

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-24-78

APN ?

Location SEE BELOW

Applicant LARRY STORJOHANN

Subject

PARCEL MAP FOR PROPERTY GENERALLY LOCATED ON
THE SOUTH SIDE OF OWENS AVE BETWEEN 23RD
STREET ON THE WEST AND COBB LANE ON THE
EAST.



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 23, 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-24-78 Larry Storjohann

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

INTER-OFFICE MEMORANDUM

June 16, 1978

TO:

NULL

FROM:

GENZER
GV *A*

SUBJECT:

PM-24-78
LARRY STORJOHANN

COPIES TO:

This property is located on the south side of Owens Avenue between 23rd Street on the west and Cobb Lane on the east in Zoning District R-3. The parcel map is in order as submitted. Off-site improvements will be reckoned with at the time of the building permit application. Staff recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG:rw

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 13, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

PM-24-78

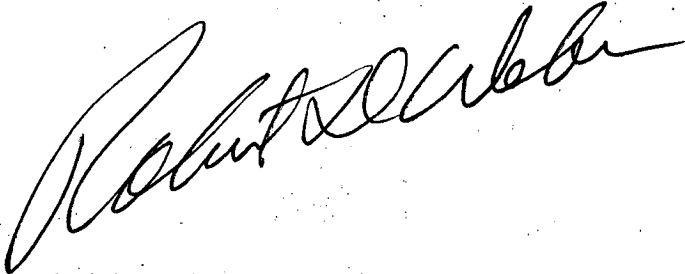
Larry Storjohann

COPIES TO:

Your memorandum of May 24, 1978, requested comments from the Public Services Department on the submittal of a parcel map, PM-24-78 by Larry Storjohann.

Harold P. Foster, Acting ~~and~~ Director should be shown under approvals.

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



ROBERT D. WEBER, PE & RLS

RDW/AEV/lr

RECEIVED
JUN 15 1978
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

May 30, 1978

TO:

HAROLD FOSTER, DIRECTOR OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

PM-24-78
LARRY STORJOHANN

COPIES TO:

Approved fire hydrant to be provided at 300 foot spacing. (2500 GPM a 20 PSI residual).

GJ/nc



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE May 24, 1978

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

RE: PM-24-78

Submitted by: Larry Storjohann

May we have your comments, recommendations, and suggestions no later than
May 31, 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

HAROLD P. FOSTER, ACTING DIRECTOR

DJS:bjl

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: May 15, 1978

1. Owner(s) of Record: LARRY STORJOHANN

Address: P.O. Box 19207, Las Vegas, Nv. 89119 Phone No.: 736-8105

KIRK S. ANDERSON, P.E.#3214

2. Name of Engineer or Surveyor: ALCA ENGINEERING & SURVEYING, INC.

Address: 2765 So. Highland/Suite 103 Phone No.: 732-2105

3. Location of Parcel Map: Section 26 Township 20 Range 61

Tax Parcel No.: 2-06-24

4. Acreage: 0.28± Number of Parcels to be Created: 2 Land Use Zone: IR-3

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:
Between 23rd st. and Cobb Lane with Owens Avenue as Northerly property
line boundary.

7. Describe the existing improvements and/or condition of streets in Item #6 above:
23rd Street has half street improvements on its Westerly R/W; Cobb Lane has half
St. improvements on its Easterly R/W; Owens Ave. is already "built".

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:
6" A.C.P. exists in Cobb Lane per Las Vegas Valley Water District.

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 X #2 X #3 #4

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

Quadplex & construction to begin in Three (3) months

The undersigned Owner(s) of Record hereby requests this parcel map application to be sub-
mitted to the Planning Commission and City Commission for consideration and all statements
and answers contained herein are in all respects true and correct.

Signatures: Larry Storjohann
Owner(s) of Record

Kirk S. Anderson
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G. ✓

Receipt No.: 321202

Case No.: PM-24-78

Date: 5-22-78

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.

Corporation Grant, Bargain, Sale Deed

SOUTHWESTERN IMPROVEMENT & INVESTMENT CO.

a corporation organized and existing under the laws of the State of Nevada and having its principal place of business in Las Vegas, Nevada

in consideration of TEN DOLLARS AND NO/100 Dollars

do hereby Grant, Bargain, Sell and Convey to IMPERIAL MORTGAGE CORPORATION, a Nevada

corporation

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1) taxes for the fiscal year 1977-78
2) restrictions, conditions, reservations, rights, rights of way and easements now of record.

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

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its Vice

President and _____ Secretary thereto duly authorized, this 31st day of October, 1977.

ARIZONA
STATE OF ARIZONA
COUNTY OF PINAL
SS

On October 31, 1977, personally appeared before me, a Notary Public in and for said County and State, _____, a duly qualified and sworn Notary Public, known to me to be the Vice President of the Corporation that executed the foregoing instrument and upon oath he did depose that he is the Officer of the Corporation as above designated, that he is acquainted with the seal of said Corporation and that the same is and is attached to the Corporate Seal of said Corporation, that the signatures to said instrument were made by officers of said Corporation as indicated after reading same, and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein expressed.

Notary Public in and for the State of Arizona

My commission expires July 18, 1978

(This area for Official Notarial Seal)

SOUTHWESTERN IMPROVEMENT & INVESTMENT CO.

By _____ Vice President

E. H. Patterson

By _____ Secretary

George O. Kiefer

Notary Public in and for the State of Nevada

ORDER NO. _____ GROW NO. 77-3807-JP
WHEN RECORDED MAIL TO:
Imperial Mortgage Corp., 420 E. Sahara Avenue
Las Vegas, Nevada

(This area for Recorder's use)

BOOK 814

773607

77-6160-JP

2-2

EXHIBIT "A"

Parcel IV:

The North 155 feet of the Northeast Quarter (NE¹) of the Northeast Quarter (NE¹) of the Northeast Quarter (NE¹) of Section 26, Township 20 South, Range 61 East, M.D.B. & M.
EXCEPTING THEREFROM the East 527.5 feet thereof.

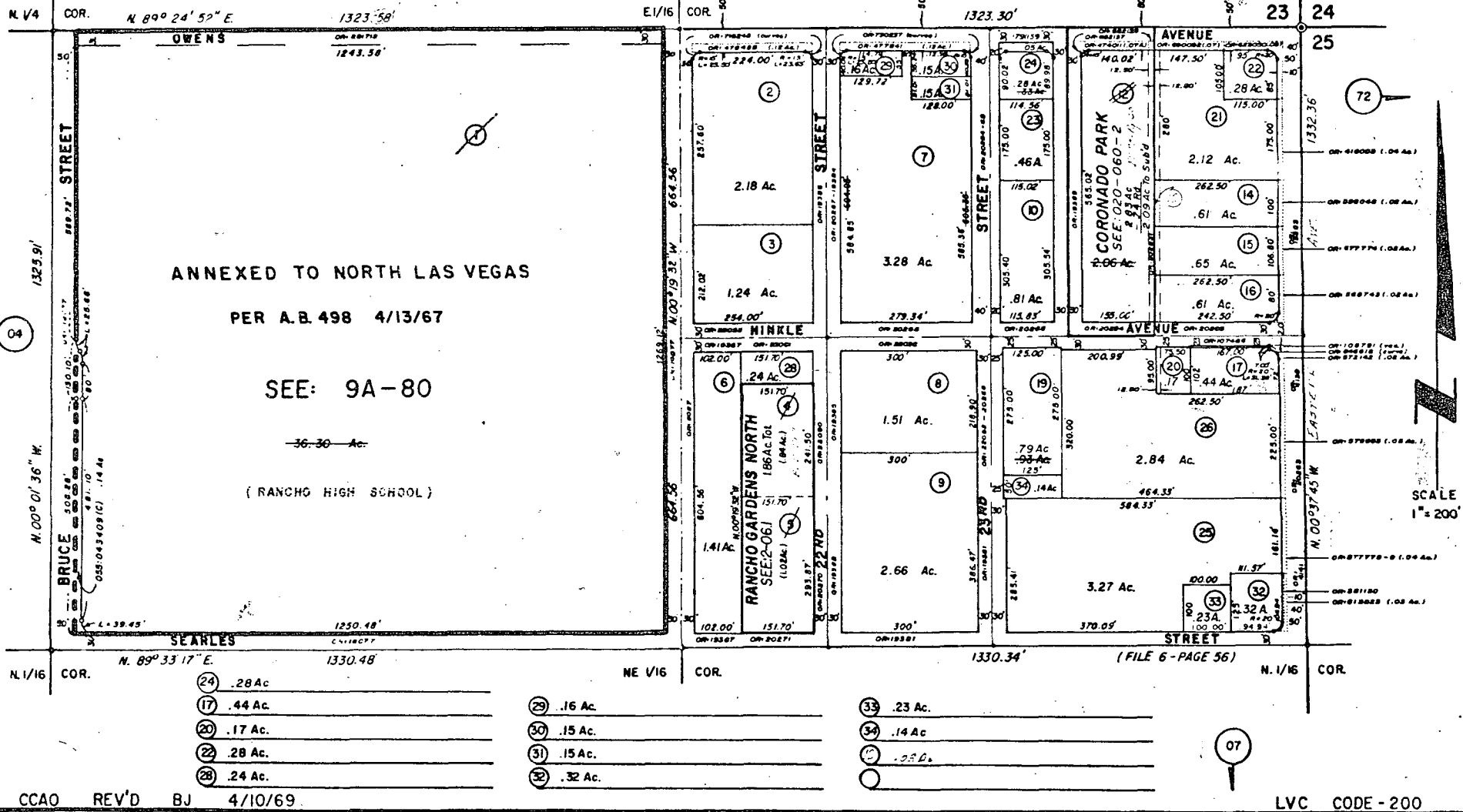
FURTHER EXCEPTING THEREFROM the interest in and to the North thirty (30) feet and the West Twenty (20) feet thereof as conveyed to the City of Las Vegas for street purposes.

FURTHER EXCEPTING THEREFROM that portion as conveyed to the City of Las Vegas by Document No. 791159, recorded October 16, 1969.

BOOK 773607
WESTERN TITLE CO.
Nov 23 11 52 AM '77
CLARK COUNTY, NEVADA
COUNTY CLERK'S OFFICE
FILED

N² NE⁴ SEC. 26 T. 20 S. R. 61 E.

2-06



RANCHO GARDENS NORTH

2-061