

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-2-86

APN 01E-320-14

Location Lutts St, Jones Blvd, Jo-Marcy Dr

Applicant Babe & Ethel D. Borum

Subject





CLARK COUNTY HEALTH DISTRICT

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

DATE: March 4, 1986

OWNER: Babe & Ethel D. Boirum

PM NO: CITY PM 2-86

SURVEYOR: Robert Fulstone

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 two (2) lots are involved, approximately 1 AC each.

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

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

NOTICE: Some wells drilled in this area are showing a chemical increase of nitrates up to and above 45 ppm.

Lot #1	43,725 Sq Ft	1.00 AC
Lot #2	43,752 Sq Ft	1.00 AC

INTER-OFFICE MEMORANDUM

Date

Feb. 24, 1986

TO:

DEPARTMENT OF PUBLIC WORKS

FROM:

GV

ROBERT S. GENZER
PRINCIPAL PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAP(S) FOR RECORDATION
PM-2-86 BABE & ETHEL BOIRUM

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

Feb. 24, 1986

TO:

 WILLIAMS

FROM:

 GENZER

SUBJECT:

PM-2-86 BABE & ETHEL D. BOIRUM

COPIES TO:

This property is located on the southeast corner of Jo-Marcy Drive and Lutts Street in zoning district R-E, and is a further division of a previously approved and recorded Parcel Map. The Department of Public Works has required a couple of corrections which have been done. All zoning requirements have been satisfied. Staff feels that this application is in order and recommends approval subject to the requirements of all City departments and State Subdivision Statutes.

RSG

INTER-OFFICE MEMORANDUM

February 13, 1986

TO:

Community Planning and Development

FROM:

Public Works

SUBJECT:

Babe & Ethel Boirum
PM-2-86

COPIES TO:

Land Development
Right-of-Way
Survey
Traffic Engineering

Your transmittal dated February 7, 1986 requested comments from this Department as soon as possible concerning the parcel map and application submitted by Babe and Ethel Boirum.

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

1. Show what type of monuments were found at Jones Boulevard and Jo-Marcy Drive, Jo-Marcy Drive and Lutts Street and Lutts Street and Whispering Sands Drive and designate what portions of the section they represent.
2. In the Approvals insert Harold P. Foster, Director of Community Planning and Development and delete City Engineer, and insert Department of Public Works, Carl D. Peterson.
RLS #6204.

C.D. Peterson

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

CDP:grc



CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: February 7, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

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

FIRE SERVICES (RAY PEEPLES)

ZONING DIVISION (JOHN HERBERT)

CLARK COUNTY HEALTH DISTRICT

RE: PM- 2 - 86

SUBMITTED BY: BABE AND ETHEL D. BORUM

RECEIVED
FEB 12 1986
PLANNING AND
DEVELOPMENT

RECEIVED
FEB 11 1986
ALARM OFFICE

May we have your comments, recommendations, and suggestions, no later than
AS SOON AS POSSIBLE. 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

ROBERT S. GENZER, SENIOR PLANNER

HPF:RSG:jrm

Attachments:

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

Ann Gilbert
Planning Office
2-11-86

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: PM - 2-86

RECEIVED
EEB 10 1986
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/600 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:

2-10-86

H. Moore

CITY OF LAS VEGAS

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAP

DATE: February 7, 1986

TO: DEPARTMENT OF PUBLIC WORKS (DOUG PETERSON)

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

FIRE SERVICES (RAY PEEPLES)

ZONING DIVISION (JOHN HERBERT)

CLARK COUNTY HEALTH DISTRICT

RE: PM- 2 - 86

SUBMITTED BY: BABE AND ETHEL D. BORUM

May we have your comments, recommendations, and suggestions, no later than
AS SOON AS POSSIBLE. 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

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT CITY OF LAS VEGAS

Date: 1/30/86

1. Owner(s) of Record: BABE & ETHEL D. BORUM
Address: 6300 W. LONE MOUNTAIN ROAD Phone No.: 645-1972
2. Name of Surveyor: ROBERT FULSTONE
Address: 940 S. HIGHLAND Phone No.: 382-8141
3. Location of Parcel Map: Section 14 Township 19 S Range 20 E
4. Tax Parcel No.: 01E-320-14
5. Acreage: 1 AC Number of Parcels to be Created: 2 Land Use Zone: R.E.
6. Does the land front on a public (dedicated) street? Yes X No
7. List names of public access streets between this property and nearest major streets:
LUTTS ST, JO-MARCY DRIVE, WHISPERING SANDS, JONES
8. Describe the existing improvements and/or condition of streets in item #6 above:
ALL STREETS GRAVELED.
9. 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:
WATER TO BE PRIVATE WELLS
10. Will the property be serviced by the City Sanitary Sewer System? Yes No X
If no, indicate how sewer service will be provided: SEPTIC TANK & LEACH FIELD SYSTEM.
11. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
HOUSE,

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: Ethel D. Borum Robert Fulstone
Owner(s) of Record Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R-G
Receipt No.: 082857
Case No.: PM-2-86 Date: 2/3/86

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land 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. Seven (7) copies of the original map must be provided.
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 thirty feet (330') 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 and the square footage of each 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, on one submitted copy.
 - 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 OF LAS VEGAS IS NOT IN EFFECT UNTIL SUCH TIME AS IT IS OFFICIALLY RECORDED BY THE COUNTY RECORDER'S OFFICE. ONLY AFTER THIS HAS BEEN DONE AND ONE COPY OF THE RECORDED MAP HAS BEEN FILED WITH THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WESTERN STATE INVESTMENTS

a partnership

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to BABE BOIRUM AND ETHEL D. BOIRUM

husband and wife as joint tenants

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows: That portion for the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 14, Township 19 South, Range 60 East, M.D. & M. further described as follows:

Lot Two (2) of that certain Parcel Map as shown on file in File 33 of Parcel Maps, at page 8, in the Office of the County Recorder of Clark County, Nevada.

A.P.N.: 01E-320-014

SUBJECT TO: 1. Taxes for the fiscal year 1985-86.

2. Restrictions, reservations, conditions, 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 our hand 8 this 10th day of OCTOBER, 1985

STATE OF NEVADA
COUNTY OF CLARK

SS.

WESTERN STATE INVESTMENT

BY: Dennis R. Hubbard President

BY: William L. Titus Sec'y-Treasurer

BY:

BY:

On October 10, 1985

personally appeared before me, a Notary Public, _____

DENNIS R. HUBBARD

WILLIAM L. TITUS

who acknowledged that he executed the above instrument.

Signature Mary Ann Stonebraker

(Notary Public)

(Notarial Seal)



Notary Public—State of Nevada
CLARK COUNTY

Mary Ann Stonebraker

MY APPOINTMENT EXPIRES OCT. 21, 1985

ESCROW NO.)
ORDER NO.)

85-48214-MS

WHEN RECORDED MAIL TO: Babe Boirum and Ethel D. Boi
6300 W. Lone Mountain Rd., Las Vegas, Nevada 89130

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

OCT 11 8 00 AM '85

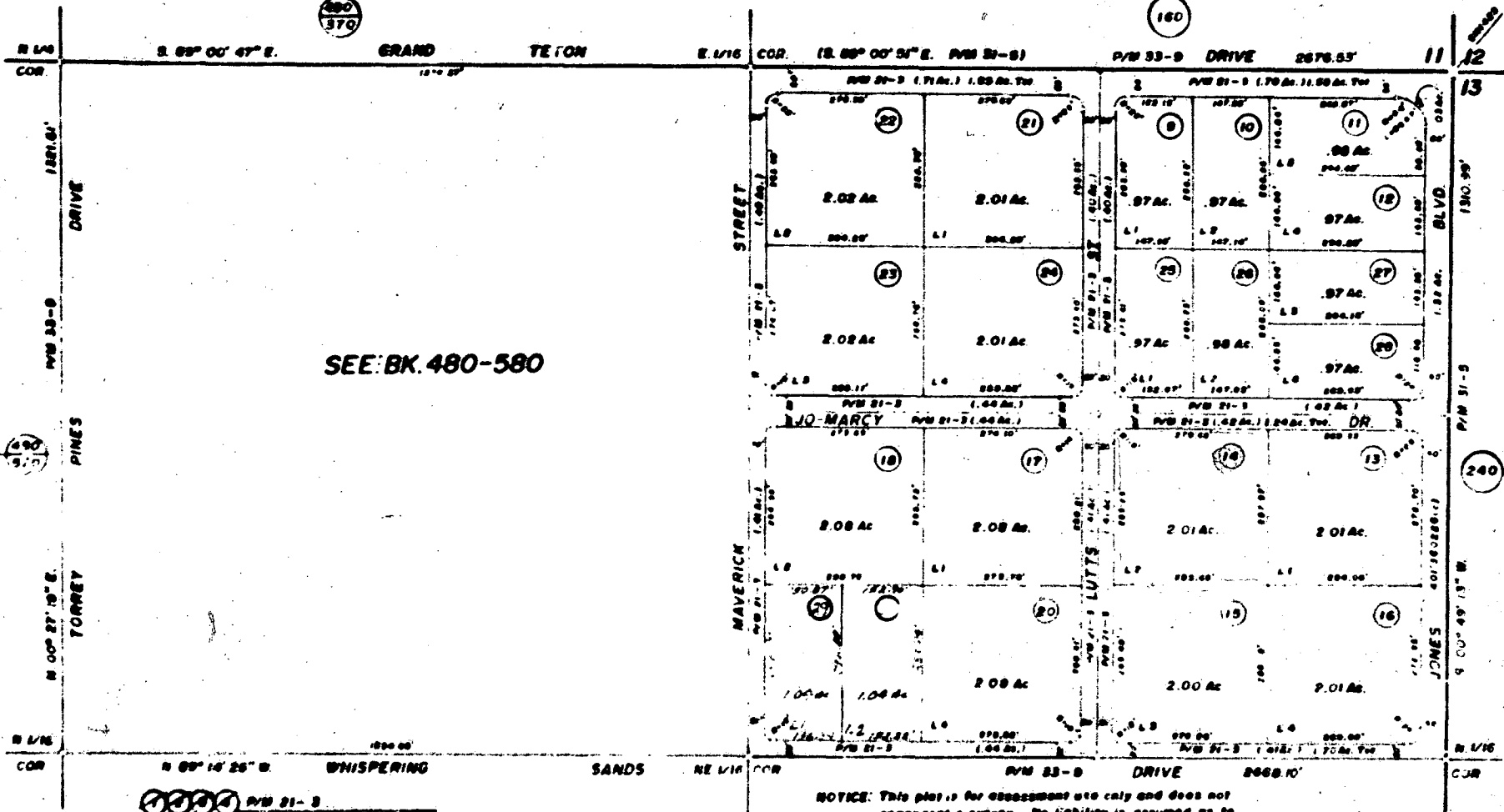
FEE 5 DEPUTY VS
OFFICIAL RECORDS
BOOK INSTRUMENT

2199

2158334

N² NE⁴ SEC. 14 T. 19S. R. 60E.

OIE-320



SEE BK. 480-580

1	2	3	4	P/M 31-3
5	6	7	8	P/M 31-3
9	10	11	12	P/M 32-41
13	14	15	16	P/M 33-8
17	18	19	20	P/M 33-8 P/M 34-8
21	22	23	24	P/M 34-8
25	26	27	28	P/M 35-18
29	30	31	32	P/M 35-18
33	34	35	36	P/M 35-18

CCAD RE-DRAW 6/2/82 JP

LVC-200