

Planning & Development Department
Scanning Cover Sheet

Case No PM-20-73

APN ?

Location DUNEVILLE ST & ROME BLVD

Applicant GEORGE A LANGLOIS

Subject

PARCEL MAP



Langlois

PARCEL MAPS
Approved

Director of Public Works, Richard P. Sauer: If you have any questions we have plats on the wall. These are recommended for approval. On the first one there are no road requirements for the City to be responsible for, nor are there any on the second one. On the third one, however, the City will be responsible for constructing approximately three-quarters of a mile of gravel road at a cost of about \$5,000. However, under the policy we have relative to Parcel Maps at the present time, this is a part of it. We will construct the gravel road as soon as they ask for a Building Permit -

Mayor Gragson: This goes out to that area that was annexed?

Mr. Sauer: Yes it does, Your Honor -

Mayor Gragson: It will cost us a little bit now to construct the gravel road - we will soon need the road and at that time would have to buy the right-of-way if we don't acquire it now, so I would recommend that we do.

Motion

Commissioner Morelli: I move for approval of 1, 2 and 3 with the expenditure of \$5,000 for the construction of a gravel road under Item 3.

See Page 70

ITEM	Commission Action	Department Action
V. DEPARTMENT OF PUBLIC WORKS RICHARD P. SAUER, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER		
A. APPROVAL OF PARCEL MAPS It is recommended that the following Parcel Maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. Owners will be required to sign a commitment for offsite improvements upon application of building permit. 1. Stephen Vallender Rights-of-way: Rebecca Road (30'), El Campo Grande Ave. (30'), one 10' radius. 2. Mrs. George Franklin, Sr. Rights-of-way: Jones Blvd. (50'), Deer Spring Way (40'), Mello Drive (30'), one 22.5' radius NW corner, one 20' radius SW corner. 3. George A. Langlois Rights-of-way: Bradley Road (40'), Rome Blvd. (30'), Helen Ave. (60'), Leon Ave. (30'), and four 15' radius corners.	Items 1, 2 and 3 Approved as recommended M - unanimous	P/W to proceed

Motion carried by the following vote: Commissioners Christensen, Lurie, Morelli and Mayor Gragson voting aye; noes, none.

access to it. Staff didn't feel it should be required to have dedicated access because it was created by an acquisition by the City. He stated their main intent is to divide the property along Nellis so that operation for the nursery can commence. He stated there was no intent to develop that parcel to the west. Staff recommended approval with a condition on it that Parcel III should have dedicated access prior to any building permits being issued for development on the property. He stated Public Works recommended 10' of dedicated right-of-way for Nellis and some other miscellaneous requirements.

MR. NAYLOR appeared representing the applicants and indicated they agreed with staff's recommendations.

Mr. Tiberti asked if it was going to be a requirement when somebody comes in and wants to divide a piece of property that they have to dedicate street, etc.

Mr. Foster indicated it is a form of a subdivision except it is more simple procedure when there are four or less parcels of land.

Mr. Saylor indicated this procedure is a result of legislation adopted at the last session of the Legislature. He stated it is proving to be extremely burdensome.

Dr. Parker moved PM-19-73 be APPROVED subject to the following conditions:

1. Parcel III have dedicated access prior to any building permits being issued on that parcel.
2. Dedication of 10' of right-of-way for Nellis Boulevard as required by the Department of Public Works.
3. Conformance to code requirements and design standards of City departments.
4. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

Submitted by GEORGE A. LANGLOIS concerning property generally located at Duneville Street and Rome Boulevard.

Mr. Foster indicated this is a 10 acre parcel of land and they propose to divide it into four 2½ acre sites. There is a street on the north side and the west and one through the center. Bradley is along the east side. There are similar sized parcels immediately to the south. He indicated staff had contacted the owner and it has been determined the owner adjacent to this property intends to divide her land into similar sized lots; therefore, Helen Avenue will continue through that parcel and extend to the east or west. Staff was satisfied that it could continue south and recommended approval subject to the normal code requirements and state statutes requirements.

Mr. Jenkins moved PM-20-73 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

16. PM-20-73

APPROVED

January 14, 1974

ENGINEERING DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

PM-20-73

The Parcel Map submitted by GEORGE A. LANGLOIS concerning property generally located at Lakeville Street and Rome Boulevard was APPROVED by the City Planning Commission on January 10, 1974, subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of State Statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

DJS:HPF:bjw

Original linen observed to D. P. W.
28 Jan 1974 G. P. Stormon

INTER-OFFICE MEMORANDUM

Jan. 7, 1974

TO: DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM: Deputy Director of Public Works

SUBJECT:

PARCEL MAP PM-20-73
GEORGE A. LANGLOIS

COPIES TO: Art Veeder
Al Bossi
Jackie McDonald

Your memorandum of January 2, 1974 requested comments on the Parcel Map of George A. Langlois. Comments made in connection with this submission:

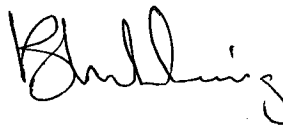
There are no improvements on the streets as shown along the parcel boundaries.

It would be required that the applicant sign an assessment district agreement for improvements.

It is understood that Duneville Street is now renamed Leon Street and that Lindell Road is renamed Bradley Way.

Interior north/south street does not have a name and has not been dedicated.

VBU:AKV:jf


V. B. Uehling



OFFICE MEMORANDUM

Date

January 8, 1974

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

George Judd
GEORGE JUDD

ASSISTANT FIRE MARSHAL

SUBJECT:

PM-20-73
George A. Langlois

COPIES TO:

When water mains are available to this area, owners are to participate in the installation of mains and fire hydrants.

GJ/vh
Attachment

INTER-OFFICE MEMORANDUM

January 8, 1974

TO:

Foster

FROM:

Stormson

SUBJECT:

Parcel Map - 20 - 73
George Langlois

COPIES TO:

The proposed parcel map has four lots ^{located} in the R-E zoning. The lot dimensions meet the requirements of the R-E zone. The street names shown on the parcel map are not acceptable and they must meet Department of Community Development requirements. It would be advisable if the City would make a reservation for a 30 ft. half street along the south boundary line of these lots. In view of the fact these are large and deep lots, at a future date further division could be made. A roadway would permit lot developments on this area and on the area south of it. Subject to the requirements of the Department of Public Works Department street name approval and compliance with all state and local codes, staff recommends approval.

Leon Ave and
Bradley Rd
are correct.
Helen Ave is
the unnamed st.

GPS:pdp

Jan. 7, 1974

DEPARTMENT OF COMMUNITY DEVELOPMENT

Deputy Director of Public Works

PARCEL MAP PM-20-73
GEORGE A. LANGLOIS

Art Veeder
Al Bossi
Jackie McDonald

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V.B.U.

VBU:AKV:jf

V. B. Uehling

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~LOT DIVISION MAPS~~
PARCEL MAP

DATE 1/2/74

TO: Public Works
Fire Department
Las Vegas Valley Water District
Central Telephone Company
Nevada Power Company

RE: PM-20-73

Submitted by: GEORGE A. LANGLOIS

May we have your comments, recommendations, and suggestions no later than
as soon as possible. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: January 10, 1974

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

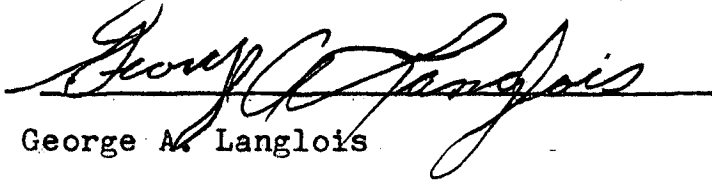
DJS:bjw
Attachment

December 20 1973

To Whom it may concern;

I George A. Langlois , give notice that I would like my 10 acre parcel split four ways into $2\frac{1}{2}$ acre parcels. The reason being , I would like to be able to sell parts of it for investment or to be built on by persons wanting to build homes.

Sincerely,

A handwritten signature in cursive script, reading "George A. Langlois", written over a horizontal line.

George A. Langlois