

Planning & Development Department
Scanning Cover Sheet

Case No PM-20-80

APN ?

Location SEE BELOW

Applicant ROBERT VANNORMAN

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE EAST
SIDE OF WESTERN AVENUE SOUTH OF OAKLEY BLVD



1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

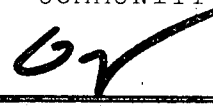
Apr. 2, 1980

TO:

GARY W. HOLLER, P.E.
CITY ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT



SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION

PM-20-80 ROBERT VAN NORMAN

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:rw

Attachment(s)

INTER-OFFICE MEMORANDUM

Date

April 1, 1980

TO: NULL

FROM: GENZER



SUBJECT:

PM-20-80 - ROBERT VanNORMAN

COPIES TO:

This property is located on the east side of Western Avenue south of Oakley Boulevard in Zoning District M. Parcel No. 2 will be served by a 30 ft. easement which is acceptable in an industrial district.

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

RSG:sk

INTER-OFFICE MEMORANDUM

March 24, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

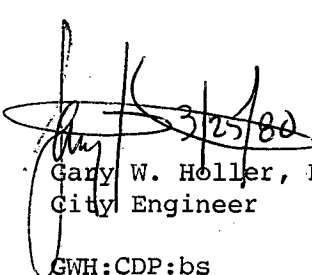
PM-20-80
B.B.V., Inc.
A Nevada Corporation

COPIES TO:

Quality Control

In response to your request dated March 19, 1980, we request that the following corrections and additions be made to the subject map prior to our approval.

1. Show a second monument for the establishment of the Basis of Bearing and the distance between them.
2. In the Surveyor's Certificate, the seal must be a Registered Land Surveyor's seal.
3. In the Owner's Certificate and Dedication, change the first line to read "B.B.V., Incorporated, A Nevada Corporation does...", exactly as stated in the deed. Place the word "by" in front of the signer's names.
4. In the Approvals section, insert the names Harold P. Foster, Director, and Gary W. Holler, P.E. & R.L.S. #1920, City Engineer.
5. Show the square footage of each parcel being created as required by ordinance.


Gary W. Holler, P.E. & R.L.S.
City Engineer

GWH:CDP:bs

RECEIVED
MAR 25 1980
PLANNING AND
DEVELOPMENT

DATE

3/24/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-20-80

Robert Van Norman

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:

M. Byrne

FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE MARCH 19, 1980

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

RE: PM-20-80

Submitted by: ROBERT VAN NORMAN

May we have your comments, recommendations, and suggestions no later than
MARCH 26, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

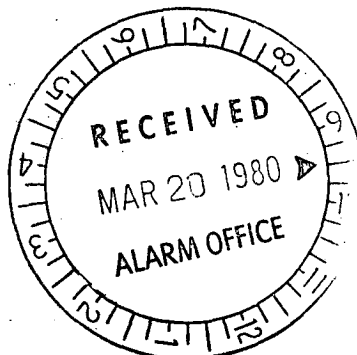
No Comment

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

*Don Kilbert
Planning Aide
3-20-80*



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE MARCH 19, 1980

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

RE: PM-20-80

Submitted by: ROBERT VAN NORMAN

May we have your comments, recommendations, and suggestions no later than
MARCH 26, 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: March 17, 1980

1. Owner(s) of Record: Robert Van Norman
Address: 1422 Western Avenue, Las Vegas, Nv. 89102 Phone No.: 382-5566
2. Name of Engineer or Surveyor: Karsten T. Bronken
Address: 1818 Industrial Rd., Las Vegas, Nv. 89102 Phone No.: 382-6660
3. Location of Parcel Map: Section 4 Township 21 South Range 61 East
Tax Parcel No.: 3-77-10
4. Acreage: 0.86 Number of Parcels to be Created: 2 Land Use Zone: M
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:
Western Avenue
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Fully improved
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:
Las Vegas Valley Water District
9. Will the property be serviced by the City Sanitary Service System? Yes X No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 #2 XX #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Office and Warehouse - begin construction as soon as possible.

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 Van Norman Karsten T. Bronken
Owner(s) of Record Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. C.

Receipt No.: 389385

Case No.: PM-20-80

Date: 3/17/80

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)~~ ^{Six (6)} 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.

3-77



BOOK J 121

10/10/79

10/10/79 36.32

1080940

2-1

Grant, Bargain, Sale Deed

THIS INSTRUMENT WITNESSETH: That Sam Ziegman and Mary Ziegman, husband and wife

in consideration of \$ 10.00 ... the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to B.B.V., Incorporated, a Nevada corporation

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

See Exhibit "A" attached hereto and by reference made a part hereof

- Subject to: (1) Taxes for the fiscal year 1979-80
(2) Covenants, Conditions, Reservations, Restrictions Rights of way and Easements now of record.

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

Witness my hand this 25th day of June, 19 79

Michael
STATE OF Nevada
COUNTY OF Clark

Sam Ziegman
Sam Ziegman

On June 12, 1979
personally appeared before me, a Notary Public,
Sam Ziegman
Mary Ziegman
and they acknowledged that they executed the above instrument.

Mary Ziegman
Mary Ziegman

Signature Rose Cohen
(Notary Public)

ESCROW NO. BY 188129-N RECORDS
ORDER NO. INSTRUMENT NO.
WHEN RECORDED MAIL TO B.B.V. INC., 1477 Mainstem
AVE., Las Vegas, Nevada 89102

GENERAL NOTARY PUBLIC
ROSE COHEN
My Comm. Exp. Dec. 4, 1982

BOOK 1-121

EV 188129-N

1080946

EXHIBIT 2

[illegible]

CLARK COUNTY, NEVADA
JOAN S. STUBBS, CLERK
RECORDED IN DEEDS
TITLE INSURANCE AND TRUST CO.
SEP 24 9 44 AM '78
OFFICIAL RECORDS
BOOK 11 INSTRUMENT

1121 080946