

Planning & Development Department
Scanning Cover Sheet

Case No PM-27-87

APN ?

Location SEE BELOW

Applicant STEVEN MILLER

Subject

CREATION OF TWO PARCELS LOCATED ON THE WEST
SIDE OF WARDELLE ST BETWEEN BONANZA RD AND
HARRIS AVE



INTER-OFFICE MEMORANDUM

September 22, 1988

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-27-87
Steven Miller

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

TO:

Bob Genzer
Les Comeau

FROM:

Rob Pyzel *R.P.*

SUBJECT:

PM-27-87
Steven Miller

COPIES TO:

The property is located on the west side of Wardelle St. between Bonanza Rd. and Harris Ave.. The property is zoned R-E under R.O.I. to R-3. This is a further subdivision of a previously approved and recorded land division. Two parcels are being created: lot 1 is 603,911 sq.ft. and lot 2 is 23,439 sq.ft.. The Department of Public Works required the parcels accept storm flows from the west, a sewer easement through lot 1 to service lot 2 and street improvements as the parcels develop. The Survey Division had no corrections on the map. The applicant submitted a revised map on 8/88. Public Works revised comments dated 9/1/88 show some confusion regarding this parcel map and VAC-8-87; the Public Works memo dated 9/12/88 resolved the confusion and required street improvements as the parcels develop with no improvements nor bonding prior to map recordation. The Survey Division had no corrections on the revised map. 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

September 12, 1988

TO:

Harold P. Foster, Director ✓
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: COMMENTS RE:

PM-27-87 REVISED
Steven S. Miller

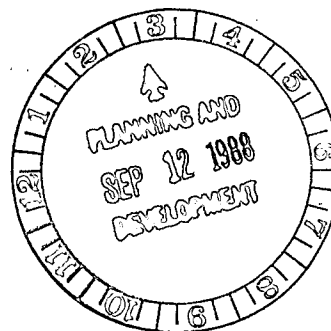
COPIES TO:

John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

REVISED COMMENTS:

1. Street improvements to be required as the parcels develop; no bonds nor improvements required prior to the recordation of this map.

Note: Gene Krametbauer, with VTN, called today to say street improvements are already constructed on Paniflow at the 80' radius allowed in VAC-8-87. So the CLV will have to live with that corner design^{as} allowed by the Right-of-Way Department. The undeveloped area to the west will have to accommodate these street improvements when the west half of Paniflow is developed.



KJM5/024

INTER-OFFICE MEMORANDUM

Date

September 1, 1988

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

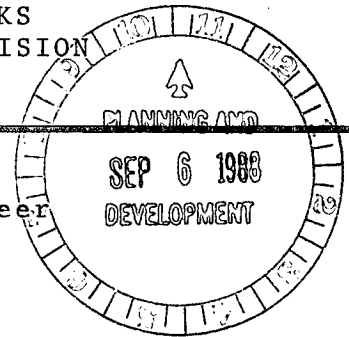
PUBLIC WORKS
SURVEY DIVISION

SUBJECT:

STEVEN S. MILLER
PM-27-87(Revised)

COPIES TO:

City Engineer
Survey



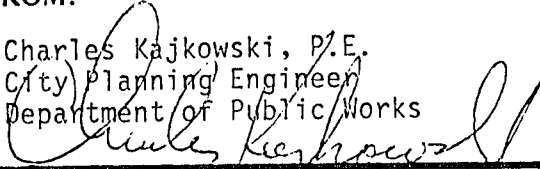
This Division will have no objections to approving the subject map as revised:

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

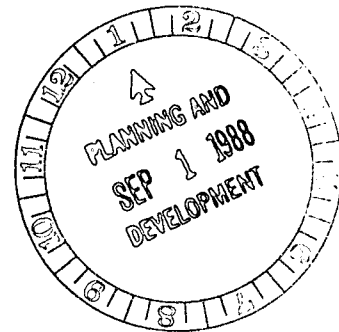
CDP:ld

INTER-OFFICE MEMORANDUM

September 1, 1988

TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: Charles Kajkowski, P.E. City Planning Engineer Department of Public Works 
SUBJECT: COMMENTS RE: PM-27-87 REVISED Steven S. Miller	COPIES TO: John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Doug Peterson, Survey (FM, PM & A's only)

1. A 25' radius is required to be shown to make the southeast corner of Poppy Lane and Paniflow Street.
2. Street improvements to be required as the parcels develop; no bonds nor improvements required prior to the recordation of this map.



KJM5/024

INTER-OFFICE MEMORANDUM

September 1, 1988

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: COMMENTS RE:

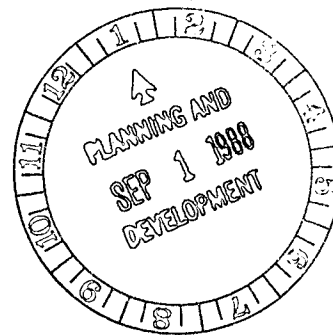
VAC-8-87
Steven S. Miller

(FOLLOWUP COMMENTS) *rac*

COPIES TO:

John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. This vacation action should not have included any portion of existing dedicated Gay Street right-of-way west of the centerline of Paniflow Street.
2. A 25' radius corner has been required with the Revised PM-27-87, submitted late August, 1988, to form the southeast corner of Gay and Paniflow.
3. The right-of-way section needs to reobtain the Gay Street right-of-way vacated west of the centerline of Paniflow.



KJM5/023

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 15, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

Comment Re:

PM27-87
Steven Miller

COPIES TO:

C. E. Gilpin

1. This parcel must accept storm flows from the west.
2. A sewer easement will be required through Lot 1 to service Lot 2. It can be done on this map, or by separate document, but must occur prior to development of Lot 2. Sewer service will be from Harris.
3. Street improvements will be required as parcels develop.

~~4. Provide a knuckle at intersection of Paniflow and Poppy.~~

RECEIVED
APR 15 1987
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

April 22, 1987

TO:

BOB GENZER, PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

FROM:

JOEL HARRIS
LAND DEVELOPMENT SERVICES

SUBJECT:

PM-27-87
STEVE MILLER

COPIES TO:

FILE
PROJ.M-25-7

APR 24 1987
PLANNING AND
DEVELOPMENT

- ~~1. Revise map to show R/W for "knuckle" at Poppy Lane & Paniflow Street as determined by the R/W Division.~~
dropped by PA/Mac
2. Construct 1/2 street improvements on Paniflow & Wardelle Streets, Bonanza Road, and Harris Avenue, adjacent to this property.
3. Provide for the continuation of any existing drainage entering this site in accordance with C.L.V. Flood Control Ordinance.

JH:bc

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

April 28, 1987

TO:

Community Planning and Development

FROM:

Public Works
Survey Division

SUBJECT:

Steven S. Miller
PM-27-87

COPIES TO:

City Engineer
Survey

RECEIVED
APR 29 1987
PLANNING AND
DEVELOPMENT

This Division has no objections to the approval of the subject parcel map in its present format.

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

CDP:ld

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: P.M. 24, 25, 26 + 27

APR 20 1987
PLANNING AND
DEVELOPMENT

- ✓ 1. No objections
- ✓ 2. Fire hydrants to be installed within 500/~~500~~ feet of the building or existing hydrant.
- ✓ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ✓ 4. Fire flow requirements to be determined when construction plans are submitted.
- ✓ 5. Hydrants are to be installed and charged with water before construction begins.
- ✓ 6. Must meet requirements of Uniform Fire Code.
- ✓ 7. Dead end fire lanes not to exceed 150'.
- ✓ 8. Minimum turning radius of 45' 6".
9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
3. The required fire flow shall be available at the most remote hydrant(s)
4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

R. P. Pugh
4-20-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

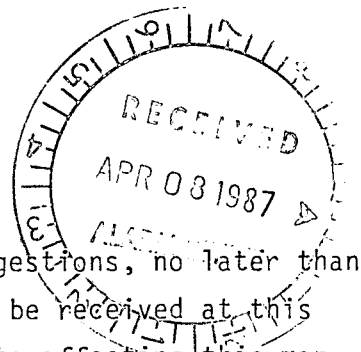
DATE: APRIL 8, 1987

TO: DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
ZONING DIVISION, JOHN HERBERT
FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM-27-87

SUBMITTED BY: STEVEN MILLER

May we have your comments, recommendations, and suggestions, no later than April 27, 1987. 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

R.S.G.

ROBERT S. GENZER, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

Ann Gilbert
Planning Aide
4-8-87

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: 4/6/87

TO: ✓ DEPARTMENT OF PUBLIC WORKS, ED BYRGE, RIGHT-OF-WAY
✓ DEPARTMENT OF PUBLIC WORKS, GEORGE FERRIS, ELECTRICAL SERVICES
✓ FIRE SERVICES ALARM OFFICE, PAULA LEMKE, CHIEF OPERATOR
4-8-87 } ✓ ZONING DIVISION, JOHN HERBERT
JP. ✓ FIRE SERVICES, LARRY POWELL, FIRE MARSHALL
✓ DEPARTMENT OF PUBLIC WORKS, CHUCK TURK, LAND DEVELOPMENT
CLARK COUNTY HEALTH DISTRICT

RE: PM - 27 - 87

SUBMITTED BY: Steven Miller

May we have your comments, recommendations, and suggestions, no later than
April 27, 1987 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, PRINCIPAL PLANNER

HPF:RSG:jp

Attachments:

1. R/W - Map, Appl. and Deed
2. All Others - Map
3. Land Dev. - Appl. and Map

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

WD 3453

Date: March 26, 1987

1. Owner(s) of Record: Steven S. Miller
Address: 6363 Clarice Ave. LV, NV, 89107 Phone No.: 877-4776
2. Name of Surveyor: Gene D. Krametbauer
Address: 2300 Paseo Del Prado Phone No.: 873 7550
3. Location of Parcel Map: Section 25 Township 20S Range 61E
Tax Parcel No.: 002-079-791, 002-079-792, 002-080-803, 002-080-804
4. Acreage: 14.3 Number of Parcels to be Created: 2 Land Use Zone: R-E
(R-1 R-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 streets:
Bouanza Road, Wardelle St., Harris Ave.
7. Describe the existing improvements and/or condition of streets in item #6 above:
Bouanza Road - Fully Improved; Wardelle St. - East Half Improved w/ Bidsolk, C&G, and AC pavement; Harris Ave - 24'± Gravel Rd.
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:
LUVWD
9. Will the property be serviced by the City Sanitary Sewer 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 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: Steven S. Miller 4/2/87 Gene D. Krametbauer
Owner(s) of Record Surveyor

3/31/87

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R.P.

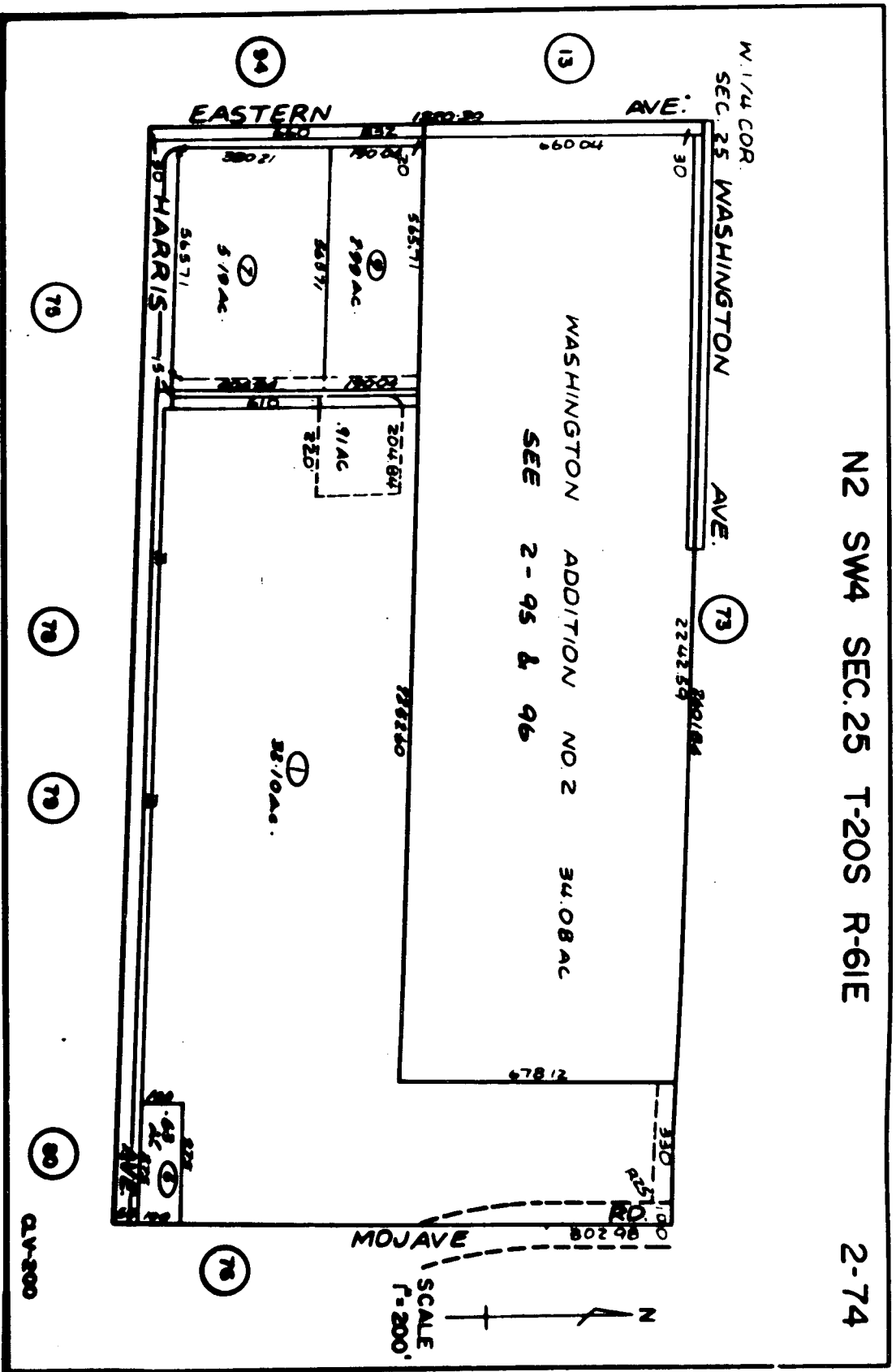
Receipt No.: 14733

Case No.: PM-27-87

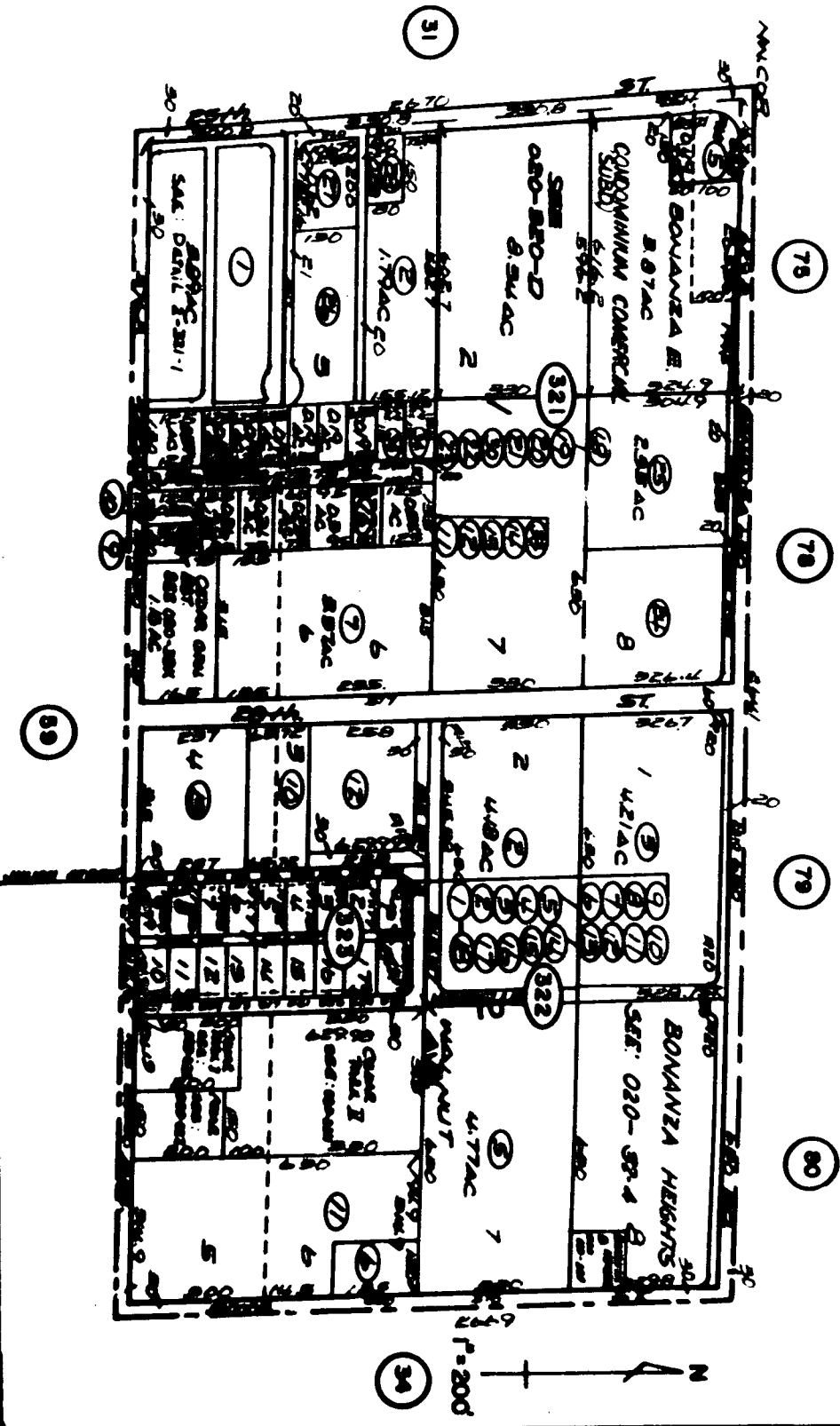
Date: 4/6/87

N2 SW4 SEC.25 T-20S R-61E

2-74



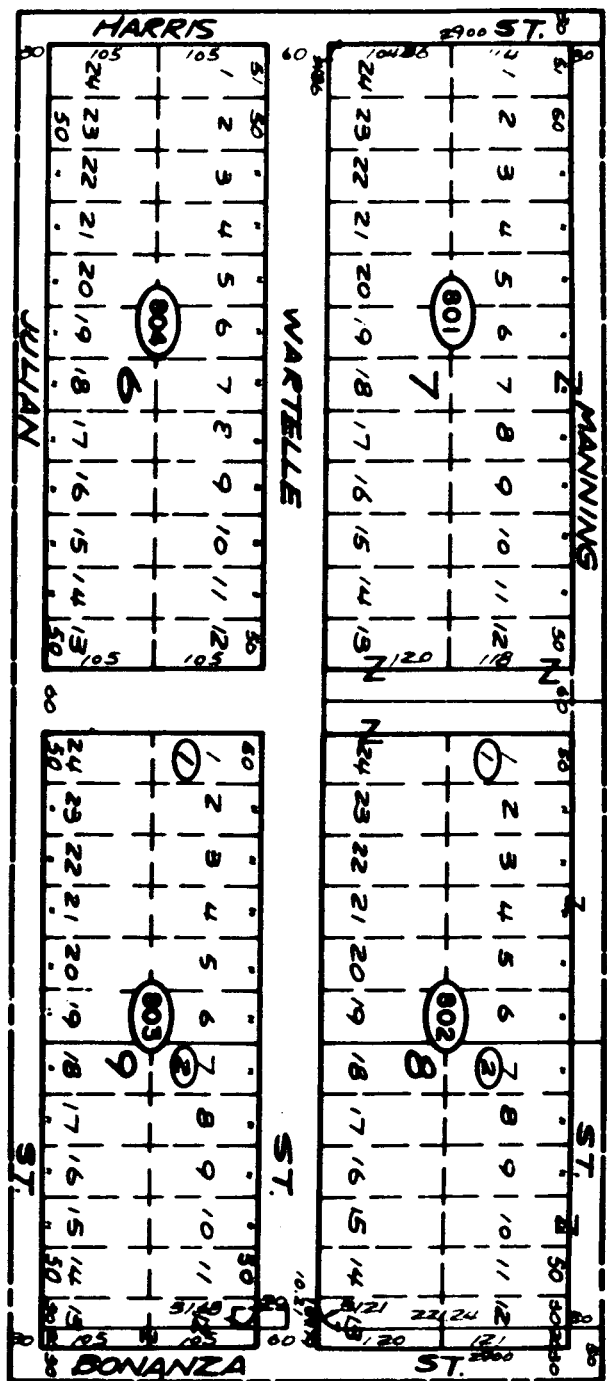
ARTESIAN ACRES, SUBD. LOT 4 BLK. 1 ART'N ACRES, 2-32
 8 ARTESIAN PLAZA
 N2 NW4 SEC.36 T-20S R-61E



TANKELS NORTH ADDITION NO.2 PT. S2 SW4 SEC.25 T-20S R-61E

2-80

001-1

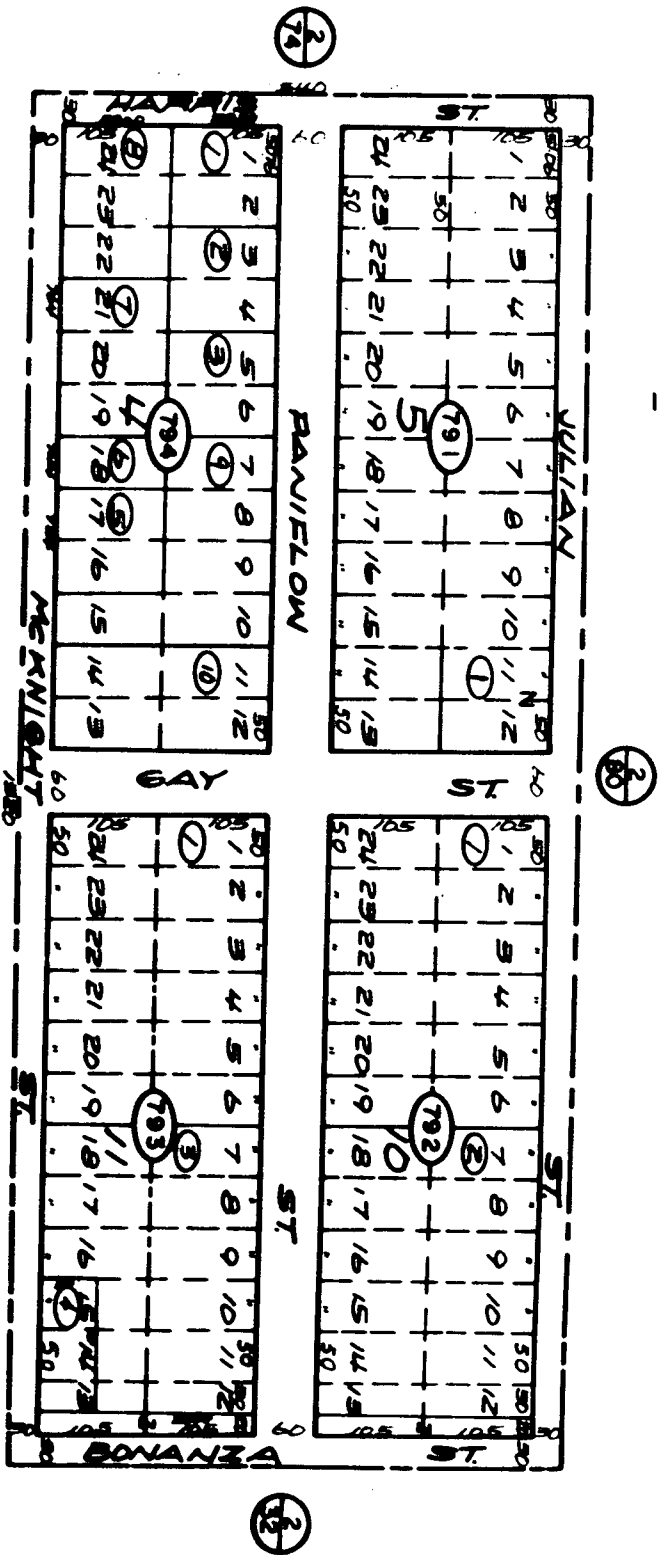


QV-200

TANKELS NORTH ADDITION NO.2

PT. S2 SW4 SEC.25 T-20S R-6E

2-79



CL-600

STEVEN S. MILLER (SPRING CREEKS) WO 3453
4- 3-87

Page 1

AREA/LOT SUMMARY

FROM SET #1	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
28	NE 1 17'00"	580.03	28	5067.7915	4461.2133	
14	SE 88 06'42"	30.00	14	5647.6761	4474.2039	
15	NE 1 17'00"	679.93	15	5646.6875	4504.1893	
35	SE 88 27'06"	480.18	35	6328.4454	4519.4173	
36	SW 1 17'00"	1057.80	36	6313.4710	4999.4170	
22	NW 88 06'39"	115.01	22	5255.9393	4975.7261	
23	SW 1 17'00"	205.01	23	5259.7307	4860.7821	
24	NW 88 06'43"	395.19	24	5054.7706	4856.1906	
			28	5067.7915	4461.2133	
		PERIMETER		SQ FT	ACRES	
		3543.14		599502.528	13.762684	
SET #32	LOT 2		25	5076.2379	4971.7004	
PC	CHORD BRG	LENGTH	PT	NORTH	EAST	ELEV
25	SW 46 35'12"	35.54	27	5051.8122	4945.8829	
	DELTA	ARC	RP	NORTH	EAST	ELEV
	90 36'18"	39.53	26	5076.7978	4946.7066	
	RADIAL PC*RP	RADIUS		RADIAL RP*PT	DEG OF CURVE	MID ORD
	NW 88 43'00"	25.00		SW 1 53'18"	229 10'59"	7.4159
	TANGENT PC*PI	TAN LENGTH		TANGENT PI*PT	EXTERNAL	
	SW 1 17'00"	25.27		NW 88 06'42"	10.5435	
27	NW 88 06'39"	89.74	24	5054.7706	4856.1906	
24	NE 1 17'00"	205.01	23	5259.7307	4860.7821	
23	SE 88 06'39"	115.01	22	5255.9393	4975.7261	
22	SW 1 17'00"	179.75	25	5076.2379	4971.7004	
		PERIMETER		SQ FT	ACRES	
		629.04		23438.8627	.538082	

STEVEN S. MILLER (SPRING CREEKS) WD 3453
4- 3-87

Page 2

AREA/LOT SUMMARY

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SET #33	GROSS BOUNDARY					
10	NW 88 08'42"	540.20	11	5000.0000	5000.0000	
11	NE 1 17'00"	1339.78	12	5017.8005	4460.0934	
12	SE 88 27'06"	540.18	13	6342.6531	4490.0999	
13	SW 1 17'00"	1342.99	10	6342.6531	5030.0783	
				5000.0000	5000.0000	
		PERIMETER		SQ FT	ACRES	
		3763.15		724576.962	16.633998	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SEE ATTACHED LIST FOR GRANTORS

in consideration of \$ 10.00-----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
STEVEN S. MILLER, an unmarried man

all that real property situate 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.....

SUBJECT TO: 1. Taxes for the fiscal year
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness OUR hand this 14th day of October, 19 86

SEE ATTACHED LIST FOR SIGNATURES OF GRANTORS

STATE OF NEVADA

County of CLARK

On this 14th day of October, 19 86

personally appeared before me, a Notary Public in and for said

County and State, Richard N. Gubler, John G. Gubler

Julie M. Gubler, Christina Gubler,

Loreta N. Gubler, David M. Gubler,

Judith O. Gubler, and James L. Gubler

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

ESCROW NO. 8640346-SV

WHEN RECORDED MAIL TO: Steven S. Miller
6363 Clarice, Las Vegas, Nevada 89107

Verna K. Hayes
Notary Public in and for said County and State.

VERNA K. HAYES

Notary Public State of Nevada

CLARK COUNTY

My Appointment Expires June 9, 1990

Richard N. Gubler

RICHARD N. GUBLER and as Trustee

John G. Gubler

JOHN G. GUBLER

Julie M. Gubler

JULIE M. GUBLER

Christina Gubler

CHRISTINA GUBLER

Loreta N. Gubler Co-Executor

LORETA N. GUBLER, Co-Executor
Estate of V. GRAY GUBLER, Deceased

David M. Gubler

DAVID M. GUBLER, Co-Executor
Estate of V. GRAY GUBLER, Deceased

Judith O. Gubler

JUDITH O. GUBLER and as Trustee

James L. Gubler

JAMES L. GUBLER

David M. Gubler

DAVID M. GUBLER

Loreta N. Gubler

LORETA N. GUBLER

Richard N. Gubler

RICHARD N. GUBLER, Co-Executor
Estate of V. GRAY GUBLER, Dec'd

8 0 1 2 2 9 0 0 3 4

8640346 SV

Situate in the County of Clark, State of Nevada, described as follows:

That portion of the Southwest Quarter (SW 1/4) in Section 25, Township 20 South, Range 61 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW 1/4) of said Section 25;

THENCE South 88°07'30" East along the South line thereof a distance of 1470.68 feet;

THENCE North 01°17'00" East a distance of 50.00 feet to a point on the Northerly right of way line of Bonanza Road (100.00 feet wide), said point also being the TRUE POINT OF BEGINNING;

THENCE continuing North 01°17'00" East a distance of 580.03 feet;

THENCE South 88°07'30" East a distance of 30.00 feet to a point on the Easterly right of way line of Paniflow Street (60.00 feet wide);

THENCE North 01°17'00" East along said Easterly right of way line of Paniflow Street a distance of 683.02 feet to a point on the Southerly right of way line of Harris Avenue (60.00 feet wide);

THENCE South 88°11'00" East along said Southerly right of way line of Harris Avenue a distance of 480.20 feet to a point on the Westerly right of way line of Wardelle Street (60.00 feet wide);

THENCE South 01°17'00" West along said Westerly right of way line of Wardelle Street a distance of 1263.54 feet to a point on the aforementioned Northerly right of way line of Bonanza Road;

THENCE North 88°07'30" West along said Northerly right of way line of Bonanza Road a distance of 510.20 feet to the TRUE POINT OF BEGINNING, as shown on that certain Reversionary Map in File 33, Page 94.

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE INS. CORP.

Dec 29 8 00 AM '86

FILED DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT

861229

00344

COPY

880219:00833

ORDER OF VACATION

A petition dated the 20th day of April, 1987, signed by a property owner(s) abutting the area affected thereby, having been filed with the Clerk of the City Council of the City of Las Vegas, Nevada, petitioning for the vacation of certain real property, hereinafter described, and said petition having been by order of said Council referred to the City Planning Commission for its recommendation in the premises, and said Planning Commission having filed its report with the Council approving and recommending such vacation;

And said City Council by an order made at its regular meeting held on the 20th day of May, 1987, having set the 3rd day of June, 1987, at the hour of 2:00 P.M. at the Council Chambers of the Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, as the date, time and place for a public hearing on said petition and recommendation, and having ordered the City Clerk to notify by registered mail each owner of property abutting the area proposed for vacation and to cause a notice to be published at least once in a newspaper of general circulation in the City setting forth the date, time and place of the public hearing and the extent of the proposed vacation;

And it appearing from the Affidavit of Mailing filed by the City Clerk, and the Affidavit of Publication filed with said Clerk, that the notices provided for in said Order, were mailed on the 21st day of May, 1987, and that notice of hearing was published on the 23rd day of May, 1987, in the manner prescribed in said order;

And said Council having held a public hearing on the 3rd day of July, 1987, on said petition for vacation and the recommendation of the City Planning Commission thereon, and said Council having heard evidence in support of and against said petition;

VAC-8-87

*Posted
3-11-88
M-25-7*

880219:00833

And following the hearing, said Council having approved said petition by finding that the portion of said real property to be vacated is no longer required for the public use and convenience and that said vacation will enure to the benefit of the City of Las Vegas and that neither the public nor any person will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described property situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows, to-wit:

Those portions of TANKEL'S NORTH ADDITION No. 2 as shown by map thereof on file in Book 1 of Plats, Page 95 and the REVERSIONARY MAP OF A PORTION OF TANKEL'S NORTH ADDITION No. 2 as shown by map thereof on file in Book 33 of Plats, Page 94, in the Office of the County Recorder of Clark County, Nevada, described as follows:

PARCEL 1

The East 5.00 feet of PANIFLOW STREET (60 feet wide, formerly CATHERINE STREET) as shown by map of said TANKEL'S NORTH ADDITION No. 2, bounded on the North by the Westerly prolongation of the North line of BLOCK 5 of said TANKEL'S NORTH ADDITION No. 2; and on the South by the South Right-of-Way line of GAY STREET (60 feet wide) as shown by said TANKEL'S NORTH ADDITION No. 2 (SEE EXCEPTION OF RADIUS CORNER).

PARCEL 2

A triangular parcel of land bounded as follows: On the North by the North line of BLOCK 5 as shown on said REVERSIONARY MAP OF A PORTION OF TANKEL'S NORTH ADDITION No. 2; on the West by the West line of said BLOCK 5; and on the Southeast by the arc of a circle concave Southeasterly, having a radius of 15.00 feet and being tangent to the North line of said BLOCK 5; and to the West line of said BLOCK 5 (SEE EXCEPTION OF RADIUS CORNER).

EXCEPTING from the above described PARCELS 1 and 2, a triangular parcel of land bounded as follows: On the North by the Westerly prolongation of the North line of BLOCK 5 of said TANKEL'S NORTH ADDITION No. 2; on the West by the West line of the East 5.00 feet of PANIFLOW STREET (formerly CATHERINE STREET) of said TANKEL'S NORTH ADDITION No. 2; and on the Southeast by the arc of a circle concave Southeasterly, having a radius of 15.00 feet and being tangent to the North line of said BLOCK 5 and the West line of said East 5.00 feet.

X PARCEL 3

That portion of PANIFLOW STREET (60 feet wide, formerly CATHERINE STREET) as shown by map of said TANKEL'S NORTH ADDITION NO. 2, bounded as follows:

On the Northwest by the arc of a circle concave Northwesterly, having a radius of 85.00 feet and being tangent to the West line of the East 5.00 feet of said PANIFLOW STREET and to the South Right-of-Way line of GAY STREET (60 feet wide) as shown by said map of TANKEL'S NORTH ADDITION NO. 2; on the South by the South Right-of-Way line of said GAY STREET; and on the East by the West line of said East 5.00 feet of PANIFLOW STREET.

be, and the same hereby is, vacated subject to the following conditions:

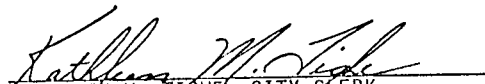
1. Conformance to code requirements and design standards of all City departments.
2. Order of Vacation shall not be recorded until all of the above conditions have been met.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

DATED this 17th day of February, 19 88.



RON LURIE, MAYOR

ATTEST:



KATHLEEN M. TIGHE, CITY CLERK

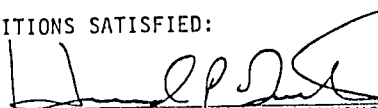
APPROVED AS TO FORM:

GEORGE F. OGILVIE, CITY ATTORNEY

By 

VAL STEED

CONDITIONS SATISFIED:

By 

DEPARTMENT OF COMMUNITY PLANNING AND
DEVELOPMENT, HAROLD P. FOSTER, DIRECTOR

When recorded mail to:
ROBERT S. GENZER, Principal Planner
Department of Community Planning
and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101

VAC-8-87

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LV/CITY OF

02-19-88 14:37 CLK 3
BOOK: 880219 INST: 00833

FEE: 7.00 RPPT: .00
VACATION

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

PM-21-87

Eugene & Kim Sagas

Gravel La Madre & Valdez or bonding with construction completed within 12 months.

S.I.D. agreement for the balance of full improvements.

PM-22-87

David & Rhonda Inman

Dedicated gravel access to the property.

25' radius at s.e. corner of Iron Mountain & Conough and a 15' radius at Conough & Maggie.

Roads abutting parcel map must be gravelled.

Construction completed or bonding guaranteeing prior to recording.

Drainage study and any easements/improvements designated are required.

PM-24-87

Carmen J., Joseph & Veronica Rose

Drainage study and any easements/improvements designated or bonding is required prior to recording.

Grading plan is required prior to recording.

PM-27-87

Steven Miller

Construct half-street improvements on Paniflow, Wardelle, Bonanza and Harris adjacent to property.

Provide for existing drainage continuation.

Provide knuckle at intersection of Paniflow & Poppy.

PM-25-87

J.J. Dudek Jr., M.D.

Gravel Centennial, Bradley and the cul-de-sac.

Gravel Bradley from existing gravel to n. property line.

Improvements constructed or bonding prior to recording.

PM-26-87

J.J. Dudek Jr., M.D.

Gravel Centennial & cul-de-sac.

Gravel Bradley from existing gravel to Centennial and Centennial to w. property line (approx. 990').

Improvements constructed or bonding prior to recording; Bonding for PM-26-87 must be separate from bonding for PM-25-87.

PM-32-87

Pro Corp., a Nevada Corporation

Paving required on El Parque, Tioga, Oakey and on the interior street and cul-de-sac.

S.I.D. agreement required for rest of off-site improvements.

Drainage study and any easements/improvements designated is required.

PM-34-87

Section Seven Invest. Co.

Street improvements required as each parcel develops.

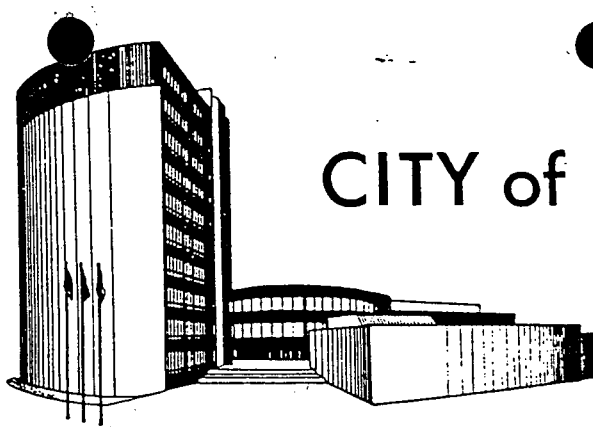
Agreements for sewer extensions and oversizing required.

Covered by
E-9-87
V-30-87

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 22, 1987

Mr. Steven S. Miller
6363 Clarice Avenue
Las Vegas, Nevada 89107

RE: RECLASSIFICATION OF PROPERTY
Z-9-87 *RE street improvements & flood control*

Dear Mr. Miller:

The City Council at a regular meeting held March 4, 1987, APPROVED the Reclassification of Property located on the west side of Wardelle Street, between Harris and Bonanza Road, From: R-E (Single Family Residence), To: R-3 (Apartment Residence), C-1 (Limited Commercial), Proposed Use: Apartments and Convenience Store with Gas Sales, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate a 15 foot radius on the southwest corner of Harris Avenue and Wardelle Street and a 15 foot radius on the southeast corner of Harris Avenue and Paniflow Street as required by the Department of Public Works.
3. Dedicate 30 feet of right-of-way for Wardelle Street, Harris Avenue and Paniflow Street and construct half-street improvements as required by the Department of Public Works.
4. Provide for any existing flood or nuisance water from the east as required by the Department of Public Works.
5. *The C-1 portion be amended to R-3 and the applicant may apply for a Variance for the proposed commercial use.*
- 5b. Conformance to the plot plan and elevations.



- 6/7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
- 7/8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
- 8/9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
- 9/10. Satisfaction of City Code requirements and design standards of all City departments.
- 10/11. Approval of the parking and driveway plans by the Traffic Engineer.
- 11/12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
- 12/13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,

Carol A Hawley

CAROL ANN HAWLEY
City Clerk

CAH:jp

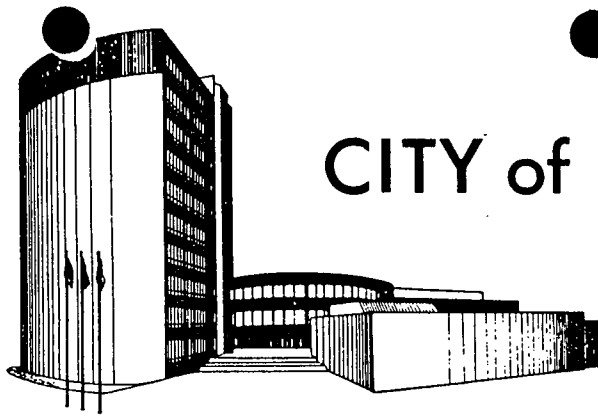
cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL

CITY of LAS VEGAS



April 30, 1987

Mr. Steven S. Miller
6363 Clarice Ave.
Las Vegas, Nev. 89107

RE: VARIANCE
V-30-87 *RG Street improvements*

Dear Mr. Miller:

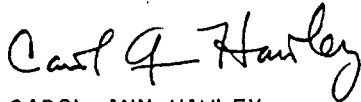
The City Council at a regular meeting held April 15, 1987, APPROVED the Variance to allow construction of a convenience store with gasoline sales, on property located on the northwest corner of Bonanza Road and Wardelle Street, in Zoning District R-E (under Resolution of Intent to R-3), subject to the following conditions:

1. Conformance to the conditions of approval of Zoning application Z-9-87.
2. This use shall be limited to a convenience store with gasoline sales only.
3. The applicant dedicate an additional five foot of radius at the intersection of Bonanza Road and Wardelle Street as required by the Department of Public Works.
4. The applicant obtain sewer service by means other than cutting the new pavement on Bonanza Road as required by the Department of Public Works.
5. The applicant construct half-street improvements on Wardelle Street as required by the Department of Public Works.
6. Conformance to the plot plan and elevations.



7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.)
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Public Works
Dept. of Building and Safety
Land Development Services
VTN, 2300 Paseo Del Prado,
Las Vegas, Nevada 89102 .

LETTER OF TRANSMITTAL



nevada

2300 PASEO DEL PRADO, BUILDING A, SUITE 100
LAS VEGAS, NEVADA 89102 PHONE: (702) 873-7550

To City of Las Vegas

Date April 3, 1987

Project Steven S. Miller

Parcel Map

Attn: Carl D. Peterson

Tract/W.O. No. 3453

Gentlemen:

We are forwarding

☐ By Mail

☒ By Messenger

<u>No. Copies</u>	<u>Description</u>	<u>Sheet No.</u>
<u>7</u>	<u>B/L Parcel Map</u>	<u>1</u>
<u>1</u>	<u>Deed of Sale</u>	
<u>1</u>	<u>Tax Assessor's Map</u>	
<u>1</u>	<u>Check in the amount of \$50.00 - City of Las Vegas</u>	
<u>1</u>	<u>Parcel Map Application</u>	
<u>1</u>	<u>Closure Sheet and Print of Coordinate Numbers</u>	

Remarks _____

This material is sent for ☐ Checking

☐ Approval

☐ Your Files

☐ Other _____

☐ Please sign _____ copies and return to our office.

By Gene D. Krametbauer, R.L.S.

Above material received by _____ Date _____

CONSULTING ENGINEERS

PLANNERS

SURVEYORS