

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-19-77

APN ?

Location SEE BELOW

Applicant PAUL & BARBARA FINLEY

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
NORTHWEST CORNER OF VERDE WAY AND LEON
AVENUE



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

OCTOBER 4, 1977

TO:

ART VEEDER, SUBDIVISION ENGINEER
PUBLIC WORKS DEPARTMENT

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR
Geoffrey P. Stormson
GEOFFREY P. STORMSON, AIP, PRIN. PLANNER

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
REVERSIONARY MAP OF PM-9-77 AND
PM-19-77 - PAUL & BARBRA FINLEY

COPIES TO:

The above parcel map(s) have been approved by Don J. Saylor, Director. The maps are submitted to you for signature by the Director of Public Works and recordation.

DJS:GPS:kt

Attachment

ORIGINAL SIGNED & DELIVERED
TO VEEDER.

PSG

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

OCTOBER 3, 1977

Date

TO: NULL

FROM: GENZER

SUBJECT: REVERSIONARY MAP OF PM-9-77
AND PM-19-77
PAUL AND BARBRA FINLEY

COPIES TO:

The property is located on the northwest corner of Verde Way and Leon Avenue in land use zone R-E. As approved, PM-9-77 created two parcels on a site approximately 2.5 acres. The initial application was approved with three lots as is now shown on PM-19-77. However, due to requirements of the Health Department, the applicant was forced to change his map to only two lots in order to receive his well permit. Now that building permits have been issued on each of those lots, he wishes to create the third lot for future development. The problems with the maps as noted in the Public Services' memo have been corrected. Therefore, I see no reason to not approve these maps and recommend approval of both the reversionary plat and PM-19-77.

RSG:bjl

*Should indicate access street
connecting this development to the
thoroughfare system.*

INTER-OFFICE MEMORANDUM

September 23, 1977

TO:

Community Development *Nick*

FROM:

Field Operations Engineer

SUBJECT:

PM-19-77
Paul & Barbra Finley

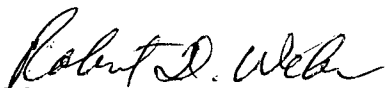
COPIES TO:

Your memorandum of September 14, 1977 requested comments from the Public Services Department on the submittal of a Parcel Map #19-77 by Paul and Barbra Finley.

This department has no objection to reversion of parcel map, PM-9-77, which was composed of two parcels, to acreage and then resubdividing into three parcels under parcel map, PM-19-77. However, the 15 foot radius corner should be shown outside of the reversionary map area.

File 13, page 91 should refer to Parcel Maps and not surveys.

Robert D. Weber should be shown in lieu of William J. Purvis.



ROBERT D. WEBER, PE & RLS

RDW/AKV/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

SEPTEMBER 14, 1977

DEPT. OF COMMUNITY PLANNING & DEVELOPMENT, DON J. SAYLOR, AIP, DIRECTOR

Date

TO: BOB WEBER, FIELD OPERATIONS ENGINEER
PUBLIC SERVICES DEPARTMENTFROM: ROBERT S. GENZER, ASSOC. AIP
SENIOR PLANNERSUBJECT: REVERSIONARY MAP OF PM-9-77
PAUL AND BARBRA FINLEY

COPIES TO: FIRE SERVICES, ALARM OFFICE

• PM-19-77

The attached reversionary map is submitted in order to fulfill the requirement of the new State Subdivision Statutes pertaining to reversion to acreage of parcels created by parcel map procedure. In this instance PM-9-77 when recorded created two parcels located on the north side of Verdy Way west of Leon Avenue. The applicant has now decided that it would be to his advantage to create three lots as opposed to the two. Therefore, he has submitted a reversionary map and a new parcel map PM-19-77 to create the desired number of lots. Approval shall be subject to simultaneous recording of the reversionary map and the parcel map. Please review these maps in conjunction with each other and comment by September 22.

RSG:bjl

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE September 14, 1977

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

RE: **PM--19-77**

Submitted by: PAUL AND BARBRA FINLEY

May we have your comments, recommendations, and suggestions no later than
September 22, 1977. 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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 9-13-77

1. Owner(s) of Record: PAUL & BARBARA FINLEY
Address: 3111 BEL AIR RD LAS VEGAS NEV Phone No.: 735-4838
HOW 645-2506
2. Name of Engineer or Surveyor: JERRY BARBER
Address: 3405 REMOND TRAIL Phone No.: 876-6964
3. Location of Parcel Map: Section 36 Township 19 Range 10
Tax Parcel No.: _____
4. Acreage: 2 1/2 Number of Parcels to be Created: 3 Land Use Zone: RR
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:
DRIVE OFF TONOPAH HIGHWAY
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:
WRLS
9. Will the property be serviced by the City Sanitary Service System? Yes ☐ No ☒
If no, indicate how sewer service will be provided: SEPTIC TANKS
10. Is immediate development proposed on the parcels of land to be created? Yes ☒ No ☐
On which parcel? #1 House #2 _____ #3 House #4 _____
If yes, indicate type of development and anticipated date construction will commence:
Houses, 9-30-77

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: Paul R. Finley Owner(s) of Record Jerry E. Barber RLS 4046 Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 294304

Case No.: PM-19-77

Date: 9-13-77

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 (8) 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.