

Planning & Development Department
Scanning Cover Sheet

Case No PM-22-85

APN ?

Location SEE BELOW

Applicant JOHN GUBLER, ET AL

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE EAST
SIDE OF TORREY PINES DRIVE BETWEEN BULLRING
LANE ON THE NORTH AND TROPICAL PARKWAY ON
THE SOUTH.

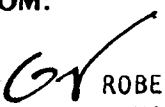


1 2 3 4 5 6

INTER-OFFICE MEMORANDUM

Date

June 14, 1985

TO: DEPARTMENT OF DESIGN & DEVELOPMENT	FROM:  ROBERT S. GENZER SENIOR PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAP(S) FOR RECORDATION PM-22-85 JOHN GUBLER, TRUSTEE	COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Director.
The map(s) are submitted to you for signature before recordation.

RSG:
Attachment(s)

INTER-OFFICE MEMORANDUM

June 12, 1985

TO:

WILLIAMS

FROM:

 GENZER

SUBJECT:

PM-22-85 JOHN GUBLER, ET AL

COPIES TO:

This property is located on the east side of Torrey Pines Drive between Bullring Lane on the north and Tropical Parkway on the south in zoning district R-E. The property is approximately eight acres which is being split in half. The Department of Design and Development has required a couple of corrections which have been done. No off-site improvements are required as part of this application. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-24-85; PM-23-85; PM-22-85
and PM-21-85

- ☒ 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 current fire code adopting ordinance.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Hydrants are to be installed and charged with water before construction begins.
- ☐ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Dead end fire lanes not to exceed 150'.
- ☐ 9. ~~XXXXXX~~ Minimum turning radius of 45' 6".
- ☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

R. Pugh
5/29/85

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: May 20, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)

/ FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

FIRE SERVICES (RAY PEEPLES)

RICK WILLIAMS / ZONING DEPT. /

RE: PM - 22 - 85

SUBMITTED BY: JOHN G. GUBLER, TRUSTEE, THE INVESTMENT TRUST 12-83,
RONALD AND BRENDA JENSEN

May we have your comments, recommendations, and suggestions no later than
June 3, 1985. It is important that a reply be received at
this office, even though you may not have any requirements affecting
this map.

No Comment

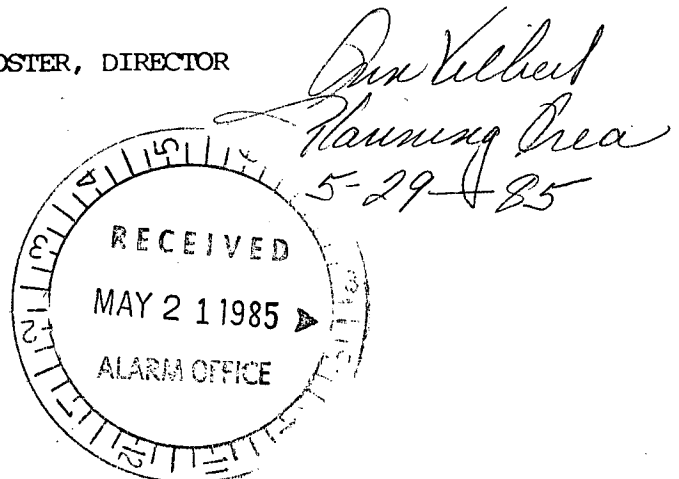
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

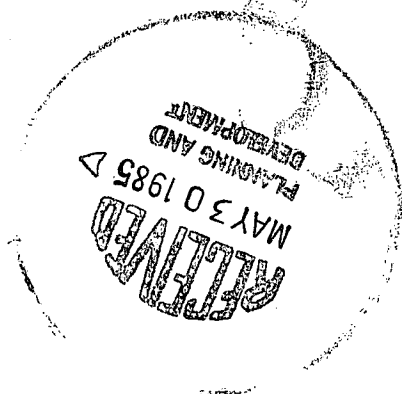
HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map





INTER-OFFICE MEMORANDUM

May 23, 1985

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

JOHN G. GUBLER, TRUSTEE
RONALD & BRENDA JENSEN
PM-22-85

COPIES TO:

LAND DEVELOPMENT & FLOOD CONTROL
RIGHT-OF-WAY
SURVEY
TRAFFIC ENGINEERING

Your transmittal dated May 20, 1985, requested comments from this Department by no later than June 3, 1985, concerning the parcel map and application submitted by John Gubler, Trustee and Ronald and Brenda Jensen.

This Department requests that the following be attended to prior to our approval of this map.

1. Close the westerly boundary line and place a heavy boundary line on the centerline of Bullring Lane in order to effect the dedication of right-of-way for Bullring Lane and Tropical Parkway including the radius corners at their intersection with Torrey Pines Drive.
2. Complete the street name of Torrey Pines Drive.

No off-site improvement requirements will be requested at this time.


C.D. Peterson, R.L.S.

CDP:bjc

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 22, 1985

TO:

Doug Peterson, Chief
Survey Department

FROM:

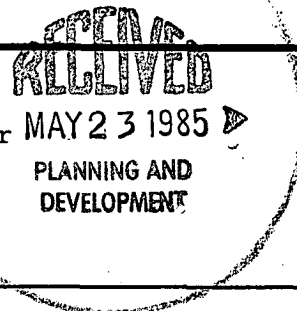
N. Miller
Nancy Miller
Assistant Right of Way Agent

SUBJECT:

PM-22-85
John G. Gubler, Trustee

COPIES TO:

Bob Genzer



This Department requests that the following conditions be met before approving this application.

1. Dedicate forty (40) feet of right of way for Tropical Parkway with a twenty five (25) foot radius corner at Tropical Parkway and Torrey Pines.

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE: May 20, 1985

TO: DEPT. OF DESIGN & DEVELOPMENT (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES (RAY PEEPLES)
~~RYCK WILLIAMS / ZONING DEPT. /~~

RE: PM - 22 - 85

SUBMITTED BY: JOHN G. GUBLER, TRUSTEE, THE INVESTMENT TRUST 12-83,
RONALD AND BRENDA JENSEN

May we have your comments, recommendations, and suggestions no later than
June 3, 1985. 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

HAROLD P. FOSTER, DIRECTOR

HPF:RG:jcd

Attachments:

1. Design & Dev. - 2 Maps, App. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: May 16, 1985

- Owner(s) of Record: John G. Gubler, Trustee, The Investment Trust 12-83
Ronald and Brenda Jensen
Address: C/O 1325 S. Maryland Parkway 89104 Phone No.: 384-4313
- Name of Surveyor: Ken Farrimond
Address: 3407 S. El Camino Phone No.: Home 876-5869/295-8566
Work
- Location of Parcel Map: Section 26 Township 19S Range 60E
- Tax Parcel No.: 01C/080/003
- Acreage: 10 +/- Number of Parcels to be Created: 2 Land Use Zone: RE
- Does the land front on a public (dedicated) street? Yes X No
- List names of public access streets between this property and nearest major streets:
Torrey Pines and Tropical Parkway and Bullring Lane
- Describe the existing improvements and/or condition of streets in item #6 above:
Both Paved / Torrey Pines and Tropical Parkway
Bullring Lane is dirt, Torrey Pines part dirt, Tropical Parkway mostly gravel
- 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:
Well
- Will the property be serviced by the City Sanitary Sewer System? Yes No X
If no, indicate how sewer service will be provided: Septic
- Is immediate development proposed on the parcels of land to be created? Yes No X
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: *John G. Gubler* Trustee
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R. G. J.
Receipt No.: 70239
Case No.: PM-22-85 Date: 5/17/85

DONNA G.
384-4313

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land 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. Seven (7) copies of the original map must be provided.
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 thirty feet (330') 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 and the square footage of each 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, on one submitted copy.
 - 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 OF LAS VEGAS IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE AND ONE COPY OF THE RECORDED MAP HAS BEEN FILED WITH THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CURTIS M. EGGERS and EDITH E. EGGERS
 husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to RONALD JENSEN and BRENDA JENSEN, husband and wife
 as joint tenants

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

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast
 Quarter (NE 1/4) of Section 26, Township 19 South, Range 60 East, M.D.B. & M., in
 the County of Clark, State of Nevada.

SUBJECT TO: (1) Taxes for the fiscal year 1985-1986;
 (2) Restrictions, conditions, reservations, rights, rights of
 way and easements now of record.

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

Witness OUR hand S this 5th day of APRIL, 19 85

STATE OF NEVADA }
 COUNTY OF Clark } SS.

X Curtis M. Eggers
 CURTIS M. EGGERS

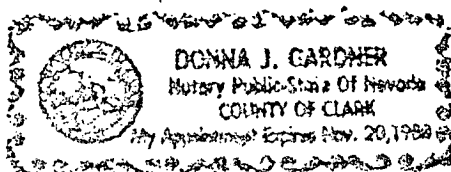
X Edith E. Eggers
 EDITH E. EGGERS

On April 16, 1985
 Before me, a Notary Public, personally appeared
CURTIS M. EGGERS
EDITH E. EGGERS

personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person whose name is
 subscribed to this instrument and acknowledged that ~~XX~~
~~XXXXXX~~ they executed it.

Signature Donna J. Gardner
 (Notary Public)

(Notarial Seal)



ESCROW NO: 85-04-154 RS

MAIL TAX STATEMENTS TO: Mr. & Mrs. Ronald Jensen
C/O BARLOW'S REALTY, 1325 So. Maryland Parkway
Las Vegas, Nevada 89104

2009

AM.R.P.T.T. 82.50

2058716

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RONALD JENSEN and BRENDA JENSEN
husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to JOHN G. GUBLER, Trustee
THE INVESTMENT TRUST 12-83.

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

The South-half (S-1/2) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4)
of the Northeast Quarter (NE-1/4) of Section 26, Township 19 South, Range 60 East, M.D.B.
& M., in the County of Clark, State of Nevada. EXCEPTING THEREFROM interest in and to
the West 40 feet as conveyed to the City of Las Vegas by Deeds recorded August 20, 1974, as
Document Nos. 411855 and 411863.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1984-1985;
 - (2) Covenants, conditions, restrictions, rights, rights of way
and easements now of record.
 - (3a) Deed of Trust now of record in favor of: CURTIS M. EGGERS, et al
Affecting a Portion of the above described property;
 - (3b) Deed of Trust now of record in favor of: CURTIS M. EGGERS, et al
Affecting a Portion of the above described property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining
Witness OUR hand S this 22nd day of APRIL 19 85

STATE OF NEVADA }
COUNTY OF Clark } SS.

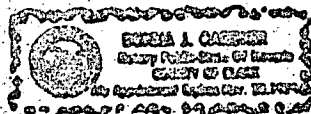
Ronald Jensen
RONALD JENSEN

Brenda Jensen
BRENDA JENSEN

On April 23, 1985
Before me, a Notary Public, personally appeared
RONALD JENSEN
BRENDA JENSEN

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person whose name is
subscribed to this instrument and acknowledged that he
(she or they) executed it.

Signature [Signature]
(Notary Public)
(Notarial Seal)



POO PRINTING 878-1701

EXPIRES NOV. 20, 1988

ESCROW NO:
85-04-635 RS
MAIL TAX STATEMENTS TO: BARLOW'S REALTY
1325 S. Maryland Parkway
Las Vegas, Nevada 89104

JOHN L. G. WITKOWSKI
RECORDING DATE

NEVADA TITLE CO.
APR 24 8 00 AM '85

500
DEPUTY
FIDELITY RECORDS
INSTRUMENT

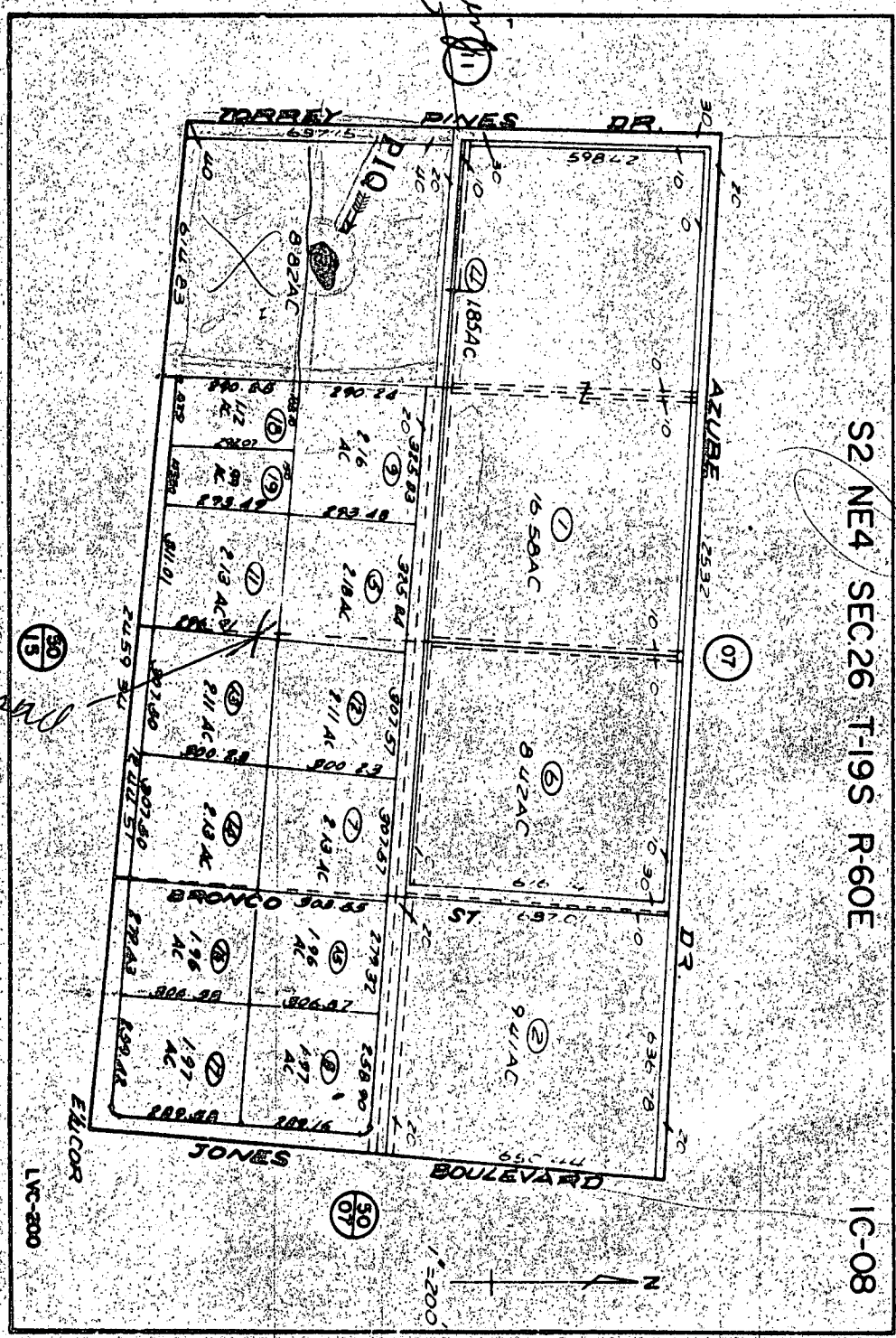
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S2 NE4 SEC.26 T-19S R-60E

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