

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-21-80

APN ?

Location SEE BELOW

Applicant WILLIS SLOAS

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE NORTH
SIDE OF SAN MIGUEL AVENUE BETWEEN THERESA
WAY ON THE WEST AND GEORGINA DRIVE ON THE
EAST.



1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

Date

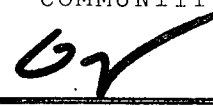
Apr. 2, 1980

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-21-80 WILLIS SLOAS

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)

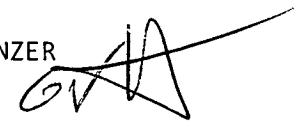
INTER-OFFICE MEMORANDUM

April 1, 1980

TO:

NULL

FROM:

GENZER


SUBJECT:

PM-21-80 - WILLIS SLOAS

COPIES TO:

This property is located on the north side of San Miguel Avenue between Theresa Way on the west and Georgeina Drive on the east in Zoning District R-E. The applicant applied for a Variance (V-1-80) to allow 16,666 sq. ft. lots where 20,000 sq. ft. is required. The application was approved by the Board of Zoning Adjustment on February 28, 1980 with conditions. A copy of the letter of approval is enclosed in the file.

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.

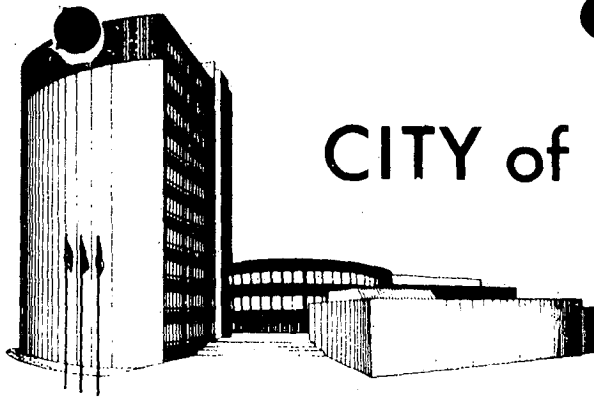
RSG:sk

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 29, 1980

Mr. Willis Sloas, Et Al
6023 Rocky Mountain
Las Vegas, Nevada 89110

Re: ✓ V-1-80

Dear Mr. Sloas:

Your request for a Variance to allow 16,666 sq. ft. lots where 20,000 sq. ft. lots are required on property generally located on the north side of San Miguel Avenue between Theresa Way and Decatur Boulevard in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting held February 28, 1980.

It was voted by the Board to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. No horses be permitted on these lots.
2. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on February 28, 1980, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. BROWN
Supervisor of Zoning

DWB:sk

cc: City Clerk
Public Services



INTER-OFFICE MEMORANDUM

March 25, 1980

TO:

Community Planning & Development

FROM:

Public Services
Quality Control

SUBJECT:

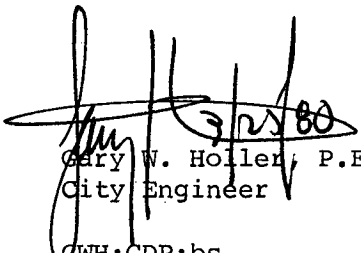
PM-21-80
Willis Sloas

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 and application prior to our approval.

1. The recorded deed shows certain reservations for road purposes. These reservations should be withdrawn so that dedication to the City of Las Vegas can be accomplished without reservations casting a possible cloud on the title.
2. Access to the property for a minimum of 330 feet must be shown on the map as required by ordinance.
3. The square footage of each parcel created must be shown as required by ordinance.



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

GWH:CDP:bs

RECEIVED
MAR 26 1980
PLANNING AND
DEVELOPMENT

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-21-80

Submitted by: WILLIS SLOAS

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.

Comment:

*San Miguel Ave. should
be Dimick Ave.*

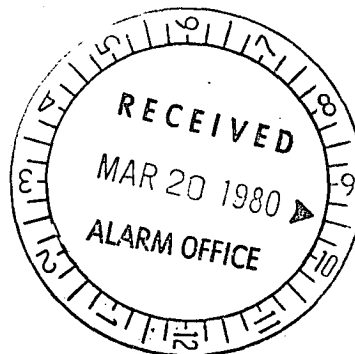
COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

*Don Kilbert
Planning Office
3-20-80*



DATE

3/24/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-21-80

Willis Sloas

☒ 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-21-80

Submitted by: WILLIS SLOAS

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: 3-16-80

1. Owner(s) of Record: WILLIS SLOAS
Address: 6324 ROCKY MOUNTAIN Phone No.: 452 3824
2. Name of ~~Engineer~~ or Surveyor: WARREN L. JAUBERT
Address: 4901 W. WASHINGTON AVE. Phone No.: 878 6621
3. Location of Parcel Map: Section 1 Township 20S Range 60E
Tax Parcel No.: 2A-13-17
4. Acreage: 2.35± AC Number of Parcels to be Created: 4 Land Use Zone: RE
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:
THERESA WAY, WINTER AVE & THOM BLVD.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
GRAVEL AND DIRT
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:
BY N.L.V. WATER CO. NEAREST WATER AT PRESENT IS NLV WATER ON DECATUR BLVD.
9. Will the property be serviced by the City Sanitary Service System? Yes _____ No ☒
If no, indicate how sewer service will be provided: INDIVIDUAL SEPTIC TANKS ON EACH LOT.
10. Is immediate development proposed on the parcels of land to be created? Yes _____ No ☒
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:

Willis Sloas
Owner(s) of Record

Warren L. Jaubert
~~Engineer~~ or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50.00

Received by: [Signature]

Receipt No.: 389387

Case No.: PM-21-80

Date: 3/18/80

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)~~ ^{Five (5)} 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.

1-20-60

57748

067748

BOOK 073
A&B P.T.T. 275

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That FRANK LANCASTER and MINA LANCASTER
husband and wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to WILLIS SLOAS, a single man

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

PARCEL I:

The South 150.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4)
of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of Section 1,
Township 20 South, Range 60 East, M.D.M.

RESERVING THEREFROM a non-exclusive right of way and easement for road purposes
with the right of egress and ingress over and across the East 30.00 feet and the
West 30.00 feet thereof.

PARCEL II:

The South 150.00 feet of the West Half (W-1/2) of the Southeast Quarter (SE-1/4)
of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of Section 1,
Township 20 South, Range 60 East, M.D.M.

RESERVING THEREFROM a non-exclusive right of way and easement for road purposes with
the right of egress and ingress over and across the East 30.00 feet and the West 30.00
feet thereof.

- SUBJECT TO: (1) Taxes for the fiscal years 1969-70 and 1970-71.
(2) Restrictions, conditions, reservations, rights, rights
of way and easements now of record.

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

Witness OUR hands this 6th day of October 1970

STATE OF NEVADA }
COUNTY OF CLARK } ss
On October 12, 1970
personally appeared before me, a Notary Public,
Frank Lancaster & Mina Lancaster

Frank Lancaster
Frank Lancaster
Mina Lancaster
Mina Lancaster

who acknowledged that they executed the above instrument.

Signature Norma Wadsworth
(Notary Public)

(Notarial Seal)

NORMA WADSWORTH
Notary Public, State of Nevada
My Comm. Expires August 12, 1972

ESCROW NO. _____ RECORDER'S
ORDER NO. LV-126714 INSTRUMENT NO. _____
WHEN RECORDED MAIL TO: Willis Sloas
3775 East Silver Creek Blvd,
Las Vegas, Nevada

INST. NO. 57748
OFFICIAL RECORD BOOK NO. 73
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.
OCT 21 9 52 AM '70

CLARK COUNTY, NEVADA
[Signature]

30°
P.J.

NE
SE
PT
18
NE
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18

