

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-27-86

APN 1E-20-6

Location Bradley Rd and Horse Dr

Applicant Hans and Rita Mulder

Subject



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

July 7, 1986

TO: DEPARTMENT OF PUBLIC WORKS	FROM: GV ROBERT S. GENZER PRINCIPAL PLANNER COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: PARCEL MAP(S) FOR RECORDATION PM-27-86 HANS & RITA MULDER	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.

INTER-OFFICE MEMORANDUM

July 3, 1986

TO:

OV GENZER

FROM:

COMEAL



SUBJECT:

PM-27-86 HANS & RITA MULDER

COPIES TO:

This property is located on the southeast corner of Bradley Road and Horse Drive in zoning district R-E. The map will create four two-acre parcels. The Department of Public Works required several changes which have been made. They also required that a letter from the owner be submitted requiring that Bradley Road and Unicorn Street be graded and gravelled prior to sale or development of parcels. We have received the letter. There are no zoning problems. Staff feels that this application is in order and recommends approval, subject to the requirements of all City Departments and State Subdivision Statutes.

INTER-OFFICE MEMORANDUM

Date

June 12, 1986

TO:

Community Planning and Development

FROM:

Public Works

SUBJECT:

HANS & RITA MULDER
PM-27-86

COPIES TO:

Land Development
Right-Of-Way
Survey
Traffic Engineering

RECEIVED
JUN 13 1986
COMMUNITY PLANNING AND
DEVELOPMENT

Your transmittal dated May 30, 1986 requested comments from this Department by no later than June 13, 1986 concerning the parcel map and application submitted by Hans and Rita Mulder.

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

1. Change the radius on Lot 2 from 20 feet to 25 feet and alter the distances and curve data accordingly and recalculate the area of the parcel.
2. Change the radius on Lot 3 from 15 feet to 20 feet and alter the distances and curve data accordingly and recalculate the area of the parcel.
3. Change the eastern most bearing from $N00^{\circ} 59' 24'' E$ to $N01^{\circ} 57' 24'' E$ as was discussed with Mr. Ducharme.
4. Move the easterly boundary of the property to the centerline of Unicorn Street in order to effect dedication of the half-street and the radius corner at the intersection of Horse Drive and Unicorn Street.
5. Prior to the sale of development of the parcels grade and gravel Bradley Road and Unicorn Street.

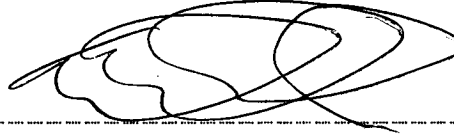
C. D. Peterson
C. D. PETERSON, R.L.S.

CDP/grc

7-1-86

To the CITY OF LAS VEGAS

This letter is an agreement that HANS & RITA MULDER will prior to the sale or future development of the parcels in question , grade and gravel BRADLEY RD AND/OR UMICORN ST.

A handwritten signature in dark ink, appearing to read 'Hans L. Mulder', written over a horizontal dashed line.

HANS L. MULDER

A handwritten signature in dark ink, appearing to read 'Rita C. Mulder', written over a horizontal dashed line.

RITA C. MULDER

HANS & MULDER
PM-27-86

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: May 30, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)

CLARK COUNTY HEALTH DEPARTMENT

✓ ZONING DIVISION (JOHN HERBERT)

RE: PM- 27-86

SUBMITTED BY: HANS AND RITA MULDER

May we have your comments, recommendations, and suggestions, no later than
June 13, 1986. 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

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map



CLARK COUNTY HEALTH DISTRICT

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

DATE: June 6, 1986

OWNER: Hans & Rita Mulder

PM NO: CITY PM 27-86

SURVEYOR: Armand A. Ducharme

City of Las Vegas

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

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

According to the parcel map four (4) lots are involved, approx 2 ac each.

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

Sewer and municipal water are not available. Lot sizes exceed minimum requirements of the Health Department for installations of individual septic systems and individual wells.

Lot #1	94,185 Sq. Ft.	2.16 AC
Lot #2	83,261 Sq. Ft.	1.91 AC
Lot #3	85,984 Sq. Ft.	1.97 AC
Lot #4	97,283 Sq. Ft.	2.23 AC

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: May 30, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
CLARK COUNTY HEALTH DEPARTMENT
ZONING DIVISION (JOHN HERBERT)

RE: PM- 27-86

SUBMITTED BY: HANS AND RITA MULDER

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June 13, 1986. It is important that a reply be received
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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

1. Public Works - 2 Maps, Appl. & Deed
2. All Others - 1 Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 5/27/86

1. Owner(s) of Record: Hans Mulder and Rita Mulder
Address: 8300 Bradley Road Phone No.: 645-8104
2. Name of Engineer or Surveyor: Armand A. Ducharme
Address: 1818 Industrial Road, LV, NV, 89102 Phone No.: 382-5217
3. Location of Parcel Map: Section 12 Township 19 Range 60
Tax Parcel No.: 1E-20-6
4. Acreage: 10/Ac. Number of Parcels to be Created: 1/4 Land Use Zone: R-E
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:
/ Bradley Road - Horse Drive
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Horse Drive - Graveled Bradley Road - No Gravel
Unicorn Street - No 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:
Private Well
9. Will the property be serviced by the City Sanitary Service System? Yes No XX
If no, indicate how sewer service will be provided: Septic
10. Is immediate development proposed on the parcels of land to be created? Yes XX No
On which parcel? #1 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
/ Domestic Dwelling

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:

Hans Mulder
Owner(s) of Record Hans Mulder

Rita Mulder
Rita Mulder

Armand A. Ducharme
Engineer or Surveyor
Armand A. Ducharme
RLS # 2984

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 091129

Case No.: PM-27-86

Date: 5/29/86

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALICIA GATTUSO, AN UNMARRIED WOMANFOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to HANS MULDER and RITA MULDER, HUSBAND AND WIFE AS JOINT TENANTS

all that real property situated in the _____ County of _____

State of Nevada, bounded and described as follows:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.
EXCEPTING THEREFROM THE NORTH FORTY (40) FEET, WEST FORTY (40)
FEET AND THAT SPANDREL AREA DEEDED TO CITY OF LAS VEGAS BY AND
RECORDED MARCH 24, 1978 AS DOCUMENT NO. 822528.

SUBJECT TO: 1. TAXES FOR THE FISCAL YEAR 1984-85
2. COVENANTS, CONDITIONS, 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 her hand _____ this 11th day of January, 1985

STATE OF NEVADACOUNTY OF MeHance

SS.

Alicia Gattuso
ALICIA GATTUSO

SEE COUNTER DEED FOR ADDITIONAL SIGNATURE

On this 11th day of January, 1985
personally appeared before me, a Notary Public, _____
ALICIA GATTUSO

who acknowledged that she executed the above
instrument.

Signature William M. Chambers

(Notary Public)

(Notarial Seal)

My Commission Expires June 25, 1987

ESCROW NO.) 84-12-349 PW

ORDER NO.)

WHEN RECORDED MAIL TO: HANS MULDER3253 LE MANN CIRCLELAS VEGAS, NV

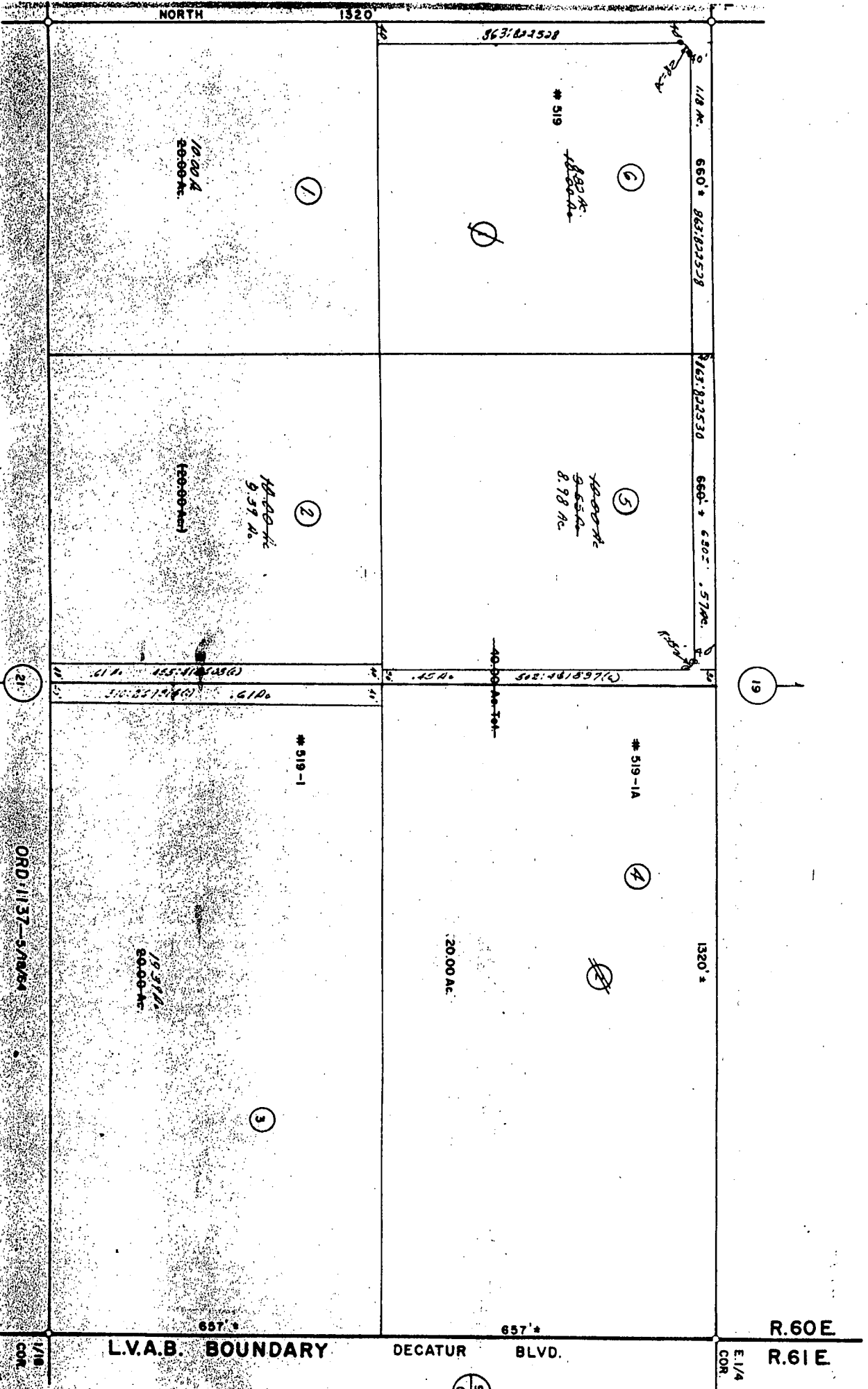
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NEVADA TITLE CO.

JAN 30 8 00 AM '85

FEE 5 DEPUTY 20
OFFICIAL RECORDS
BOOK _____ INSTRUMENT _____

N² SE⁴ SEC. 12 T. 19S. R. 60E.

~~48-44~~
1E-20



SCALE
1\"/>