

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-23-80

APN ?

Location SEE BELOW

Applicant SHECKY AND NALANI GREENE

Subject

PARCEL MAP FOR PROPERTY LOCATED BETWEEN
EDGEWOOD DRIVE ON THE NORTH AND WALDMAN AVE.
ON THE SOUTH, EAST OF RANCHO DRIVE



1 2 3 4 5 6

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 9, 1980

TO:

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

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

RG

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-23-80, SHECKY & NALANI GREENE

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)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

MAY 9, 1980

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-23-80
SHECKY AND NALANI GREENE

COPIES TO:

This property is located between Edgewood Drive on the north and Waldman Avenue on the south, east of Rancho Drive in Zoning District R-E. The application is to create two parcels of land of which parcel one is currently developed with a single family residence, and parcel two would be attached to the existing Greene property fronting on Rancho Drive.

Parcel one of this application will have a 12½ ft. rear setback where 50 feet is required. A variance to allow this reduced setback was considered by the Board of Zoning Adjustment on April 24, 1980, and was approved subject to appeal. The variance number for this action was V-30-80.

The Department of Public Services has indicated that the map is in order; and inasmuch as no appeal has been filed, staff recommends approval subject to conditions of all city departments and State Subdivision Statutes.

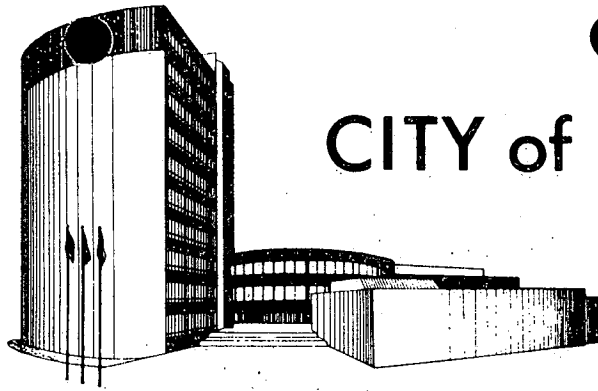
RSG:bjl

hsc
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

April 28, 1980

Mr. and Mrs. Shecky Greene
1245 Rancho Drive
Las Vegas, Nevada 89102

Re: V-30-80

Dear Mr. and Mrs. Greene:

Your request for a Variance to allow a lot split which will result in the existing residence being twelve feet, six inches (12'6") from the new rear lot line where fifty feet (50') is required on property located at 2211 Edgewood in Zoning District R-E, was considered by the Board of Zoning Adjustment at its regular meeting held April 24, 1980.

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

1. Recordation of a parcel map.
2. Conformance to the plot plan.
3. 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 April 24, 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:bjl
cc: City Clerk
Public Services

INTER-OFFICE MEMORANDUM

Date

April 14, 1980

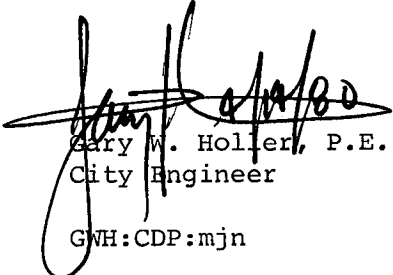
TO: Community Planning and Development

FROM: Public Services

SUBJECT: PM-23-80 (Revised)
Shecky and Nalani Green

COPIES TO: Quality Control

Your memorandum dated April 11, 1980 requested comments from this Department concerning the subject parcel map application. Be advised that after the title "Field Operations Engineer" is changed to "City Engineer", we will have no objections to the acceptance of this map.


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

GWH:CDP:mjn

RECEIVED
APR 15 1980
PLANNING AND
DEVELOPMENT

DATE

4/17/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-23-80
Shelby & Malani Green

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:

RECEIVED
APR 18 1980
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 11, 1980

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

RE: PM-23-80 (REVISED)

Submitted by: SHECKY & NALANI GREENE

May we have your comments, recommendations, and suggestions no later than
April 18, 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

No Comment
Ann Velbert
Planning Aide
4-14-80
HPF:rw

attachment



WLL

DATE

4/8/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-23-80

Specy 7 Malani Greene

☒ 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:

RECEIVED
APR 9 1980
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE April 2, 1980

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

RE: PM-23-80

Submitted by: SHECKY AND NALANI GREENE

May we have your comments, recommendations, and suggestions no later than
APRIL 9, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

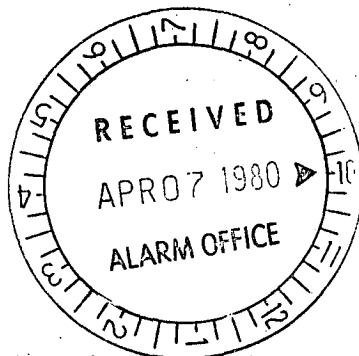
No Comment

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment



*John Kilbert
Planning Aide
4-8-80*

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 11, 1980

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

RE: PM-23-80 (REVISED)

Submitted by: SHECKY & NALANI GREENE

May we have your comments, recommendations, and suggestions no later than
April 18, 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

INTER-OFFICE MEMORANDUM

Date

April 4, 1980

TO:

Community Planning & Development

FROM:

Public Services

SUBJECT:

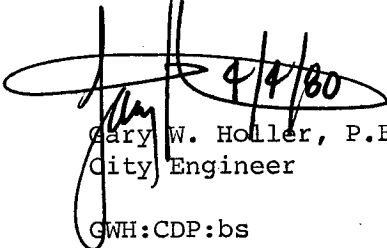
PM-23-80
Shecky and Nalani Greene

COPIES TO:

Quality Control
Right-of-Way

In accordance with your request dated April 2, 1980, we request that the following corrections and additions be made to the subject parcel map and application prior to our approval.

1. Add a line ten feet east of the section line so as to dedicate this portion of Rancho Road. Add a radius corner at Rancho and Waldman.
2. Change the title "Field Operations Engineer" to "City Engineer".



4/4/80
Gary W. Holler, P.E.
City Engineer

GWH:CDP:bs

RECEIVED
APR 7 1980
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 2, 1980

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

RE: PM-23-80

Submitted by: SHECKY AND NALANI GREENE

May we have your comments, recommendations, and suggestions no later than
APRIL 9, 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 19, 1980

1. Owner(s) of Record: Shecky and Nalani Greene
Address: 1245 Rancho Road-Las Vegas, NV 89102 Phone No.: Unlisted
2. Name of Engineer or Surveyor: Baughman & Turner, Inc.
2325 W. Charleston Blvd.
Address: Las Vegas, NV 89102 Phone No.: 870-8771
3. Location of Parcel Map: Section 4 Township 21S. Range 61E.
Tax Parcel No.: 3-69-001 & 002
4. Acreage: 2.0 Number of Parcels to be Created: 2 Land Use Zone: RE
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:
Edgewood Avenue; Waldman Avenue; Rancho Road
7. Describe the existing improvements and/or condition of streets in Item #6 above:
A.C. Pavement - Good condition
- X 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 - all streets EDGEWOOD ST. AND
RANCHO ROAD
- X 9. Will the property be serviced by the City Sanitary Service System? Yes X No ~~XX~~
If no, indicate how sewer service will be provided: ~~Septic Tank~~
- X 10. Is immediate development proposed on the parcels of land to be created? Yes X No ~~XX~~
On which parcel? #1 #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
GUEST HOUSE, RECREATION AREA, & LANDSCAPING - AT PRESENT

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:

Owner(s) of Record

Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$500

Received by: TC

Receipt No.: 339424

Case No.: 711-23-80

Date: 3/31/80

A Variance application (V-30-80) has been submitted for setbacks

Grant, Bargain, Sale Deed

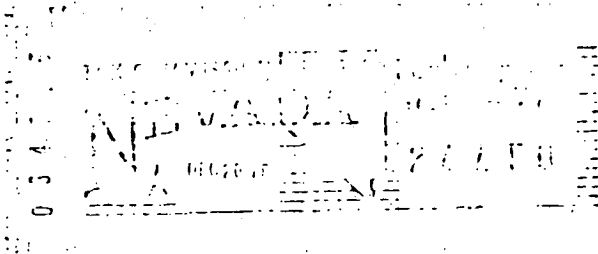
THIS INDENTURE WITNESSETH: That SAM SOLOMON and ALYCE M. SOLOMON, husband and wife,
as joint tenants

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to SHECKY GREENE and NALANI GREENE, husband and wife, as joint tenants

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

As shown on Exhibit "A" Attached hereto and by reference made a part hereof:

- SUBJECT TO: 1. Taxes for the fiscal year 1978-79 =
2. Covenants, Conditions, Reservations, Restrictions,
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 hands this 19th day of October, 1978

STATE OF NEVADA }
COUNTY OF Clark } SS.

On October 26, 1978
personally appeared before me, a Notary Public,
Sam Solomon and Alyce M. Solomon

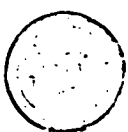
Sam Solomon
SAM SOLOMON

Alyce M. Solomon
ALYCE M. SOLOMON

who acknowledged that he executed the above instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)



Notary Public-State of Nevada
CLARK COUNTY
Norma Wederworth
My Commission Expires Aug. 12, 1981

ESCROW NO. LV 162970-RECORDER'S
ORDER NO. 1 INSTRUMENT NO. 1
WHEN RECORDED MAIL TO Mr. & Mrs. Shelly Greene
1245 Ranchos Drive, Las Vegas
Nevada 89102

944776

2-2

EXHIBIT "A"

LV-182970 N

Being that portion of Government Lot No. 4 in Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at a point on the West line of said Lot 4 distance thereon South $01^{\circ}29'$ West, 1019.8 feet from the Northwest corner thereof, thence East and parallel with the North Line of the said Lot 4, a distance of 217.05 feet to the TRUE POINT OF BEGINNING: Thence South a distance of 272.00 feet more or less to a point distance 30.00 feet North of the South line of the said Lot 4, distance thereon 209.5 feet Easterly from the Westerly line thereof, thence East and parallel with the last mentioned South line a distance of 220.00 feet to a point, thence North at right angles from the last mentioned South line a distance of 272.00 feet to a point, thence West and parallel to the aforementioned North line of Lot 4 a distance of 220.00 feet to the TRUE POINT OF BEGINNING.

INST. NO. 944776
OFFICIAL RECORD BOOK NO.
RECORDED AT REQUEST OF

985

TITLE INSURANCE AND TRUST CO.

DEC 26 9 03 AM '76

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDERFEE 4.00 DEPUTY md

4/3

RPTT S

QUITCLAIM DEED

THE SIGNATURE WITNESSE: That

JULIE STAPLETON and NALANI KELE, as Joint Tenants

in consideration of \$ 10.00

the receipt of which is hereby acknowledged, do hereby sell, release and forever quitclaim to

SHECKY GREENE and NALANI GREENE as Joint Tenants

all that real property situate in the City of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

That portion of Government Lot Four (4) in Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

COMMENCING at a point in the West line of said Lot 4, distant thereof South 1°29' West 1019.8 feet from the Northwest corner thereof, being a point in the South line of Edgewood Avenue; thence East parallel with the North line of said Lot 4, a distance of 217.05 feet to the Northwest corner of that certain parcel of land conveyed to Roscoe A. Coffman, et ux by deed recorded May 5, 1948 as Document No. 284553 of Clark County, Nevada records; thence South along the West line of said conveyed parcel a distance of 272 feet, more or less, to a point distant 30 feet North of the South line of said Lot 4 and also distant 209.5 feet Easterly from the West line of said line of said Lot 4, said point being the TRUE POINT OF BEGINNING; thence West, parallel with the South line of said Lot 4 and distant 30 feet Northerly therefrom 209.5 feet to the West line of said Lot 4; thence North along the last mentioned West line 127 feet, more or less, to a point which is distant 157 feet Northerly from the South line of said Lot 4, said point being the Southwest corner of that certain parcel of land conveyed by Arthur E. Turk, et ux by deed recorded June 25, 1959 as Document No. 165060 of Official Records of said County; thence East along the South line of said last mentioned parcel, parallel with the South line of said Lot 4 and distant 157 feet Northerly therefrom, to the West line of the aforementioned parcel conveyed by Document No. 284553; thence South along said last mentioned West line, 127 feet more or less to the TRUE POINT OF BEGINNING.

BEING the property conveyed to JULIE STAPLETON, a married woman, by Grant Deed from Harry G. Fritz and BEVERLY C. FRITZ, husband and wife, dated October 12, 1967 recorded November 1, 1967, Document No. 668493 of Official Records of said County.

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

Witness OUR hand this 2nd day of March 1973

Nalani Kele
NALANI KELE

Julie Stapleton
JULIE STAPLETON

STATE OF Nevada
County of Clark
On this 2nd day of March 1973

personally appeared before me, a Notary Public in and for said

County and State
NALANI KELE and JULIE
STAPLETON

known to me to be the persons described in and who executed the foregoing instrument who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein expressed.

Lennie M. Saunders
Notary Public in and for said County and State.

Notary Public - State of Nevada -
CLARK COUNTY
LENNIE M. SAUNDERS
Notary Public - State of Nevada -

ESCROW NO.

WHEN RECORDED MAIL TO: Mr. and Mrs. Shecky Greene,
1245 Rancho Drive, Las Vegas, Nevada

DOCUMENTARY TRANSFER TAX \$ none
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF TRANSFER.
UNDER PENALTY OF PERJURY:

Nalani Greene
SIGNATURE OF DECLARANT OR AGENT DETERMINED TAX. FINE NAME

3-69.

