

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-28-74

APN ?

Location SE CORNER LORENZI BLVD & HAMMER LN

Applicant ZOLIN G. BURSON

Subject

PARCEL MAP



ITEM	Commission Action	Department Action
VII. DEPARTMENT OF PUBLIC WORKS RICHARD P. SAUER, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER <u>A. APPROVAL OF PARCEL MAPS</u> It is recommended that the following Parcel Maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. Any improvements required to be the responsibility of the owner. 1. Stephen C. Vallender (PM-25-74). Right of way to be acquired: El Campo Grande Ave. (30'); Rebecca Rd. (30'); one 15' radius. 2. Doyle R. Hamilton (PM-26-74). Right of way to be acquired: Hamilton Lane (20'); Tonopah Drive (20'). 3. Byron W. Snider (PM-27-74). Right of way to be acquired: None. Newly created parcels to be used in conjunction with Lot 9, Block 7, Golfridge Terrace Unit 3 only. 4. Zolin G. Burson (PM-28-74) ✓ Right of way to be acquired: Lorenzi St. (50'); Hammer Lane (30'); one 20' radius. <u>B. RELEASE OF SUBDIVISION BONDS</u> All offsite improvements have been completed in accordance with agreements and city standards. All work has been inspected by the Public Works, Fire, Electrical, and Sanitation Departments. It is recommended that the improvements be accepted for these subdivisions. 1. Parkchester House (Planned Unit Development. Parkchester Estates, Inc., Bernard V. Provenzano, Pres.) 2. College Park No. 26 (Pardee Phillips of Nevada, a partnership, Jim Fink) A sidewalk and opengrade surfacing performance bond (Surety with Safeco Inc. Co. No. 926869) in the amount of \$5,000 had been posted. All sidewalk requirements have been constructed in accordance with city standards and the opengrade surfacing is covered by a cash bond for \$895.00. It is recommended that the \$5,000 Surety Bond be released.	Items 1 thru 4 approved as recommended M - unanimous Item 1 deleted at request of Dir. of P/W Item 2 approved as recommended L - unanimous	P/W to proceed Clerk to proceed

difficulties. The previous bank commitment was not fulfilled which has caused a delay in the construction of this development. The developer now has a firm commitment from the bank and is intending to proceed on this development immediately.

Dr. Parker moved the reinstatement and extension of time on Z-85-71 be APPROVED for twelve (12) months subject to the following condition:

1. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.

The motion carried by unanimous vote.

Submitted by ZOLIN BURSON concerning property generally located on the southeast corner of Lorenzi Boulevard and Hammer Lane.

Mr. Foster indicated this was in the northwest part of the city. It is one that had a lot division approved a year ago. They did not record the lot division and then the parcel map requirements came into effect under the state statutes. He has now filed a parcel map which was essentially the same approved under the lot division. Staff recommended approval subject to the normal conditions.

Mr. Jenkins moved PM-28-74 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of state statutes relative to parcel maps.

The motion carried by unanimous vote.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:30 P.M.

DEPARTMENT OF COMMUNITY DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

TO: Engineering Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

DATE July 17, 1974

RE: PM-28-74

Submitted by: ZOLIN BURSON

May we have your comments, recommendations, and suggestions no later than
N/A. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.
Presentation to the Planning Commission: _____

FOR INFORMATION ONLY

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

DJS:bjw
Attachment

CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

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N/A. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: _____

FOR INFORMATION ONLY

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

DJS:bjw
Attachment

PARCEL MAP APPLICATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: July 16, 1978

1. Owner of Record: Zolin Burson
Address: 5398 N. Lorenzi Phone No.: 645-1246
2. Name of Engineer or Surveyor: JAY M RASSLER
Address: 5308 ALTA DR., LV. 89107 Phone No.: 870-4542
3. Location of Parcel Map: Section 35 Township 19S Range 60E
Tax Parcel No.: _____
4. Acreage: 4 1/2 Number of Parcels to be Created: 2 Land Use Zone: R-E
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:
Lorenzi Hammer
7. Describe the existing improvements and/or condition of streets in Item #6 above: _____
GRAVEL SURFACED
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: _____
well
9. Will the property be serviced by the City Sanitary Service System? Yes _____ No X
If no, indicate how sewer service will be provided: _____
septic
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:
house July 20

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: _____

Zolin G. Burson
Owner of Record

Jay M. Ressler
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

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.

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: July 16, 1974

1. Owner of Record: Zolin Burson
Address: 5398 N. Lorenzi 89106 Phone No.: 645-1246
2. Name of Engineer or Surveyor: Jay M. Rassler
Address: 5308 Alta Dr. L.V. 89106 Phone No.: 870-4542
3. Location of Parcel Map: Section 35 Township 19S Range 60E
Tax Parcel No.: _____
4. Acreage: 4 1/2 Number of Parcels to be Created: 2 Land Use Zone: R-E
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:
Lorenzi Hammer
7. Describe the existing improvements and/or condition of streets in Item #6 above: _____
Gravel surfaced
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: _____
Well
9. Will the property be serviced by the City Sanitary Service System? Yes _____ No X
If no, indicate how sewer service will be provided: Septic
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:
house July 20

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: Zolin G. Burson
Owner of Record

Jay M. Rassler
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

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 - 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.
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INTER-OFFICE MEMORANDUM

July 15, 1974

TO:

PUBLIC WORKS DEPARTMENT

FROM:

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

HAROLD P. FOSTER, DEPUTY DIRECTOR

SUBJECT:

PM-25-74 Stephen C. Vallender
PM-26-74 Doyle R. Hamilton
PM-27-74 Byron W. Snider, Jr.
PM-28-74 Zolin Burson

COPIES TO:

The City Planning Commission, on July 11, 1974, approved the following parcel maps subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of state statutes relative to parcel maps.

PM-25-74 Submitted by Stephen C. Vallender concerning property generally located on the southeast corner of El Campo Grande Avenue and Rebecca Road.

PM-26-74 Submitted by Doyle R. Hamilton concerning property generally located on the northeast corner of Hamilton Lane and Tonopah Drive.

PM-27-74 Submitted by Byron W. Snider, Jr. concerning property generally located on the north side of Cannon Boulevard in the Golf Ridge Terrace Subdivision, Unit #3.

PM-28-74 Submitted by Zolin Burson concerning property generally located on the southeast corner of Lorenzi Boulevard and Hammer Lane.

DJS:HPF:bjw

July 12, 1974

Mr. Zolin Burson
5388 North Rainbow Boulevard
Las Vegas, NV

Dear Mr. Burson:

Subject: PM-28-74

The parcel map concerning property generally located at the south-east corner of Lorenzi Boulevard and Hammer Lane, was considered by the City Planning Commission on July 11, 1974.

The Commission voted to recommend APPROVAL subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of State Statutes relative to parcel maps.

This item is being referred to the Public Works Department for further consideration. Upon completing their review, the map will be referred to the City Commission for action.

Sincerely,

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

Harold P. Foster
Deputy Director

DJS:HPF:bjw

INTER-OFFICE MEMORANDUM

July 11, 1974

TO:

FOSTER

FROM:

STORMSON

SUBJECT:

PM-28-74

Zolin Burson

COPIES TO:

The parcel is located on the SE corner of Lorenzi Boulevard and Hammer Lane, proposed to be divided in two lots. The lots meet the R-E zone requirements and staff recommends approval subject to conformance to the requirements of the Department of Public Works, and the State Statutes on parcel maps.

The Planning Commission approved a lot division map for this property on March 27, 1973, but no recordation of this approval has taken place. Now the owner is resubmitting the same request, and have a survey prepared by Jay Rassler.

GPS:jp

~~RETRACTED~~

~~RETRACTED~~ **LORENZI ST**

242.91

50'

N 0°39'20"W
1152.19' <
To Corner

HOMER LANE

S 81°42'50"E
436.83

20ft
radius

HOUSE

S 82°03'45"E
245.00

N 0°39'20"W
200.00

189.97

240.42
S 0°30'36"E

unfinished
structure

190.00

10'

439.14
S 0°30'36"E

379.68
S 82°03'45"E

Part of

S 1/2 NW 1/4 SEC. 35 T 19 S R 60 E.

W 1/4 Cor.

March 29, 1973

PLANNING DEPARTMENT

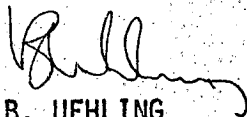
DEPUTY DIRECTOR OF PUBLIC WORKS

Subdivision of Property

Art Veeder

Your memorandum of March 22, 1973 requested comments on the submission by Zolin G. Burson of a plan for subdivision of property located at Hammer Lane and Lorenzi Street. The division of property, as shown on the sketch for a part of the S-1/2NW-1/4, Section 35, T19S, R60E located at the southeast corner of Lorenzi Street and Hammer Lane, would have to be subject to dedication of rights of way for the boundary streets of Lorenzi Street, which shows on the Master Plan as a 100' right of way, and half street dedication on Hammer Lane indicated as 30'

A 20' radius corner would be required at the southeast corner of Lorenzi St. and Hammer Lane. No improvements to the dedicated right of way will be made by the Public Works Department until both sides of the streets have been dedicated and are connected to an existing dedicated street.


V. B. UEHLING

VBU/lm

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~SUBDIVISION PRESENTATION MAP~~
LOT DIVISION

DATE 3/22, 1973

TO: ✓ Engineering Department
Nevada Power Company
Las Vegas Valley Water District

~~XXXXXXXXXX~~
Subdivision Name: ZOLIN G. BURSON

May we have your comments, recommendations, and suggestions no later than _____
as soon as possible .

Presentation to the Planning Commission: March 27, 1973

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw

Att.

