

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-20-74

APN ?

Location SE CORNER TORRY PINES & RANCH HOUSE RD

Applicant JAMES HARA

Subject

PARCEL MAP



ITEM	Commission Action	Department Action
VII. 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. Any improvements required to be the responsibility of the owner. 1. George E. & Jewell Marshall (PM-18-74). Right of Way to be acquired: Log Cabin Way (40'); Homestead (30'); one 15' radius. 2. James Hara (PM-20-74) ✓ Right of Way to be acquired: Torrey Pines (40'); Azure Drive (30'); Unnamed Street (30'); Bronco St. (30'); two 15' radius corners; and two 10' radius corners. 3. Jenevie Roth and Marilyn Roth (PM-21-74). Right of Way to be acquired: Leon Ave. (30'); Ano Drive (60'); and two 15' radius corners. B. APPROVAL OF SUBDIVISION PLATS It is recommended that the following plats be approved. All engineering designs have been checked and accepted. Bond has been posted and agreements signed for these subdivisions. 1. Lewis Homes - Charleston No. 3 2. Lewis Homes - Charleston No. 3-A 3. Lewis Homes - Las Vegas No. 7 (Lewis Homes of Nevada, a partnership. Earl Monson, Agent)		
	Items 1, 2 and 3 Approved as recommended F - unanimous	P/W to proceed
	Items 1, 2 and 3 Approved as recommended F - unanimous	P/W to proceed

Page 76

C-D Uses Permitted
Continued

5. Ordinance
Amendments

APPROVED

This item will be heard by the Board of City Commissioners on June 5, 1974.

Amendment to Subdivision Ordinance re: Access to Major Primary Streets from Residential Properties.
Amendment to Zoning Ordinance re: Nonconforming use of Land.

STAFF REPORT:

The amendment to the Subdivision Ordinance will allow vehicular access to a major primary street from a residential lot which has a width of 100 or more feet of frontage. This amendment was prompted by the many parcel maps approved in the outlying areas that had relatively large lots fronting on major streets and access has been restricted by the present provisions in the Ordinance. The purpose of that provision was to limit the number of openings onto major streets and it is felt if the lots are at least 100' wide, it will result in essentially the same type of control in these areas under the present provisions of the Ordinance.

The amendment to the Zoning Ordinance on nonconforming uses is a minor change and the need for this change was only recently noted in the Ordinance. The present provisions are applicable to a nonconforming use of land where no main building is involved and does not take care of situations where there is a building on the property. The deletion of the wording "where no main building is involved" will now make the provision applicable to both instances.

Mrs. Coleman asked if the nonconforming use of land pertained only to the residential property or other zoning uses.

Mr. Foster indicated it pertained to any land.

Mrs. Coleman asked if a piece of property that had a C-2 use in a C-1 zone because of a variance ceased for 90 days, what would happen according to this ordinance?

Mr. Saylor indicated the various would make it a legal nonconforming use.

Mr. Ward moved the Proposed Ordinance Amendments be APPROVED. The motion carried by unanimous vote.

Parcel Map submitted by JAMES HARA concerning property generally located on the southeast corner of Torrey Pines Drive and Ranch House Road.

STAFF REPORT:

Approximately 25 acres is involved in this request which is proposed to be divided into two 8-acre parcels and two 4-acre parcels. Two north/south streets are to be eliminated as a recommendation of staff and the applicant is in agreement. The streets are not necessary and the elimination will help to eliminate a grid street pattern in this general area. Staff recommends approval subject to the normal requirements for parcel maps and the street names being in conformance with the requirements of the Department of Community Development.

Mr. Ward moved PM-20-74 be APPROVED subject to the following conditions:

1. Dedicated access be provided to a public street.
2. Dedication of right-of-way for radii as required by the Department of Public Works.
3. Conformance to code requirements and design standards of City departments.

6. PM-20-74

APPROVED

4. Satisfaction of requirements of state statutes relative to parcel maps.
5. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

7. PM-21-74

Parcel Map submitted by JENEVIE ROTH concerning property generally located west of Leon, north and south of Ano.

APPROVED

STAFF REPORT:

This request is to create three parcels ranging from one to two and one-half acres in size from a 25 acre parcel of land. The fourth parcel will consist of the remaining acreage. The map is in an area where others have been approved and staff recommends approval subject to the normal requirements for parcel maps.

Mr. Ward moved PM-21-74 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Satisfaction of the requirements of the 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.

Mr. Saylor indicated Mr. Ross, who has the item Z-100-64 on the supplemental agenda, had indicated he had a serious time conflict and asked if it could be heard out of order.

8. Z-100-64
Plot Plan Review

Submitted by GUIDO AND GEMMA LORENZI concerning property located at 931 South Third Street.

APPROVED

STAFF REPORT:

A use permit was approved on this property some time ago for professional office use and now the applicant is requesting to exercise the resolution of intent for commercial zoning on the property which will allow commercial usage. The property contains a single family residence which has been converted to an office previously and will remain on the property for an undetermined commercial use. This property is a corner lot and there is adequate parking off Coolidge to the rear. Staff recommends approval subject to conformance to the plot plan and landscaping as required by the Department of Community Development.

Mrs. Coleman asked if they intended to change the house or garage.

Mr. Foster indicated it would be the same buildings on the property. He stated there is an office use now and if approved, it can be used for business offices aside from professional offices in the C-2 zone.

Dr. Parker moved Z-100-64 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.
3. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping shall be cause for revocation of a business license.

May 31, 1974

Mr. James Hara
9632 Monte Mar Drive
Los Angeles, CA 90035

Dear Mr. Hara:

Subject: PM-20-74

The parcel map concerning property generally located on the south-east corner of Torrey Pines Drive and Ranch House Road was considered by the City Planning Commission on May 28, 1974.

The Commission voted to recommend APPROVAL of this map subject to the following conditions:

1. Dedicated access be provided to a public street.
2. Dedication of right-of-way for radii as required by the Department of Public Works.
3. Conformance to code requirements and design standards of City departments.
4. Satisfaction of requirements of State statutes relative to parcel maps.
5. Street names to be provided as required by the Department of Community Development.

This item is being referred to the Public Works Department for further consideration. Upon completing their review, the map will be referred to the City Commission for action.

Sincerely,

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

Harold P. Foster
Deputy Director

DJS:HPF:bjw

May 31, 1974

ENGINEERING DEPARTMENT

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

HAROLD P. FOSTER, DEPUTY DIRECTOR

PM-20-74 - JAMES HARA

The parcel map submitted by James Hara was approved by the City Planning Commission on May 28, 1974, subject to the following conditions:

1. Dedicated access be provided to a public street.
2. Dedication of right-of-way for radii as required by the Department of Public Works.
3. Conformance to code requirements and design standards of City departments.
4. Satisfaction of requirements of State statutes relative to parcel maps.
5. Street names to be provided as required by the Department of Community Development.

DJS:HPF:bjw

INTER-OFFICE MEMORANDUM

May 28, 1974

TO:

COMMUNITY DEVELOPMENT

FROM:

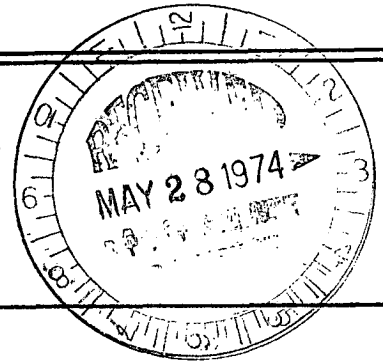
DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

Parcel Map PM-20-74, James Hara

COPIES TO:

Art Veeder



The following comments are made in connection with the parcel map submitted by your memorandum of May 15, 1974 for James Hara.

The last recorded deed proving ownership as shown on the Owner's Certificate on the parcel map must be submitted to this office prior to recording of the parcel map.

A continuous dedication of right of way should be required of the property owner to give access to the parcels shown for division. This access also should be to a paved street such as Jones Blvd. The required right of way also should show dedication of radius corners be made as follows:

A 15' property line radius on Torrey Pines Drive at the intersection of Azure Drive and the unnamed street. Also 10' property line radius at the intersection of Bronco Street with Azure Drive and the unnamed Street.

There appears to be a discrepancy on the naming of the east-west street on the quarter line now shown as Burro Street, but the signing in the field shows a different name.


V. B. UEHLING

VBU/lm

Ron Warren called about this:
the city can not require street dedication
beyond the parcel map area - for
continuous public street access or other
reason

INTER-OFFICE MEMORANDUM

May 22, 1974

TO:

FOSTER

FROM:

STORMSON

SUBJECT:

PM-20-74
JAMES HARA

COPIES TO:

This parcel map area is at Torrey Pines Drive and Azure Drive in an R-E zone. The owner proposes to create four lots fronting on Torrey Pines Drive and Azure Drive.

The two streets that are proposed running southerly of Azure Drive are not recommended for acceptance, the development could work without these streets. *(Owner agreed to eliminate them.)*

Torrey Pines Drive is an 80-ft. secondary highway and the 40-ft. half street dedication meets the requirements.

The 30-ft. half street running along the southern boundary has to be named as required by the Department of Community Development.

Subject to the corrections, staff recommends approval of this parcel map.

GPS:pdm

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

May 16, 1974

TO:

DON J. SAYLOR, AIP
DIRECTOR OF PLANNING

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

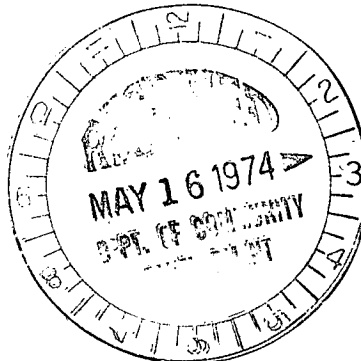
SUBJECT:

PM-20-74
JAMES HARA

COPIES TO:

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

GJ/vh
Attachment



S 87° 04' 13" E
2532.01'

2532.01'

SCALE
1"=200'

CCAO PR 10-14-64

LVC-201

S²NE⁴ SEC 26 T19S R 60E

IC-08

07

AZURE DRIVE

2532.01'

S 87° 04' 13" E

636.78

4

601-1A

2

25.25 Ac

1

N 85° 52' 27" W

1848.51'

(892)

3

601-1C

3

601-1B

2

9.40 Ac

S 20° 27' 13" W

670.71'

37.50 Ac

(28.00)

S 84° 38' 06" E

2459.34'

1844.51'

Jones Blvd

Tyson's Unrecorded Survey 2/4/54

E 1/4 COR.

SCALE
1"=200'

TORREY PINES DR

11

N 10° 25' 06" W

637.13'

ED 2 LVAB

102

120

4-25
25-25
25-25
1-85
Basis 601-1

90 15

CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

TO: Engineering Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

DATE May 15, 1974

RE: PM-20-74

Submitted by: JAMES HARA

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: May 28, 1974

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

DJS:bjw
Attachment

CLARK COUNTY PLANNING COMMISSION

CLARK COUNTY COURTHOUSE ANNEX

TELEPHONE
386-4011

E. J. DOWNEY
DIRECTOR

May 17, 1974

Don J. Saylor, AIP, Director
Department of Community Development
City of Las Vegas
400 East Stewart
Las Vegas, NV 89101

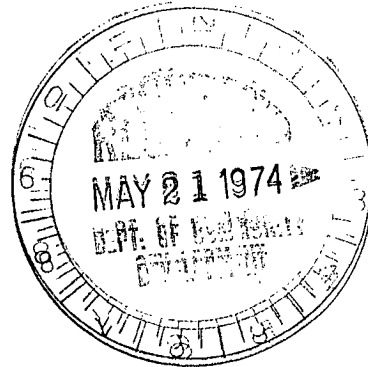
RE: PM-20-74

The above referenced map has been reviewed by this Department and meets the requirements of the Clark County Planning Commission and is approved as submitted.

Also, any further division of the property would constitute a Subdivision.


E. J. DOWNEY, Director
of Planning & Executive Secretary
to the Planning Commission

EJD/kk

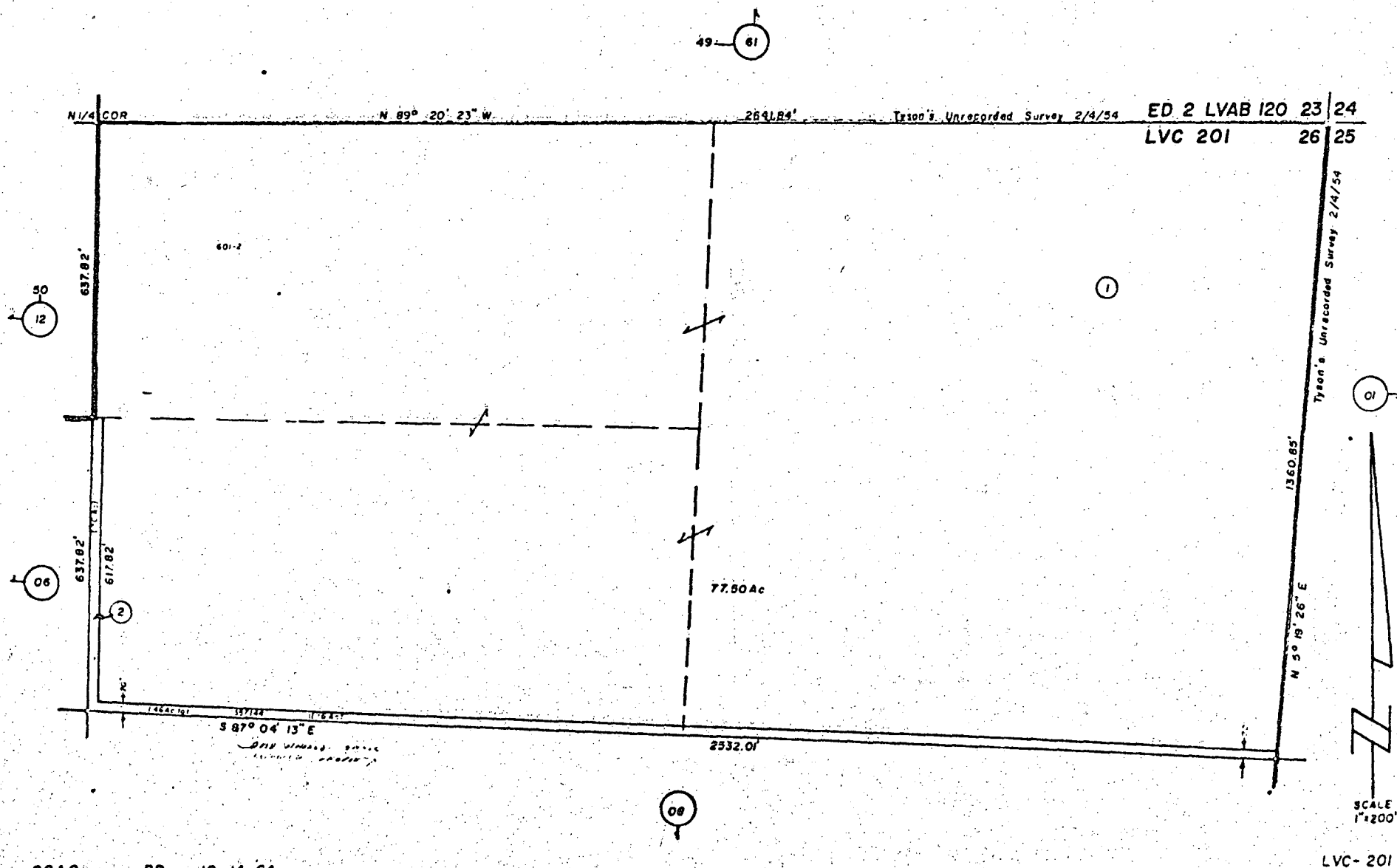


MAILING ADDRESS:
200 EAST CARSON AVENUE
LAS VEGAS, NEVADA 89101

LOCATION:
400 L.V. BLVD. So.
4TH ST. ENTRANCE

N²NE⁴SEC 26 T 19 S R 60 E

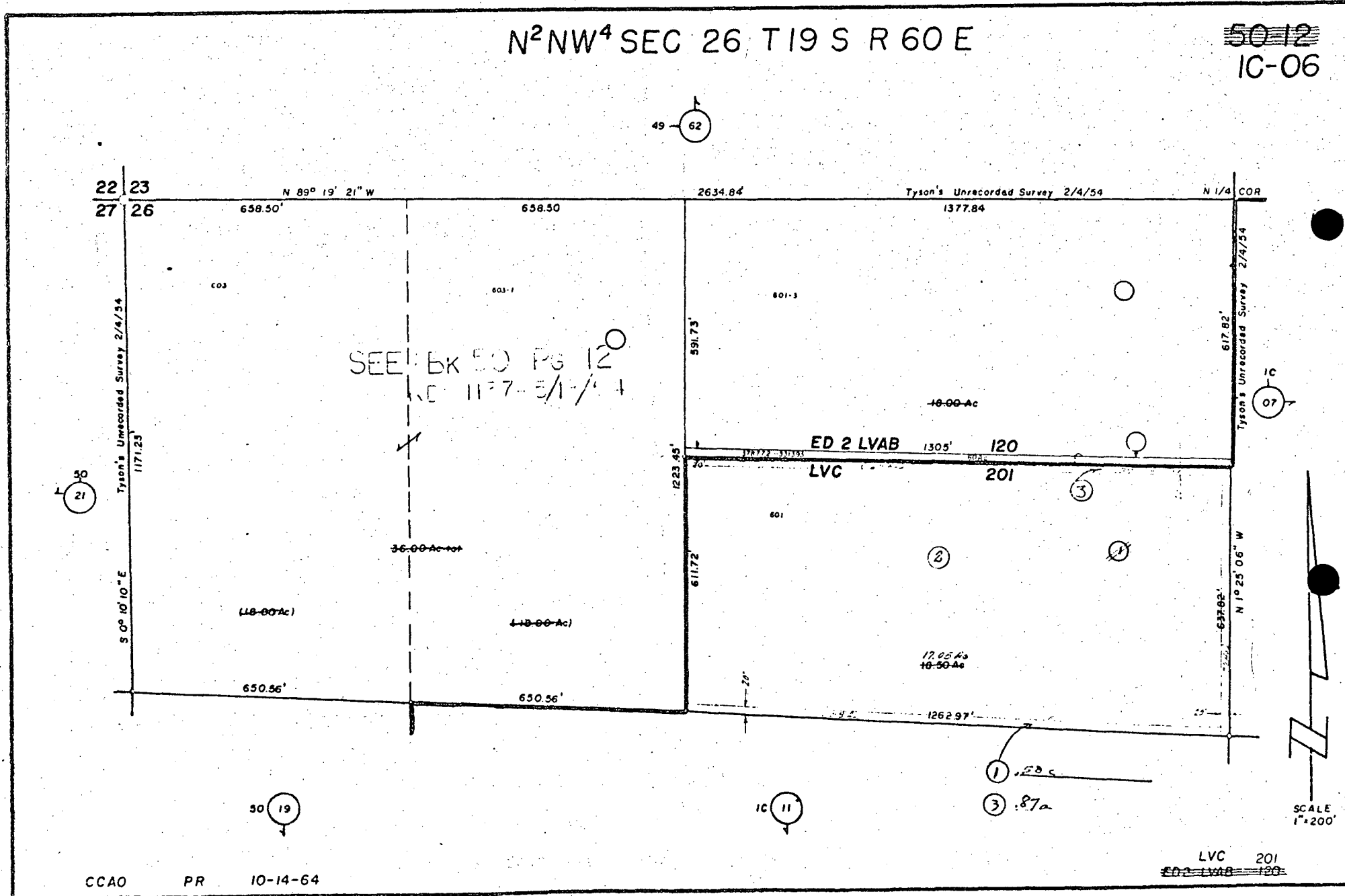
IC-07



S²NE⁴SEC 26 T 19 S R 60 E

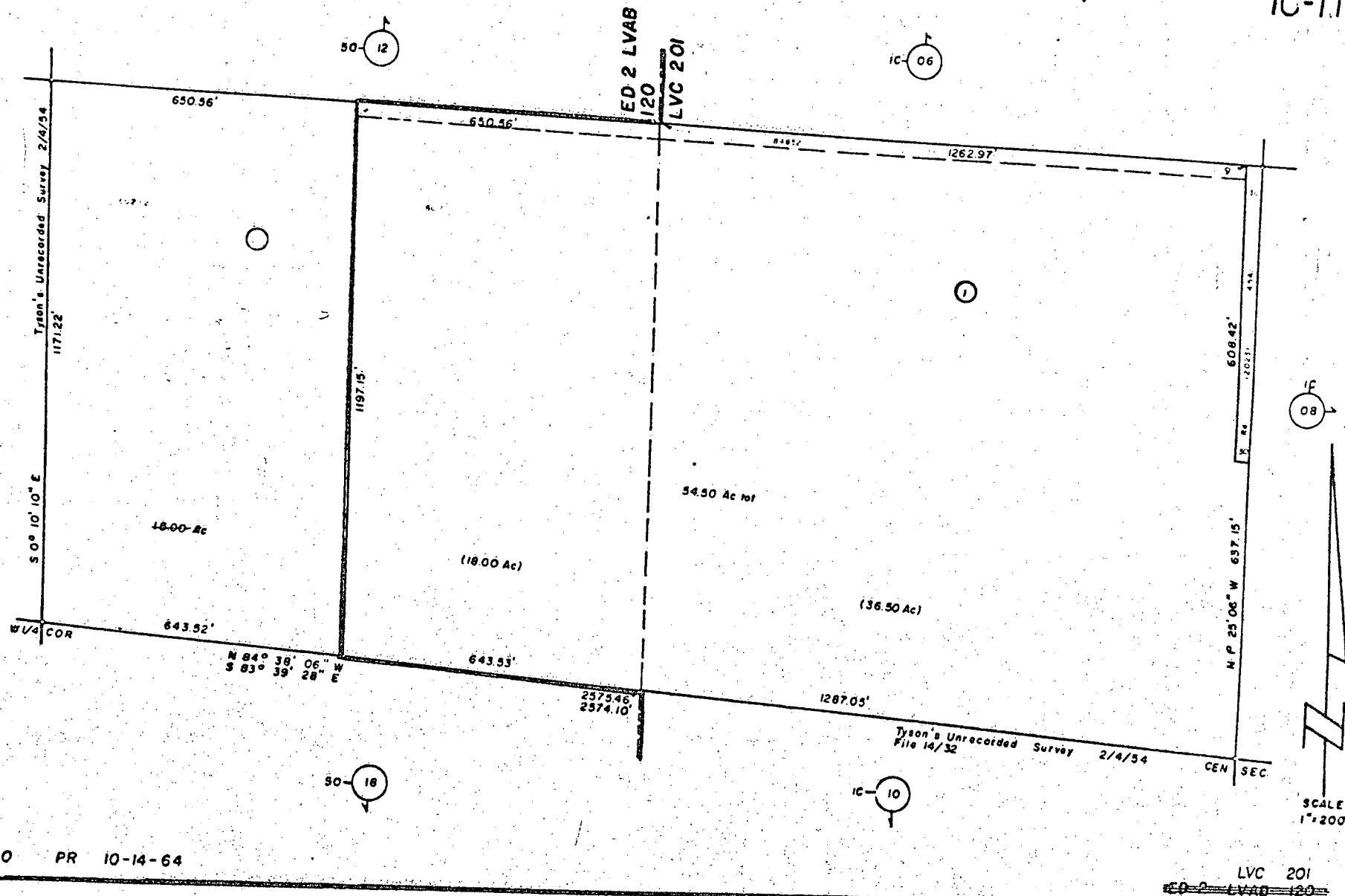
IC-08

~~50-12~~
IC-06



S²NW⁴SEC 26 T 19 S R 60 E

50-19
IC-11



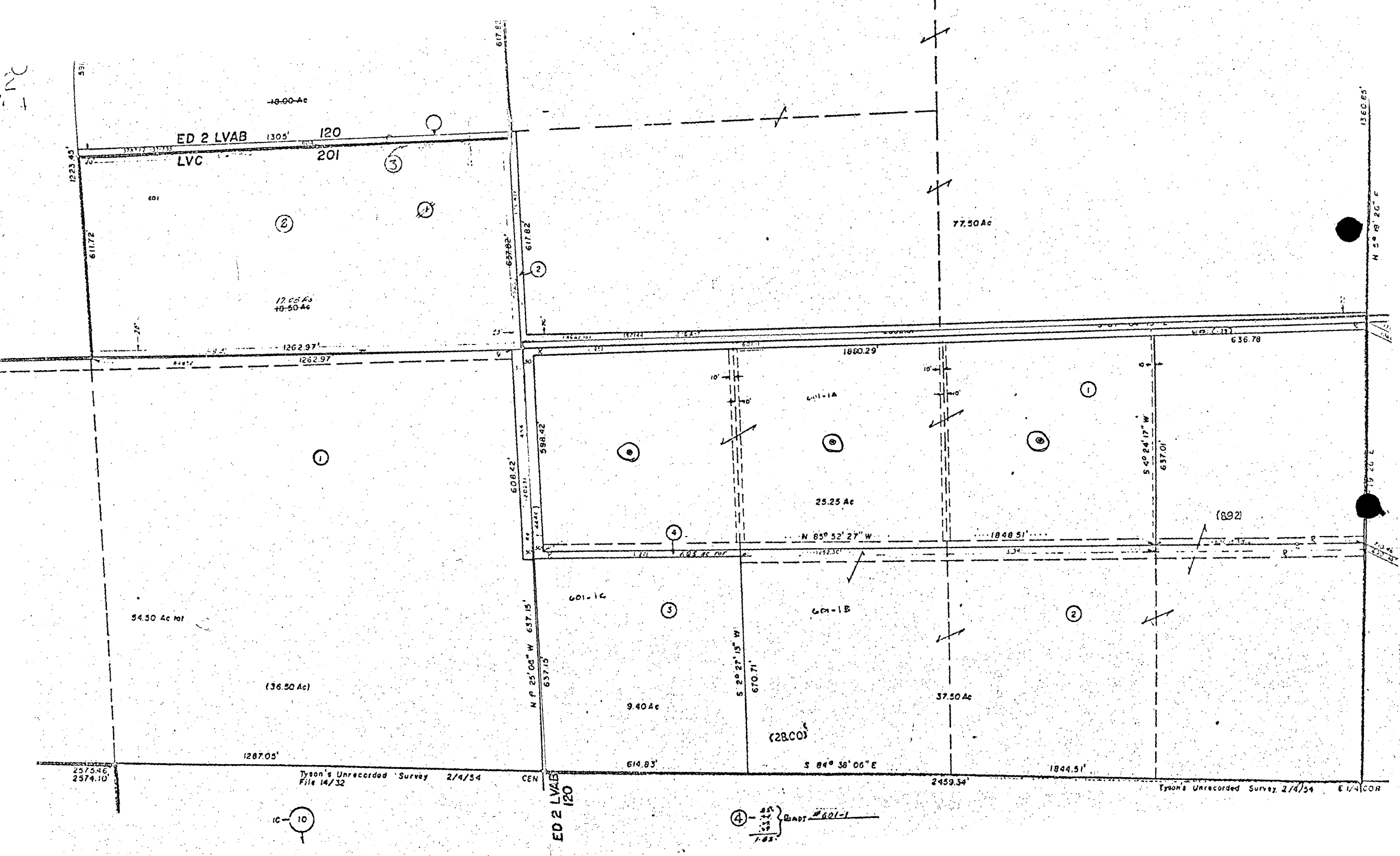
CCAO PR 10-14-64

S²SW⁴SEC 27 T 19 S R 60 E

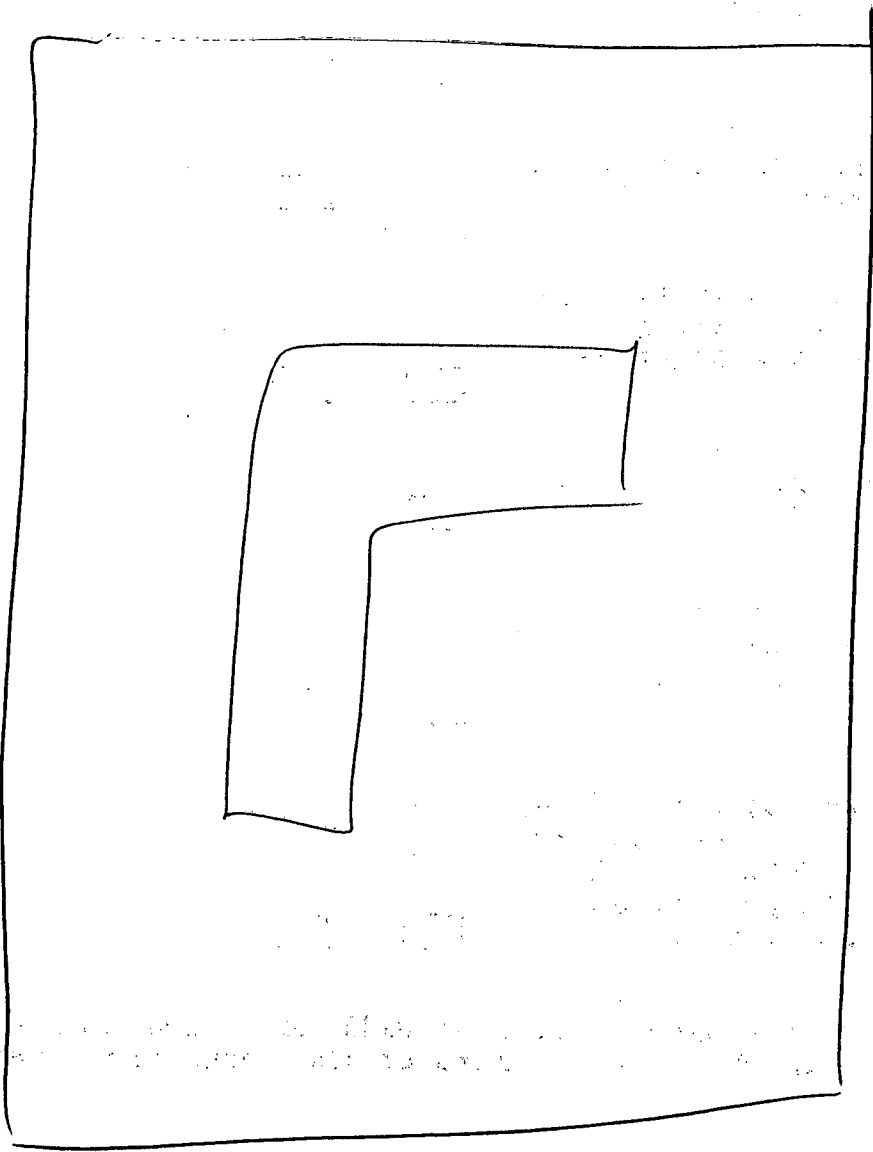
LVC 201

ED 2 LVAB 120

IC-12



ED CALLERY
Nolan Realty
320 E. Charleston
Blvd
382-9522



17

HOME OCCUPATION PERMIT - QUESTIONNAIRE

	<u>No.</u>	<u>Yes.</u>	<u>If yes, give details.</u>
A. Will there be any employees ?	☐	☐	
B. Does the occupation involve the use of material and/or equipment not normally associated with residential neighborhoods ?	☐	☐	
C. Will there be any buying or selling of any commodities, services, or goods on the premises ?	☐	☐	
D. Does the occupation involve the use of any commercial vehicle ?	☐	☐	
E. Will there be any advertising, either in the form of signs, telephone directory or newspapers ?	☐	☐	
F. Will more than one room of the house be used ?	☐	☐	
G. Will the occupation involve the use of any accessory building, yard space, or outdoor activity ?	☐	☐	
H. Does the occupation require the transportation of goods and/or clients to and from the home; thereby creating pedestrian and/or vehicular traffic ?	☐	☐	

Normally the Board of Zoning Adjustment will not allow a home occupation permit for any use in which one or more of the above are answered affirmatively.

I have read and understood the above criteria.

Date

Signature

PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: May 13, 1974

1. Owner of Record: James Hara and Florence Hara
Address: 9632 Monte Mar Drive, Los Angeles, CA 90035 Phone No.: 553-3351
2. Name of Engineer or Surveyor: Phillip B. McVey
Address: 2210 E. Bonanza Road Phone No.: 382-4036
3. Location of Parcel Map: Section 26 Township 19 Range 60
Tax Parcel No.: 1c-08-01
4. Acreage: 23.345 Number of Parcels to be Created: 4 Land Use Zone: R-E
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 street:
Ranch House Road intersects with N. Jones Blvd.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Bladed
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: Domestic Well Water
9. Will the property be serviced by the City Sanitary Service System? Yes No X
If no, indicate how sewer service will be provided: Approved Septic System
10. Is immediate development proposed on the parcels of land to be created? Yes No X
If yes, indicate type of development and anticipated date construction will commence:

The undersigned owner 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:

Owner of Record

Phillip B. McVey
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$

Received by:

Receipt No.:

Date:

Case No.:

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner of Record and eight (8) copies of the map.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50').
3. 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.
 - 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.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

A handwritten signature in black ink, consisting of a series of loops and a wavy line, located at the bottom of the page.