Planning & Development Department
Scanning Cover Sheet

Case No PM-2-75

APN ?

Location W SIDE FALCON LN, 109' S MAYFLOWER LN

Applicant JAMES J. DUPLISSEY & NEVSUR INS. AGENCY

Subject

PARCEL MAP

123456

ITEM	Commission Action	Department Action
VIII. DEPARTMENT OF PUBLIC WORKS LAURENCE HAMPTON, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER		
A. APPROVAL OF PARCEL MAPS It is recommended that the following parcel maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. Improvements required will be obtained at the time of building permit application. 1. Nevsur Insurance Agency, Inc. and James J. and Carol Janet Duplissey (PM-2-75). Right of way to be acquired: none. 2. Robert C. and Penelope M. LePome (PM-3-75). Rights of way to be acquired: Horse Drive (40'); Bradley Road (40'); Unicorn St. (60'); Brent Lane (30'); Thom Blvd. (30'); and 8 radius corners. 3. James Rodney Aldrich and Patti Jo Aldrich (PM-4-75). Rights of way to be acquired: Horse Drive (40'); Bradley Road (40'); Unicorn St. (30'); and 2 radius corners.	Items 1, 2 and 3 Approved as recommended F - unanimous	P/W to proceed
B. APPROVAL OF SUBDIVISION PLAT It is recommended that the following plat be approved. All engineering designs have been checked and accepted. Bonds have been posted and agreements signed for this subdivision. 1. Lewis Homes - Charleston No. 7 (Lewis Homes of Nevada, a partnership - Earl Monson, Agent)	Approved as recommended F - unanimous	P/W to proceed

DEPARTMENT OF PUBLIC WORKS

2. The application be amended to C-1 zoning.

3. Resolution of Intent be restricted to a six (6) month time limit.

4. All portions of the property used for parking or other uses in connection with this operation shall be paved.

5. Landscaping and permanent underground sprinkler system shall be provided as required by the Planning Commission, including planters along the street frontage and in front of the existing buildings, and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

7. Cleanup of the property and exterior renovation of the proposed office building to improve its appearance.

8. Conformance to code requirements and design standards of City departments.

9. Dedication of 15' of right-of-way on Bonanza Road and installation of a 5' wide concrete sidewalk along Bonanza Road frontage as required by the Department of Public Works.

The motion carried by the following vote:

"AYES": Tiberti, Coleman, Parker, Cutler, Jenkins, Busch.
"NOES": None

This item will be heard by the City Commission on March 19, 1975.

2. PM-2-75

APPROVED

Parcel Map submitted by NEVSUR INSURANCE AGENCY, INC. AND JAMES J. AND CAROL JANET DUPLISSEY concerning property generally located on the west side of Falcon Lane, approximately 109 feet south of Mayflower Lane.

Mr. Foster indicated this was before the Commission for an administrative variance on Lot 1 on this three-lot parcel map. He stated at the time the administrative variance was approved, the applicant was proposing a single family residence on the south portion of the lot which was 64.5' wide. He stated they indicated that lot had been recorded quite some time ago. He stated there was another parcel shown as Parcel 2 on this map that extended to the south half of Lot 3. As one parcel, he also requested another 64.5' wide lot and then leave the remaining parcel about 35 feet wide. He stated this Board recommended that this be deferred and only granted approval on the south portion until it was determined what would happen to the approximately 35' wide lot to the north that was under separate ownership. He stated they have now decided to put the smaller piece together with the south piece and then create another 64.5' wide lot. They were requesting a parcel map to divide this overall parcel into two. He stated at the same time, because of each lot they were creating being only 64.5' wide and the minimum was 65' wide, the approval of the parcel map should also indicate the administrative approval of the lot width as shown so a building permit could be issued. He stated the pattern was established by the

south lot. He indicated they were so close to the minimum width that they fell within the allowance for an administrative variance. Staff recommended approval of the map as submitted subject to the usual requirements.

Mr. Jenkins asked if they would see a plot plan of the development.

Mr. Foster indicated no, it was zoned R-1 and it was for a single family residence unless they did not approve the administrative variance now, and he would have to come back prior to the Community Development department issuing a building permit.

MOTION

Mr. Tiberti moved PM-2-75 be APPROVED subject to the following conditions:

1. Approval of the parcel map constitutes administrative variance approval of the 64.5' lot widths.

2. Conformance to code requirements and design standards of City departments.

3. Satisfaction of the requirements of State statutes relative to parcel maps.

The motion carried by unanimous vote.

3. PM-3-75

APPROVED

Submitted by ROBERT C. AND PENELOPE M. LE POME concerning property generally located on the northeast corner of Bradley Road and Horse Drive.

Mr. Foster indicated there had been several parcel maps in the general area. He stated this was a 40 acre parcel and they were proposing to divide it into four parcels varying in size from 4½ acres to almost 13 acres in size. He stated they had proposed one north/south street through the center. He indicated Horse Drive and Bradley were secondary streets on the major street plan and they had provided for 40' half street dedications. He indicated there was no dedicated access from a public street to this particular subdivision. He stated it may come from the south along Thom to connect to that parcel. He indicated he thought the applicant had made some arrangements for that, but if he didn't have it now, staff would recommend approval subject to the condition that before the map was recorded he would have to obtain dedicated access to the parcel map site. He also recommended the normal conditions.

MR. LE POME appeared and indicated he submitted to the City Right-of-way Department late yesterday afternoon a grant deed along Thom Boulevard, 1/8 of a mile to the south for a 30' dedication to the City. He stated it had been filed and they did have access now.

MOTION

Mr. Tiberti moved PM-3-75 be APPROVED subject to the following conditions:

1. Dedicated access be provided to this subdivision.

2. Conformance to code requirements and design standards of City departments.

3. Conformance to the requirements of State statutes relative to parcel maps.

The motion carried by unanimous vote.

February 26, 1975

Mr. James Duplissey
404 Falcon Lane
Las Vegas, NV

Dear Mr. Duplissey:

Subject: PM-2-75

The parcel map concerning property generally located on the west side of Falcon Lane, approximately 109 feet south of Mayflower Lane was considered by the City Planning Commission on February 25, 1975.

The Commission voted to refer this item with a recommendation of APPROVAL subject to the following conditions:

1. Approval of the Parcel Map constitutes administrative variance approval of the 64.5' lot widths.

2. Conformance to code requirements and design standards of City departments.

3. Satisfaction of the requirements of State statutes relative to parcel maps.

This item is being referred to the Public Works Department fof fufther consideration. Upon completion of their review, the map will be forwarded to the City Commission for action.

Sincerely,

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

Harold P. Foster
Deputy Director

DJS:HPF:bjw

cc Public Works

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date February 24, 1975

TO:	FROM:
FOSTER	STORMSON
SUBJECT:	**COPIES TO:**
PM-2-75 James Duplessy Nevsur Insurance Company	

The three 64.5 ft. wide parcels are located on a dedicated public street, Falcon Lane, in an R-1 zone and have less than the required width of 65 feet. A representative of one of the owners, the Crestmont Corporation, stated that the lot widths of 64.5 ft. were recorded approximately ten years ago because at that time no parcel map requirements existed. A building permit for a home was obtained by James Duplessy for Lot 1. At the time the building permit was taken out the building site was 129-ft. along Falcon Lane and the owner had the south half of Lot 3. Nevsur - Crestmont Corporation owns the north half of Lot 3. Since the width deficiency of each parcel is only .5 feet, staff recommends that the parcel map be approved at such width. According to our field survey there is a 6.7 ft. side yard along the north side of the building on Lot 1 and a 5-ft. wide yard along the south side, this is less than the minimum for an R-1 zone. by 2.5"

Subject to the requirements of the Department of Public Works and the Nevada State Parcel Map Statutes, staff recommends approval.

GPS:jp

CL 1

CITY OF LAS VEGAS INTER[illegible]FFICE MEMORANDUM

February 13, 1975
Date

TO: COMMUNITY DEVELOPMENT	**FROM:** DEPUTY DIRECTOR OF PUBLIC WORKS
SUBJECT: PARCEL MAP PM-2-75	**COPIES TO:** ART VEEDER

Your memorandum of February 4, 1975 submitted a parcel map by James J. Duplissey and Nevsur Insurance Agency. The following comments are made in connection with this submission:

1. All of the right of way has been dedicated and improved for access to the parcels in question.

2. It is requested that the latest ownership deed be submitted to verify the descriptions.

V. B. UEHLING

VBU/lm

RECEIVED
FEB 13 1975
DEPT. OF COMMUNITY DEVELOPMENT

CL 1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 12, 1975

TO:

DON J. SAYLOR, AIP, DIRECTOR

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

George Judd

GEORGE JUDD

ASSISTANT FIRE MARSHAL

SUBJECT: PM-2-75
JAMES J. DUPLISSEY & NEVSUR INSURANCE AGENCY

COPIES TO:

This department has no objection.

GJ/vh
Attachment

CL 1

CLARK COUNTY PLANNING COMMISSION

CLARK COUNTY COURTHOUSE ANNEX

TELEPHONE
386-4011

E. J. DOWNEY
DIRECTOR

February 10, 1975

Don J. Saylor, AIP, Director
Department of Community Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
FEB 11 1975
DEPT. OF COMMUNITY DEVELOPMENT

RE: PM-2-75

The above referenced map has been reviewed by this Department and meets the requirements of the Clark County Planning Commission and is approved as submitted.

E. J. DOWNEY, Director
of Planning & Executive Secretary
to the Planning Commission

EJD:cp

MAILING ADDRESS:
200 EAST CARSON AVENUE
LAS VEGAS, NEVADA 89101

LOCATION:
400 L.V. BLVD. SO.
4TH ST. ENTRANCE

LOG NO. & AREA K-24 CONST. VAL. $ 4670

DEPARTMENT OF BUILDING & SAFETY

APPLICATION & BUILDING PERMIT — for: Dwellings, Duplexes, Misc. Residential Const.

ADDRESS OF CONSTRUCTION: 404 Falcon Lane OWNER: James J. Duplissey

LOT(S) ATTACHED BLOCK SUBDIVISION ZONE: R1

Existing structure on lot: Dwelling ☐ Accessory bldgs. ☐ Vacant lot ☐ Other ☐

PROPOSED CONSTRUCTION: S.F.D. w/fireplace & ~~basement~~ USE: S.F.D.

MATERIALS OF CONSTRUCTION: Wood Frame ☐ Concrete Block ☐ Reinforced Concrete ☐ Steel Frame ☐

SQ. FEET OF FLOOR AREAS: 1st 1414 2nd 1380 3rd Other Porch 229 Terrace 221 Carport 504 TOTAL SQ. FT. 3527

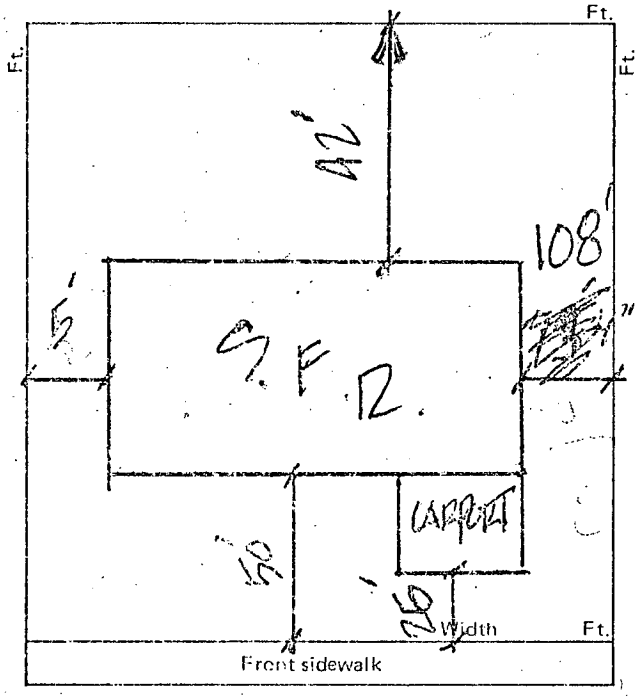
FIRE ZONE: 1 2 (3) Occupancy Group (1) J 1 - 2 CONST. TYPE I II III IV (V)

ARCHITECT: ENGINEER: NO. of UNITS 1 NO. of STORIES 2

Plans Submitted: Yes ☒ No ☐ Calculations Submitted Yes ☐ No ☐ Sewer Fee Req'd. Yes ☒ No ☐

CONTRACTOR: Owner STATE LICENSE # CITY LICENSE #

ADD'L. PERMITS REQ'D: Air Cond. ☐ Elec. ☐ Plumbing ☐ Signs ☐ Paving ☐ Fence ☐ Public Walks ☐ Curb-gutters ☐ Incinerators ☐ Fire Sprinkling System ☐



CONDITIONS OF THE PERMIT:

1. I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for air conditioning, sheet-rock and sheathing inspection.
2. I agree that when the job is completed that I will call for final inspection before occupancy.
3. I agree to perform all construction in accordance with City Ordinances and Building Codes.
4. The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
5. I have read and understand the contents of this application and permit; I hereby state that the information I have supplied on this application is true and correct.

Approval for the work under this permit will be given only after refuse and debris have been removed from job site and public right of way.

SIGNED: James J. Duplissey Contractor

BY: Agent or Owner

Date

CLARK COUNTY HEALTH DEPT.

Date

LAS VEGAS FIRE DEPARTMENT

PLANNING DEPT.: Date: 2/20/74

PUBLIC WORKS DEPT.: Date: 2-20-74

BUILDING DEPT.: Date: 2/20/74

12850 PERMIT NO.: 14524 PERMIT FEE $ 237.00

RECEIPT

32 $237.00 — 8

CITY OF LAS VEGAS
DEPT. OF BUILDING & SAFETY

MUST BE MACHINE VALIDATED

21 FEB 74

Wallace — Mike Radovich

Beginning at the Center Quarter Corner of Sec 36 T 20 S R 60 E MDM thence N 0° 50' 56" W along the East line of the NW 1/4 Sec 36 a distance of 821.72 ft.; thence S 89° 09' 04" W a distance of 180.00 feet to a point on the west ~~boundary~~ line of Falcon Lane; thence S 0° 50' 56" E along the West line of Falcon Lane a distance of ~~138.78~~ 138.78 ft to the true point of Beginning; thence continuing S 0° 50' 46" E along the West line ~~line~~ of Falcon Lane a distance of ~~164.22~~ 164.22 feet; thence S 89° 09' 04" W a distance of 120.00 ~~feet~~ feet; thence N 0° 50' 56" W a distance of ~~164.22~~ 164.22 feet; thence N 89° 09' 04" E a distance of 120.00 feet to the true point of beginning.

51'
5450
6450
~~50~~
64.
23300

James J Duchesney

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: January 29, 1975

1. Owner of Record: James J. Duplissey and Nevsur Insurance Agency & Crestmont Corp.

   Address: 404 Falcon Lane, Las Vegas, NV Phone No.: No local phone.

2. Name of Engineer or Surveyor: G. C. Wallace Consulting Engineers, Inc.

   Address: 1100 East Sahara Ave., Las Vegas, NV Phone No.: 732 3330

3. Location of Parcel Map: Section 36 Township 20S Range 60E

   Tax Parcel No.: 200 030 020 054 / 200 030 020 055 (Duplissey) and 200 030 020 040 (Nevsur)
   exclusive of street right-of-way

4. Acreage: 0.53 Number of Parcels to be Created: 3 Land Use Zone: S.F. Res

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:

   Falcon Lane

7. Describe the existing improvements and/or condition of streets in Item #6 above:

   Blacktop, curb and gutter both sides of street, sewer and water.

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 from a line existing in the street in front of the property.

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 ____

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

    Single family homes. (1 already exists, one is proposed to start by 3/31/75, and one will be constructed later.)

The undersigned owner 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: James J. Duplissey — Owner of Record James J. Duplissey

G. C. Wallace — Engineer or Surveyor

Nevsur Insurance Agency

Crestmont Corporation (part owner) PRES.
6115 Clarice Ave., Las Vegas, Nevada

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: $50.00 Received by: R. Cy

Receipt No.: 191205 Date: 1-31-75

Case No.: PM-2-75

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner of Record and eight (8) copies of the map.

2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50').

3. 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.

    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.

    d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

INTER-DEPARTMENT DISTRIBUTION LIST

	Date Sent	Date Returned	Comments
ENGINEERING DEPARTMENT	2-3-75	2-13-75	See memo
FIRE DEPARTMENT	"	2-12-75	none
~~POLICE DEPARTMENT~~			
~~CITY ATTORNEY~~			
POWER COMPANY	"		
TELEPHONE COMPANY	"		
~~GAS COMPANY~~			
WATER DISTRICT	"		
~~F.H.A.~~			
~~SCHOOL DISTRICT~~			
~~CITY MANAGER~~			
Co. Planning Comm	"		

DJS/ml

48 NENSUR
54 CRESTMONT CORP } 3
55 DURLISSEY

WEST FREMONT STREET

N 89° 36' 42" W — S 89° 42' 13" E

N1/4 COR

JONES BLVD. — S 02° 39' 16" E

SEE: ENLARGEMENTS

STELMAR SUBDIVISION TRACT 2
SEE: 7-25

STELMAR SUBDIVISION TRACT 1
SEE: 7-25

CHARLESTON HEIGHTS TRACT 31-A
SEE: 3-97 & 98

CHARLESTON HEIGHTS TRACT 31-B
SEE: 3-99

CHARLESTON HEIGHTS TRACT NO. 6-a
SEE: 3-84 & 85

CHARLESTON HEIGHTS TR. NO. 6-93 & 94

CHARLESTON HEIGHTS TR. NO. 17 SEE: 3-93 & 94

CHARLESTON HEIGHTS TRACT NO. 4 SEE: 3-3 & 4

CHARLESTON HEIGHTS TRACT NO. 10-a SEE: 3-3 & 4

CHARLESTON HEIGHTS TRACT NO. 10-b SEE: 3-3A & 3B

CHARLESTON HEIGHTS TRACT NO. 10-c SEE: 3-3A & 3B

C.H. TR. 8-UNIT 4 SEE: 3-82A

C.H. TR. NO. 11 SEE: 3-88

C.H. TR. NO. 8 — UNIT 3 SEE: 3-82 Alta

CHARLESTON HEIGHTS TR. 8-UNIT 2 SEE: 3-82 & 83

CHARLESTON HEIGHTS TR. 8-UNIT 1 SEE: 3-5

C.H. TR. 8-Unit 4 SEE: 3-82A

CHARLESTON ESTATES TR. 1 SEE: 3-99

Mayflower Lane — SEE: PLAT ENLARGEMENT

SEE ENLARGEMENT

SCALE: 1" = 300'

No Scale

File 16-Page 48

MAYFLOWER LANE

UPLAND BLVD.

CHARLESTON ESTATES TR NO. 1 — FALCON LANE

ALTA DRIVE

CHARLESTON HEIGHTS TRACT NO. 7
SEE: 7-91 & 92

SEE: 3-09

ALTA AVE.

DECATUR BOULEVARD

Jones Boulevard — Falcon Lane — Upland Drive

(28) .76Ac	(42) .58Ac
(30) .39Ac	(48) .08Ac
(31) .39Ac	(49) .54Ac
(33) .62 Ac	(50) .19Ac
(34) .59Ac	(51) .35Ac
(35) .52Ac	(53) .28 Ac
(36) .34Ac	(54) .05
(37) .37Ac	(55) .36Ac
(39) .75Ac	
(40) .18Ac	

(45) PM 4/23

(46) PM 4/23

N2 SEC. 36 T. 20 S. R. 60 E.

C.C.A.O. M.S. Rev. 5-12-70