

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-27-80

APN ?

Location SEE BELOW

Applicant BRUCE HENINGER

Subject

PARCEL MAP FOR PROPERTY LOCATED WEST OF
MOHAWK STREET BETWEEN CORY PLACE ON THE
NORTH AND ALPINE PLACE ON THE SOUTH



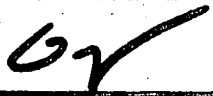
INTER-OFFICE MEMORANDUM

4-29-80

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

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT



SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-27-80 BRUCE HENINGER

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)

INTER-OFFICE MEMORANDUM

Date

APRIL 29, 1980

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-27-80
BRUCE HENINGER

COPIES TO:

This property is located west of Mohawk Street between Cory Place on the north and Alpine Place on the south in Zoning District R-1. This application is for the further division of a previously approved and recorded parcel map. The four lots proposed each exceed the R-1 square footage requirement and the Department of Public Services indicates that the map is acceptable. Therefore, staff feels this application is in order and recommends approval subject to the conditions of all City departments and State Subdivision Statutes.

RSG:bjl

INTER-OFFICE MEMORANDUM

Date

April 24, 1980

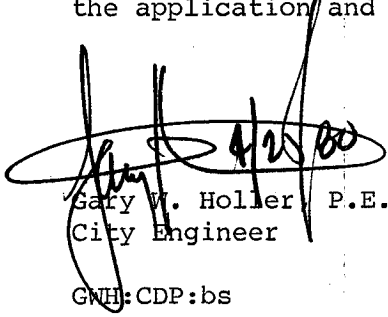
TO: Community Planning & Development

FROM: Public Services

SUBJECT: PM-27-30
Bruce Heninger

COPIES TO: Quality Control

Your memorandum dated April 22, 1980, requested that this Department review and comment on the subject parcel map application and map. Be advised that we have no objections to the acceptance and approval of the application and map in its present form.


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

GWH:CDP:bs

RECEIVED
APR 25 1980
PLANNING AND
DEVELOPMENT

DATE

mel
4/24/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-27-80

Bruce Heninger

- ☒ 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 28 1980
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 22, 1980

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

RE: PM-27-80

Submitted by: Bruce Heninger

May we have your comments, recommendations, and suggestions no later than
April 29, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

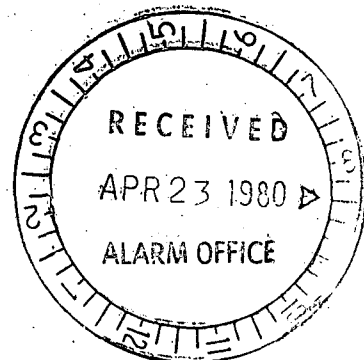
COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

No Comment
Don Vilbeck
Planning Office
4-23-80



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE April 22, 1980

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

RE: PM-27-80

Submitted by: Bruce Heninger

May we have your comments, recommendations, and suggestions no later than
April 29, 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: 4/17/80

1. Owner(s) of Record: BRUCE HENINGER
Address: 6611-A SILVERSTREAM Phone No.: 8708905
2. Name of Engineer or Surveyor: JERRY E. BARNSON
Address: 2209 Paradise Rd. Phone No.: 935-0227
3. Location of Parcel Map: Section 36 Township 20 S Range 60 E.
Tax Parcel No.: 030-100-95
4. Acreage: 0.83± Number of Parcels to be Created: 4 Land Use Zone: R-1
5. Does the land front on a public (dedicated) street? Yes ☒ No ☐
6. List names of public access streets between this property and nearest major street:
Cory Place and Alpine Place to Mohawk Street South to Charleston Blvd
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Dirt and 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:
L.V.U.W.D. Cory Place & Alpine Place
9. Will the property be serviced by the City Sanitary Service System? Yes ☒ No ☐
If no, indicate how sewer service will be provided: _____
10. Is immediate development proposed on the parcels of land to be created? Yes ☐ No ☒
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: Bruce Heninger Jerry E. Barnson 4/17/80
Owner(s) of Record Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50-

Received by: Da Brum

Receipt No.: 394708

Case No.: PM-27-80

Date: 4-21-80

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)~~ ⁽⁶⁾ 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.

GRANT, BARGAIN, SALE DEED

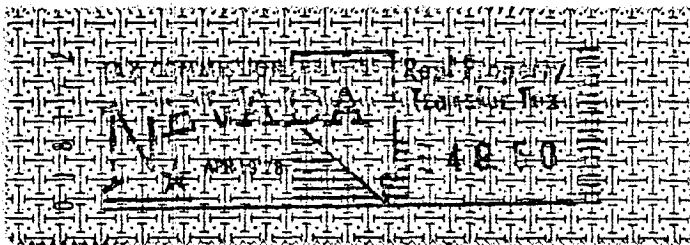
THIS INDENTURE WITNESSETH: That DIAMOND INVESTMENT CORPORATION

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to BRUCE HENINGER, a single man

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

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



- SUBJECT TO:
- (1) Taxes for the fiscal year 1977-1978
 - (2) Restrictions, Conditions, Reservations, Rights
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 my hand this 17th day of April, 1978

STATE OF NEVADA

COUNTY OF Clark

SS.

On April 17, 1978

personally appeared before me, a Notary Public, _____

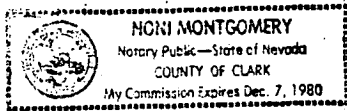
Gary L. Jones

who acknowledged that he executed the above
instrument.

Signature

Noni Montgomery
(Notary Public)

(Notarial Seal)



Gary L. Jones
DIAMOND INVESTMENT CORPORATION

ESCROW NO.)
ORDER NO.) 78-8848 CA
WHEN RECORDED MAIL TO: Mr. Bruce Heninger
1434 No. Jones, Las Vegas, Nevada 89108

EXHIBIT "A"

All of Government Lot Forty-one (41) in Section 36, Township 20 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the following described parcel:

COMMENCING at the Northeast corner of said Lot 41; thence South $00^{\circ}38'00''$ East a distance of 16.50 feet to a point; thence North $89^{\circ}43'00''$ West a distance of 16.50 feet to a point, said point being the TRUE POINT OF BEGINNING of the parcel being herein excepted; thence continuing North $89^{\circ}43'00''$ West a distance of 165.00 feet to a point; thence South $00^{\circ}38'04''$ East a distance of 156.79 feet to a point; thence South $89^{\circ}40'29''$ East a distance of 165.00 feet to a point on the West line of ~~Mohawk Avenue~~, as disclosed by Survey performed by L. E. TYSON, dated September 28, 1961; thence Northerly along the said West line a distance of 156.91 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for road purposes over the Southerly 15.00 feet of the Parcel excepted above.

INST. NO. 833911
OFFICIAL RECORD BOOK NO. 374
RECORDED AT REQUEST OF
WESTERN TITLE CO.

APR 19 8 26 AM '78

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
FFS ~~400~~ DEPUTY *lsw*