

Planning & Development Department
Scanning Cover Sheet

Case No PM-23-77

APN ?

Location SEE BELOW

Applicant ARVID L. AND LOIS BESSENT

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
SOUTHWEST CORNER OF EL CAMPO GRANDE AVENUE
AND TORREY PINES DRIVE



1 2 3 4 5 6

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

November 22, 1977

TO:

ART VEEDER, SUBDIVISION ENGINEER
PUBLIC WORKS DEPARTMENT

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR
Geoffrey P. Stormson
GEOFFREY P. STORMSON, AIP, PRIN. PLANNER

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
PM-23-77 ARVID L. & LOIS BESSENT

COPIES TO:

The above parcel map(s) have been approved by Don J. Saylor, Director. The maps are submitted to you for signature by the Director of Public Works and recordation.

DJS:GPS:kt

Attachment

*ORIGINAL SIGNED &
DELIVERED.*

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

NOVEMBER 22, 1977

Date

TO: NULL

FROM: GENZER
*6/11*SUBJECT: PM-23-77
ARVID L. AND LOIS BESSENT

COPIES TO:

This property is located on the southwest corner of El Campo Grande Avenue and Torrey Pines Drive in ~~land use~~ zone R-E. Right-of-way requirements to be met include a 40 ft. half-street on Torrey Pines Drive; a 30 ft. half-street on El Campo Grande Avenue; and a 15 ft. radius corner at El Campo Grande and Torrey Pines. The radius corner is not shown at this time and must be added to the plat. Staff recommends approval based on this one change and all conditions of City departments and State Subdivision Statutes.

RSG:bjl

*11-22-77**RADIUS CORNER ADDED AS REQUIRED.**6/11*

INTER-OFFICE MEMORANDUM

November 3, 1977

TO:

PM-23-77 Community Development

FROM:

Field Operations Engineer

SUBJECT:

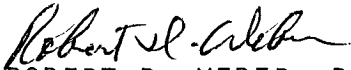
PM-23-77
Arrid L. and Lois Bessent

COPIES TO:

Your memorandum of October 25, 1977 requested comments from the Public Services Department on the submittal of a Parcel Map #23-77 by Arrid L. and Lois Bessent.

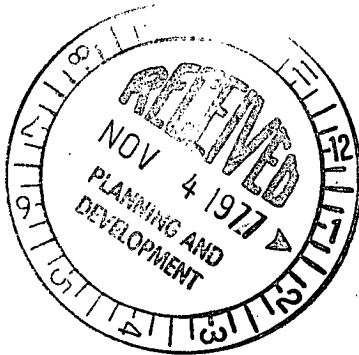
Right-of-way requirements to be met include 40' (half street) on Torrey Pines Drive, 30' (half street) on El Campo Grande Ave. and a 15' radius corner.

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



ROBERT D. WEBER, PE & RLS

RDW/AKV/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

November 1, 1977

Date

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

FROM: *George Judd*
GEORGE JUDD, FIRE MARSHAL

SUBJECT: PM-23-77
ARVID L. AND LOIS BESSENT

COPIES TO:

Property owners are to participate in the installation of approved water mains and fire hydrants when water is available to the area.

GJ/vh



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE October 25, 1977

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

RE: PM-23-77

Submitted by: Arvid L. and Lois Bessent

May we have your comments, recommendations, and suggestions no later than
November 2, 1977. 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

299465

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 10-21-77

1. Owner(s) of Record: ARVID L. & LOIS BESSENT
Address: 5076 W. AUBURN AVE. Phone No.: 647-1860
2. Name of Engineer or Surveyor: BRENT NOLSEY
Address: INDIAN SPRINGS Phone No.: _____
3. Location of Parcel Map: Section 26 Township 19 Range 60
Tax Parcel No.: 1C-09-13
4. Acreage: 3.4 Number of Parcels to be Created: 4 Land Use Zone: RE
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:
TORREY PINES DRIVE & EL CAMPO GRANDE AVE.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
BOTH STREETS ARE PAVED IN GOOD SERVICEABLE COND.
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:
WATER TO BE SUPPLIED BY COMMUNITY WELL
9. Will the property be serviced by the City Sanitary Service System? Yes _____ No X
If no, indicate how sewer service will be provided: INDIVIDUAL SEPTIC TANKS
10. 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: Arvid L. Besent _____
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: A. NUL

Receipt No.: 299465

Case No.: PM-23-77

Date: 10-21-77

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.

