

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-1-80

APN ?

Location SEE BELOW

Applicant WILLIAM O. AND VELMA DENSON

Subject

PROPERTY LOCATED BETWEEN DONALD ROAD AND
DORRELL LANE, WEST OF DECATUR BLVD



INTER-OFFICE MEMORANDUM

January 24, 1980

GARY W. HOLLER
CITY ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-1-80
WILLIAM O. AND VELMA DENSON

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:sk

Attachment(s)

INTER-OFFICE MEMORANDUM

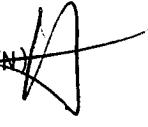
Date

January 24, 1980

TO:

NULL

FROM:

GENZER (D.J. BROWN) 

SUBJECT:

PM-1-80
WILLIAM O. AND VELMA DENSON

COPIES TO:

This property is located between Donald Road and Dorrell Lane, 317 ft. west of Decatur Boulevard in Zoning District R-E. The total area of the property is approximately five acres and the proposal is to divide the parcel into four lots, each containing slightly over one acre.

The Department of Public Services has indicated several corrections to be made to the map, all of which have been done by the Surveyor. Therefore, the map is in order and staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

DJB:sk

INTER-OFFICE MEMORANDUM

January 14, 1980

TO: Community Planning and Development

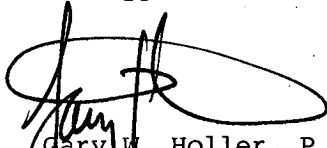
FROM: Public Services

SUBJECT: PM-1-80
William O. & Velma
G. Denson

COPIES TO: Quality Control

In response to your request dated January 10, 1980, we request that the following additions and corrections be made to the subject parcel map application prior to our approval of the map.

1. In the Owner's Certificate and Dedication, change the names to read exactly as they appear in the recorded deed.
2. Change the last line of the Certificate and Dedication to read:
"Under N.R.S.278.010 thru 278.630 and the applicable City Codes."
3. Place the square footage of each parcel on the map as required by the City Code.
4. Show the access to the parcels for a minimum of 660 feet and type of surfacing.



Gary W. Holler, P.E. & R.L.S.
City Engineer
GWH:CDP:bs

RECEIVED
JAN 15 1980
PLANNING AND
DEVELOPMENT

DATE:

1/14/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-1-80

WILLIAM O. & VELMA S. DENSON

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:

RECEIVED
JAN 14 1980
PLANNING AND
DEVELOPMENT

Jean Paul
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE January 10, 1980

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

RE: PM-1-80

Submitted by: WILLIAM O. AND VELMA G. DENSON

May we have your comments, recommendations, and suggestions no later than
January 17, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

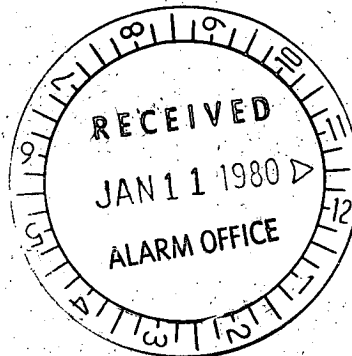
No Comment
Don Gilbert
Planning Aide
1-11-80

HPF:rw

attachment

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE January 10, 1980

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

RE: PM-1-80

Submitted by: WILLIAM O. AND VELMA G. DENSON

May we have your comments, recommendations, and suggestions no later than
January 17, 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: December 20, 1979

1. Owner(s) of Record: William O. and Velma G. Denson
Address: 8011 South Washington Avenue Phone No.: 876-5129
2. Name of Engineer or Surveyor: Baughman & Turner, Inc.
Address: 2325 West Charleston Blvd Phone No.: 870-8771
3. Location of Parcel Map: Section 24 Township 19 Range 60
Tax Parcel No.: 1D-17-004
4. Acreage: 4.77 Number of Parcels to be Created: 4 Land Use Zone: RE
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:
Donald Road, Dorrell Lane, Thom Blvd, & Elkhorn Road
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Donald Road - dirt Thom Blvd - Dirt
Dorrell Lane - Gravel Elkhorn Road - A.C. 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:
well
9. Will the property be serviced by the City Sanitary Service System? Yes No XX
If no, indicate how sewer service will be provided: septic tank
10. Is immediate development proposed on the parcels of land to be created? Yes No XX
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: William O. Denson Richard J. Baughman
Owner(s) of Record Engineer or Surveyor

X Velma G. Denson (SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50⁰⁰

Received by: Da Bunn

Receipt No.: 383583

Case No.: PM-1-80

Date: 1-4-80

Affix IRS, \$ _____

GRANT DEED

THIS INDENTURE WITNESSETH: That WILLIAM O. DENSON and VELMA G. DENSON, Husband
and Wife, as Joint Tenants

for and in consideration of \$ 1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the CITY OF LAS VEGAS, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

The South 30.00 feet of the West Half ($W\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 24, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada.

1D-17-04

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

Witness their hands this 3rd day of May, 1978

William O. Denson
WILLIAM O. DENSON

Velma G. Denson
VELMA G. DENSON

STATE OF NEVADA }
COUNTY OF CLARK } SS.

On May 3, 1978
before me, the undersigned, a Notary Public in and for said County and State, personally appeared

WILLIAM O. DENSON
VELMA G. DENSON

known to me to be the person s described in and who executed the foregoing instrument, who acknowledged to me that the y executed the same freely and voluntarily and for the uses and purposes therein mentioned.
WITNESS my hand and official seal.

Notary Public in and for said County and State
My Commission Expires Public State of Nevada
Aug 24, 1980
(SEAL) COUNTY OF CLARK
Commission Expires Aug. 24, 1980

ESCROW NO. }
ORDER NO. } RECORDER'S
INSTRUMENT NO. }
WHEN RECORDED MAIL TO: City Clerk
400 E. Stewart, Las Vegas, Nevada 89101

SPACE BELOW FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That HAZEL L. RYAN and JAMES R. RYAN mother and son as joint tenants

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to WILLIAM O. DENSON and VELMA G. DENSON, husband and wife, as joint tenants

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

The West Half (W1/2) of the East Half (E1/2) of the South Half (S1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 24, Township 19 South, Range 60 East, M.B. B. & M.

EXCEPTING THEREFROM THE Northerly 30 feet as conveyed to the City of Las Vegas.



Subject to: 1) Taxes for the fiscal year 1976-77.
 2) Restrictions, Conditions, Reservations, Rights, 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 our hand & this 2nd day of December, 1976

STATE OF NEVADA }
 COUNTY OF Clark } ss.

Hazel L. Ryan
 Hazel L. Ryan

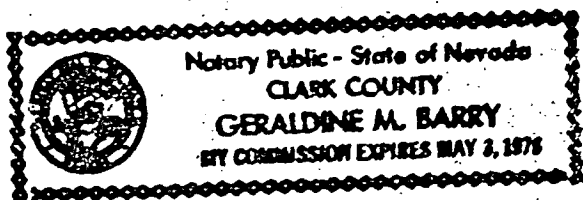
James R. Ryan
 James R. Ryan

On December 2, 1976
 personally appeared before me, a Notary Public, _____
Hazel L. Ryan and
James R. Ryan

who acknowledged that they executed the above instrument.

Signature Geraldine M. Barry
 (Notary Public)

(Notarial Seal)



ESCROW NO.) 76-6280 GB
 ORDER NO.)
 WHEN RECORDED MAIL TO: Mr. & Mrs. William Denson,
8011 S. Wishingwell, Las Vegas, Nev. 89119

643725
 INST. NO. 684
 OFFICIAL RECORD BOOK NO.
 RECORDED AT REQUEST OF
 WESTERN TITLE CO.
 DEC 3 3 42 PM '76
 CLARK COUNTY NEVADA
 JOAN L. SWIFT RECORDER
 FEE 3.00 DEPUTY Jo