

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-23-85

APN ?

Location SEE BELOW

Applicant JOHN GUBLER, TRUSTEE

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
NORTHEAST CORNER OF TROPICAL PARKWAY AND
TORREY PINES DRIVE



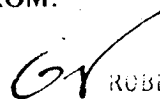
INTER-OFFICE MEMORANDUM

June 25, 1985

TO:

DEPARTMENT OF DESIGN & DEVELOPMENT

FROM:

ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION

PM-23-85 JOHN G. GUBLER, TRUSTEE
PM-24-85 RONALD & BRENDA JENSEN

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 25, 1985

TO:

WILLIAMS

FROM:



GENZER

SUBJECT:

PM-23-85 JOHN G. GUBLER, TRUSTEE

COPIES TO:

This property is located on the northeast corner of Tropical Parkway and Torrey Pines Drive in zoning district R-E. The applicant is proposing four lots, each of which will be approximately one acre. The Health District has approved the map as submitted. The Department of Design and Development has required several corrections, all of which have been done. A copy of a signed Assessment District Agreement is in the file. John has indicated that the map is consistent with the zoning..Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes. It should also be noted that this application is a further division of a previously approved and recorded parcel map.

RSG

ASSESSMENT DISTRICT AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 198____, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "CITY") and John G. Gubler, Trustee (hereinafter referred to as "OWNER").

W I T N E S S E T H:

WHEREAS, OWNER contemplates certain on-site development within the corporate limits of the City on the following described real property, to wit: A portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 26, T19S, R60E, M.D.M.; A.K.A.: The east side of Torrey Pines Dr. and the north side of Tropical Parkway (PM-23-85)

WHEREAS, normally, as a condition to the issuance of a building permit to the OWNER, the CITY would require the construction of the following off-site improvements, to wit: Street paving, street lighting, sewer, sidewalks, curb and gutter.

WHEREAS, it is to the benefit of the OWNER and the CITY to postpone the installation of said off-site improvements until such time as these improvements can be intergrated into the overall development of the area with off-site improvements through the creation of a special improvement district; and

WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the OWNER of property within the boundaries of a proposed special improvement district may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the OWNER, for himself, his heirs, successors, assigns and grantees of the above described real property (i) hereby waive the right of protest to formation of a special improvement district and the inclusion of the above described property as a part thereof, (ii) promises to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agrees to remain obligated and responsible for the installation of the off-site improvements which the CITY would normally require of a property owner as a condition to the issuance of a building permit and the development of the property in the event that the CITY is precluded from, or decides against, the formation of a special improvement district.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. WAIVER AND COVENANT: In consideration of the CITY permitting the postponement of the construction of off-site improvements, the OWNER agrees to the following:

- (a) To waive any and all rights of protest to the creation of a special improvement and assessment district to assess the OWNERS's property its appropriate share of the costs for constructing various off-site improvements;
- (b) To pay his prorated share of the costs for constructing various off-site improvements as determined pursuant to the provisions of chapter 271;
- (c) To enter into, and become a part of, any future special improvement district which may be created for the purpose of paying the costs of constructing various off-site improvements;

- (d) To construct the off-site improvements consisting of the following: Street paving, street lighting, sewer, sidewalks, curb and gutter.

if for any reason the CITY is precluded from, or decides against, the formation off a special improvement district.

2. BUILDING PERMIT: In consideration of the OWNER'S waiver and covenant described under Section 1, the CITY agrees to issue a building permit prior to the construction of off-site improvements allowing the OWNER to proceed with the development of his property at this time.
3. ASSESSMENT DISTRICT: It is understood and agreed that the CITY is the sole determiner as to when the special improvement district referred to herein shall be established to assess the costs of the off-site improvements against the OWNER's property.

In the event that the CITY is precluded from, or decides against proceeding with the formation of a special improvement district then the CITY shall have the right to require the OWNER to install the off-site improvements, and, upon written notification to the OWNER, the OWNER agrees to install, such off-site improvements as would normally have been required of the OWNER as a precondition to the issuance of a permit within ninety (90) calendar days of receiving written notification that the CITY is requiring such installation.

4. BINDING EFFECT: The OWNER understands and agrees that the covenants imposed herein shall be obligations running with the land, and shall be binding upon the OWNER's heirs, successors, assigns and grantees who shall obtain the above described real property from the OWNER or from any successor, in interest thereof.
5. RECORDATION: The OWNER hereby consents to the recordation of this Agreement by the CITY as a public record.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day first hereinabove written.

ATTEST:

CITY OF LAS VEGAS
a Municipal Corporation

CAROL ANN HAWLEY, City Clerk

By WILLIAM H. BRIARE, MAYOR

State of Nevada)
) ss.
County of Clark)

John G. Gubler, Trustee
Owner

On June 19, 1985 before me the undersigned, a Notary Public in and for said County and State, personally appeared.

John G. Gubler, Trustee

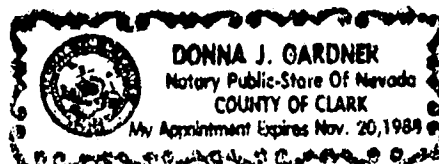
known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Donna J. Gardner
NOTARY PUBLIC in and for said
County and State

My Commission Expires: Nov. 20, 1988

NOTARY SEAL:





CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291

DATE: May 24, 1985

OWNER: JENSEN, Ronald & Brenda

PM NO: PM 23-85

SURVEYOR: Kenneth D. Farrimond

RECEIVED

JUN 4 1985

PLANNING AND
DEVELOPMENT

City of Las Vegas

According to the ~~Clark County Sanitation District~~, municipal sewer is
Not available to property.

City of Las Vegas

According to the ~~Las Vegas Valley Water District~~, municipal water is
not available to property.

According to the parcel map

PM 23-85 four (4) lots are involved, approx .9 Ac each.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION:

Sewer and municipal water are not available. Lot Sizes meet minimum requirements of the Health District for installations of individual septic system and individual well.

Lot #1	40,291 Sq Ft	.93 Ac
Lot #2	40,591 Sq Ft	.93 Ac
Lot #3	40,818 Sq Ft	.93 Ac
Lot #4	41,045 Sq Ft	.93 Ac

} gross over 1.0 Acre

NOTICE: Some wells drilled in this area are showing a chemical increase of nitrates up to and above 45 PPM.

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. ~~XXXXXXXXXXXXXXXXXXXX~~ 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)

RYON WILLIAMS / (ZONING DEPT) /

CLARK COUNTY HEALTH DISTRICT

RE: PM - 23 - 85

SUBMITTED BY: JOHN G. GUBLER, TRUSTEE, THE INVESTMENT TRUST 12-83

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

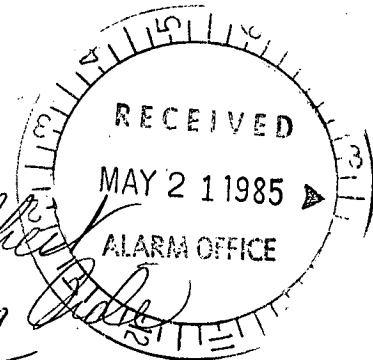
HAROLD P. FOSTER, DIRECTOR

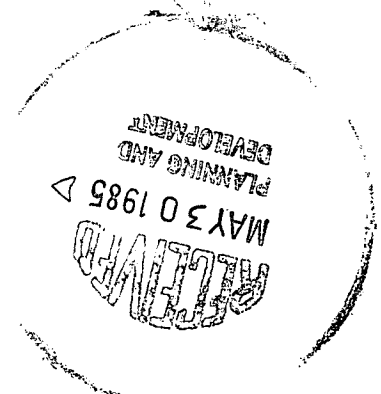
HPF:RG:jcd

Attachments:

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

John Williams
Planning Office
5-29-85





INTER-OFFICE MEMORANDUM

Date

May 24, 1985

RECEIVED
MAY 28 1985
PLANNING AND
DEVELOPMENT

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

DESIGN AND DEVELOPMENT

SUBJECT:

JOHN G. GUBLER, TRUSTEE
PM-23-85

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 G. Gubler, Trustee.

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

1. Properly dimension the exterior boundaries of the entire property and reconcile the lot dimensions with the dimension of the northerly boundary.
2. Correct the bearing of the easterly boundary to agree with the previously submitted parcel map.
3. Correct the radius, lot dimensions, square footage and curve data to agree with the previously submitted parcel map.
4. Complete the street name of Torrey Pines Drive.
5. Execute a Special Improvement District Agreement for the installation of off-site improvements on Torrey Pines Drive and Tropical Parkway when they are warranted.
6. Record PM-22-85 prior to approval of this map.



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

CDP:bjc

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-23-85
John G. Gubler, Trustee, The Investment
Trust 12-83

COPIES TO:

Bob Genzer

RECEIVED
MAY 23 1985
PLANNING AND
DEVELOPMENT

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

1. Dedicate forty (40) feet of right of way for Tropical Parkway, thirty (30) feet of right of way on Bullring Lane with a twenty (20) foot radius corner at Torrey Pines and Bullring Lane, and 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)
~~RYON WILLIAMS / (ZONING DEPT) /~~

CLARK COUNTY HEALTH DISTRICT

RE: PM - 23 - 85

SUBMITTED BY: JOHN G. GUBLER, TRUSTEE, THE INVESTMENT TRUST 12-83

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

1. Owner(s) of Record: John G. Gubler, Trustee, The Investment Trust 12-83
C/O
Address: 1325 S. Maryland Parkway 89104 Phone No.: 384-4313
2. Name of Surveyor: Ken Farrimond
Address: 3407 S. El Camino Phone No.: 876-5869/295-8566
Home Work
3. Location of Parcel Map: Section 26 Township 19S Range 60E
4. Tax Parcel No.: Part of 01C/080/003
5. Acreage: 5 +/- 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 streets:
Torrey Pines and Tropical Parkway
7. Describe the existing improvements and/or condition of streets in item #6 above:
Both Paved Torrey Pines part dirt, Tropical Parkway mostly gravel
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:
Well
9. Will the property be serviced by the City Sanitary Sewer System? Yes No x
If no, indicate how sewer service will be provided: Septic
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: *John G. Gubler* *Ken Farrimond*
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. C. J.
Receipt No.: 70239
Case No.: PM-23-85 Date: 5/17/85

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 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, etal Affecting a Portion of the above described property.
- (3b) Deed of Trust now of record in favor of: CURTIS M. EGGERS, etal 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 } SS.
COUNTY OF Clark

Ronald Jensen
RONALD JENSEN

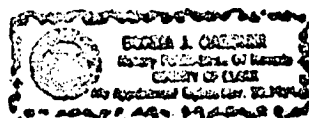
Brenda Jensen
BRENDA JENSEN

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 Dennis J. Gubler
(Notary Public)

(Notarial Seal)



PDQ 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

JOINT S.W.I.T.H. RECORDED
RECEIVED

NEVADA TITLE CO.
APR 24 8 00 AM '85

500
RECEIVED
RECORDS
CLERK

2099

2058718

812

LVC-200