

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-22-78

APN ?

Location SEE BELOW

Applicant SAMUAL V. D'ANDREA, ET AL

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
NORTHWEST CORNER OF BONANZA ROAD AND LAMB
BLVD



1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

May 18, 1978

TO:

ART VEEDER, SUBDIVISION ENGINEER
DEPARTMENT OF PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION

PM-22-78 S. D'Andrea, et al.

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Acting Director. The map(s) are submitted to you for signature by the Field Operations Engineer and recordation.

RSG:rw

Attachment

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 18, 1978

TO:

NULL

FROM:

GENZER

6✓

SUBJECT:

PM-22-78
SAMUAL V. D'ANDREA, ET AL

COPIES TO:

This property is located on the northwest corner of Bonanza Road and Lamb Boulevard in Zoning Districts R-E and C-1. Of the three parcels to be created, Parcel 1, which is in the C-1 zone, is to be immediately developed with a convenience store.

The memo from the Department of Public Services indicates several corrections to be made to the map, all of which have been done. It is noted that off-site improvements will be dealt with at the time of building permit application.

Staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG:rw

INTER-OFFICE MEMORANDUM

May 15, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

PM-22-78
D'Andrea, et al

COPIES TO:

Your memorandum of May 1, 1978, requested comments from the Public Services Department on the submittal of a parcel map, PM-22-78 by D'Andrea, et al.

The outside border of the survey does not close by +1.031 feet on the northing and -0.789 feet on the easting. Survey discrepancies within the tract are also noted.

The monument at the intersection of Lamb Blvd. and Bonanza Road should be clearly indicated whether it was found or set; if set, the basis for it should be indicated.

Offsite improvement requirements would be dealt with at the time of building permit application.

~~Robert G. Clemmer~~, Acting Director, should be shown in ^{lieu} ~~place~~ of Don Saylor.


ROBERT D. WEBER, PE & RLS

RDW/AKV/lr

RECEIVED
MAY 15 1978
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

May 5, 1978

TO:

Bob Clemmer, Acting
~~HAROLD FOSTER~~, DIRECTOR

COMMUNITY DEVELOPMENT & PLANNING

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL

SUBJECT:

PM-22-78
D'ANDREA, ET AL

COPIES TO:

Approved fire hydrants and water main to be provided compatible to the development and construction on the property. Two (2) sets of approved water plans will be required for I.S.O. district mapping.

GJ/vh



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE May 1, 1978

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

RE: PM-22-78

Submitted by: D'ANDREA, ET AL

May we have your comments, recommendations, and suggestions no later than
May 8, 1978. 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: April 14, 1978

1. Owner(s) of Record: Samuel V. D'Andrea, Thelma M. D'Andrea
Samuel V. D'Andrea II, Denise D'Andrea **[S.V. D'ANDREA, ET AL]**

Address: 2700 So. Tenaya, Las Vegas, Nv. 89117 Phone No.: 876-6469

2. Name of Engineer or Surveyor: Karsten T. Bronken

Address: 1818 Industrial Road, Las Vegas, Nv. 89102 Phone No.: 382-6660

3. Location of Parcel Map: Section 30 Township 20 Range 62

Tax Parcel No.: 006-021-011

4. Acreage: 1.799 Number of Parcels to be Created: 3 Land Use Zone: R-E & C-1

5. Does the land front on a public (dedicated) street? Yes XX No

6. List names of public access streets between this property and nearest major street:

Lamb Blvd. and Bonanza Road

7. Describe the existing improvements and/or condition of streets in Item #6 above:

Paved streets

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 - Bonanza Road

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 XX #2 #3 #4

If yes, indicate type of development and anticipated date construction will commence:

Convenience store - On recording of parcel map

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: Samuel D'Andrea et al.
Owner(s) of Record

Karsten T. Bronken
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: 50

Received by: R. G. 7

Receipt No.: 321141

Case No.: PM-22-78

Date: 4-27-78

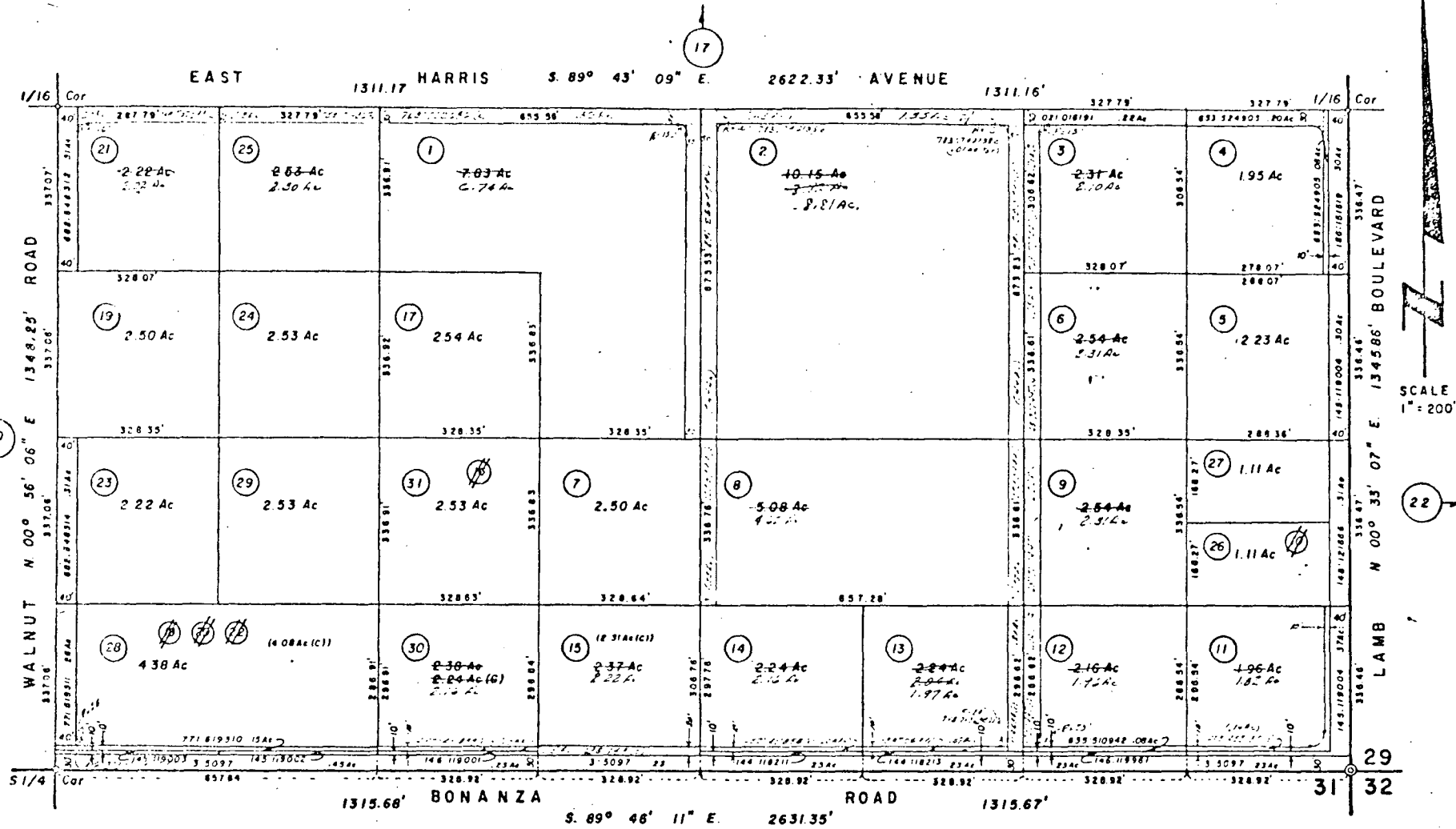
THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

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.

S² SE⁴ SEC 30 T. 20 S. R. 62 E.

6-21



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File 14 - Page 95

CCAO MS Rev 4-17-70

CLV -200