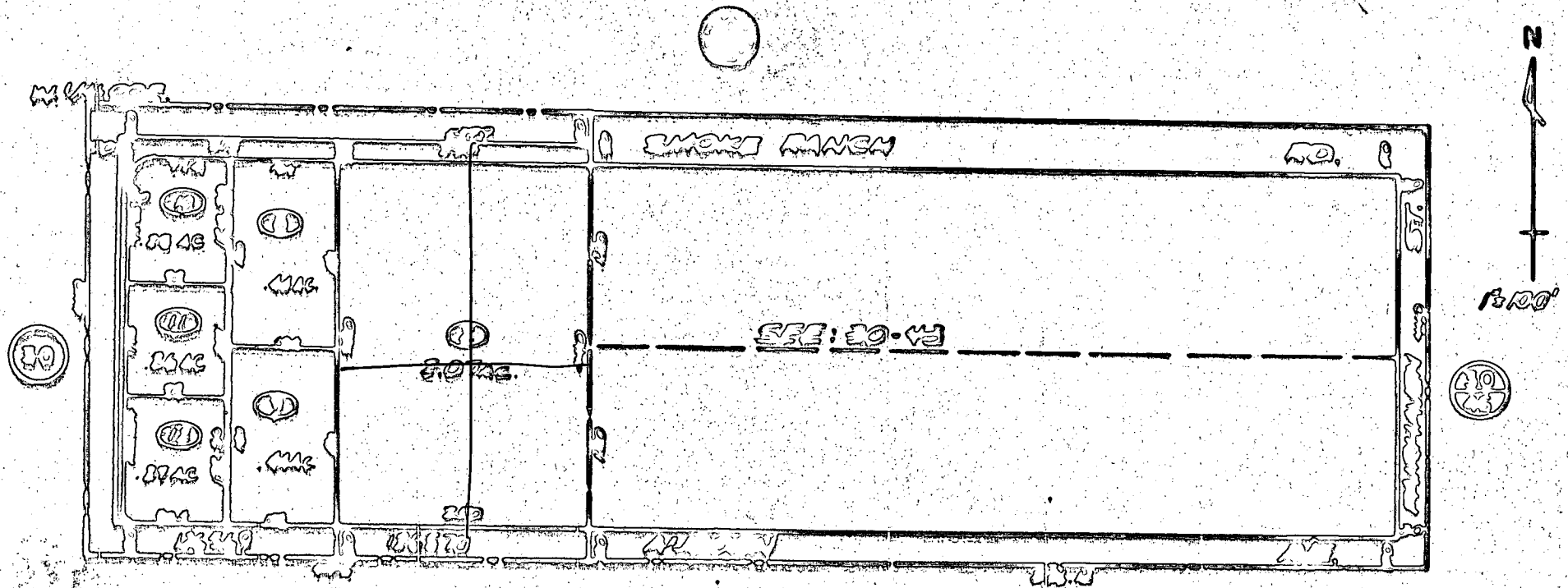
FEE DEPUTY  
 OFFICIAL RECORDS  
 BOOK INSTRUMENT

1643

1602528

CURTIS PARK MANOR UNIT NO. 1  
NE4 SEC24 T-20S R-60E

1A-92



Hornburg 648-7542

CLV-200

Alex  
453-2572