

Planning & Development Department  
Scanning Cover Sheet

Case No PM-1-85

APN ?

Location SEE BELOW

Applicant ROBERT T. AND IRENE M. SHAFFER

Subject

PARCEL MAP FOR PROPERTY LOCATED BETWEEN  
BRADLEY ROAD ON THE WEST, RACEL STREET ON  
THE NORTH, THOM BLVD ON THE EAST, AND GRAND  
TETON DRIVE ON THE SOUTH



## INTER-OFFICE MEMORANDUM

Jan. 31, 1985

TO:

DEPARTMENT OF DESIGN &amp; DEVELOPMENT

FROM:

ROBERT S. GENZER  
SENIOR PLANNER  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION  
PM-1-85 ROBERT T. & IRENE M. SHAFFER

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

January 30, 1985

TO:

NULL

FROM:

  
GENZER

SUBJECT:

PM-1-85 ROBERT T. &amp; IRENE M. SHAFFER

COPIES TO:

This property is located between Bradley Road on the west, Racel Street on the north, Thom Boulevard on the east, and Grand Teton Drive on the south in zoning district R-E, and is a further division of a previously approved and recorded parcel map. Both parcels being created lend themselves to further division. The Department of Design and Development has required a couple of corrections which have been done. They have also indicated that there are no improvement requirements at this time. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-1-85



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. Pugh*  
*1/28/85*

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

RECEIVED  
JAN 30 1985  
PLANNING AND  
DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: JANUARY 23, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

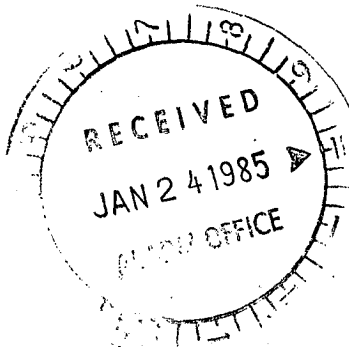
✓ FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

FIRE SERVICES. (RAY PEEPLES)

RE: PM-1-85

SUBMITTED BY: ROBERT T & IRENE M. SHAFFER

May we have your comments, recommendations, and suggestions no later than  
JANUARY 30, 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:cdm

Attachments:

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

*No Comment*  
*Don Kilbert*  
*Planning Office*  
*1-29-85*

## INTER-OFFICE MEMORANDUM

Date

January 25, 1985

## TO:

Community Planning and Development

## FROM:

Design and Development

## SUBJECT:

Robert T. and Irene M. Shaffer  
PM-1-85

## COPIES TO:

Land Development & Flood Control  
Right-of-Way  
Survey  
Traffic Engineering**ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 01-28-1985 BY  
PLANNING AND  
DEVELOPMENT**

Your transmittal dated January 23, 1985 requested comments from this department no later than January 30, 1985 concerning the parcel map and application submitted by Robert T. and Irene M. Shaffer.

This department requests that the following items be attended to prior to our approval of this parcel map:

1. Change the distance of the line between parcels 3A and 3B from 581.32 feet to 587.32 feet.
2. In the Approvals change Engineering Services to Design and Development.

No further off-site improvements will be required at this time. We have the Surveyor's permission to make the above changes in-house in order to expedite the processing of the map

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

CDP/lm

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: JANUARY 23, 1985

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

RE: PM-1-85

SUBMITTED BY: ROBERT T & IRENE M. SHAFFER

May we have your comments, recommendations, and suggestions no later than  
JANUARY 30, 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:cdm

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: 1/15/85

1. Owner(s) of Record: Robert T. and Irene M. Shaffer  
Address: 6005 Pebble Beach, L.V. 89108 Phone No.: 648-6007
2. Name of Surveyor: Jerry E. Barnson  
Address: 3355 Spring Mtn. Rd. Suite 242 Phone No.: 871-1378
3. Location of Parcel Map: Section 12 Township 19S Range 60E  
Tax Parcel No.: 01E-210-09
4. Acreage: 21.7 Number of Parcels to be Created: 2 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:  
Grand Teton from Jones to Thom
7. Describe the existing improvements and/or condition of streets in item #6 above:  
Grand Teton - Graveled - Thom - Graveled - Bradley - Graveled
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 & Pipes
9. Will the property be serviced by the City Sanitary Sewer System? Yes      No X  
If no, indicate how sewer service will be provided: septic tanks and leach fields
10. Is immediate development proposed on the parcels of land to be created? Yes      No X  
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: Robert T. Shaffer Jerry E. Barnson  
Owner(s) of Record Surveyor  
Irene M. Shaffer

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: AS

Receipt No.: 64382

Case No.: FM-1-85

Date: 1/16/85

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.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That George A. Tomich, a widower

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Robert T. Shaffer and Irene M. Shaffer, husband and wife, as joint tenants

all that real property situated in the \_\_\_\_\_ County of Clark

State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and attached hereof for a complete legal description

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

Witness my hand this 8th day of December, 1981

STATE OF NEVADA }  
COUNTY OF Clark } SS.

George A. Tomich  
George A. Tomich

On 12-8-81  
personally appeared before me, a Notary Public, George A. Tomich

who acknowledged that he executed the above instrument.

Signature Donna M. Kennedy  
(Notary Public)

(Notarial Seal)

 NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
DONNA M. KENNEDY  
My Appointment Expires Sept. 30, 1985

ESCROW NO. ) 22222-358-DK  
ORDER NO. ) accommodation  
WHEN RECORDED MAIL TO: Robert T. Shaffer  
6005 Pebble Beach Blvd., LV NV 89108

1488

1487159

2-2

EXHIBIT A

PARCEL I:

Lots Two (2), Three (3) and Four (4) as shown by map thereof on file in File 7 of Parcel Maps, Page 66, recorded on November 25, 1975, as document No. 532511, Clark County, Nevada.

PARCEL II:

The North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 12, Township 19 South, Range 60 East, M.D.B. & M., in the County of Clark, State of Nevada.

PARCEL III:

The West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 14, Township 22 South, Range 60 East, M.D.B. & M.

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

NEVADA TITLE CO.  
DEC 11 4 11 PM '81

FEE 5.00 DEPUTY  
OFFICIAL RECORD  
BOOK — INSTRUMENT

1498

1487159

S2 SE4 SEC.12 T.19S. R.60E.

OIE-210

