

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-28-75

APN ?

Location BRADLEY RD, GRAND TETON RD & THOM BLVD

Applicant VALLEY VIEW INVESTMENTS

Subject

PARCEL MAP



INTER-OFFICE MEMORANDUM

November 6, 1975

TO:

ART VEEDER, SUBDIVISION ENGINEER
PUBLIC WORKS DEPARTMENT

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR
Geoffrey P. Stormson
GEOFFREY P. STORMSON, AIP, PRIN. PLANNER

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
PM-28-75 - VALLEY VIEW INVESTMENTS

COPIES TO:

CITY MANAGER

The above parcel map(s) have been approved by Don J. Saylor, Director. The maps are submitted to you for signature by the Director of Public Works and recordation.

DJS:GPS:bjw

Attachment

*Map delivered
to Dept. of Public Works
7 Nov. 1975*

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 30, 1975

TO:

FOSTER

FROM:

STORMSON

SUBJECT:

PM-28-75
VALLEY VIEW INVESTMENTS

COPIES TO:

This 27 acre parcel is located at Bradley Road, Grand Teton Road and Thom Boulevard in an R-E zone. There is a 50' half street dedication for Grand Teton and a 40' half street dedication for Thom Boulevard. Thom Boulevard is a collector street with 60' right-of-way width; however, the 40' was dedicated when this area was in the County and the owner does not wish to go through a street vacation procedure at this time and therefore, showing the existing dedication. Bradley Road is an 80' secondary highway and the applicant is offering a 40' half street dedication. Racel Street is offered as a 30' half street dedication. All ~~streets~~ streets are extensions of existing streets and providing frontages as required by the Ordinance.

The Public Works Department indicated several corrections on the original drawing, this has been accomplished by the engineer and we have a corrected map on file.

Subject to all conditions of City Departments and Nevada State Statutes, staff recommends this parcel map be approved.

GPS:pdm

The original map was
forwarded to D.P.W.
7 Nov. 1975

OK. to
approve
D.P.W.
11-5-75

INTER-OFFICE MEMORANDUM

Oct. 21, 1975

TO:

COMMUNITY DEVELOPMENT

FROM:

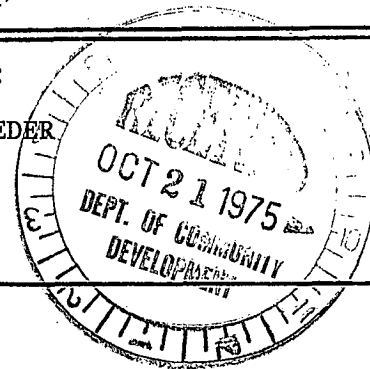
DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

PARCEL MAP PM-28-75
VALLEY VIEW INVESTMENTS

COPIES TO:

ART VEEDER



Your memorandum of October 16, 1975 requested comments on the submission of a parcel map (PM-28-75) by Valley View Investments.

1. A copy of the latest recorded deed should be submitted to prove ownership and verify survey data. *It is on file!*

2. The heavy border of the parcel map should be extended to include the centerlines of the streets to insure dedication of the necessary rights of way. 40 feet of half street had previously been dedicated for Thom Blvd.; however, 30' is sufficient.

3. There is a plus 1.0 foot discrepancy in the closure of the heavy border. A minor discrepancy exists in the outside border. *Corrected!*

4. Offsite improvement requirements will be reckoned with at the time of building permit applications.

William J. Purvis
WILLIAM J. PURVIS, P.E.

WJP/AKV/lm

CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE 10/16/75

TO: Public Works Administrative Division
Fire Department

RE: PM-28-75

Submitted by: VALLEY VIEW INVESTMENTS

May we have your comments, recommendations, and suggestions no later than
10/26/75. 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 DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

Attachment

*No Objections
Dir Dept. C.D.*



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 17, 1975

TO:

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

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

PM-28-75
VALLEY VIEW INVESTMENTS

COPIES TO:

When water is available to this area, property owners are to participate in the installation of approved water mains and fire hydrants.

GJ/vh
Attachment



CITY OF LAS VEGAS ** DEPARTMENT OF COMMUNITY DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE 10/16/75

TO: Public Works Administrative Division
Fire Department

RE: PM-26-75

Submitted by: VALLEY VIEW INVESTMENTS

May we have your comments, recommendations, and suggestions no later than
10/26/75. 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 DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjw

Attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: August 1, 1975

1. Owner(s) of Record: Valley View Investments
Address: 3301 Civic Center Dr., No. Las Vegas Phone No.: 649-2484
2. Name of Engineer or Surveyor: Delta Engineering, Inc.
Address: 4239 W. Sahara Ave., Las Vegas Phone No.: 876-0330
3. Location of Parcel Map: Section 12 Township 19 S Range 60 E
Tax Parcel No.: 2-IE-21
4. Acreage: 37.09 Number of Parcels to be Created: 4 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:
Racel St., Grand Teton Dr., Bradley Rd., Thom Blvd.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Dirt or Gravel Roads
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:
Wells
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 Tanks
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:

Boyd C. Bulloch, Pres.

Nelson E. Myer

Engineer or Surveyor
Nelson E. Myer, RLS#1871

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Receipt No.: 219885

Case No.: PM-28-75

Received by: P. G.

Geoffrey Stormson

Date: 10-15-75

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) 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.

712		GRANT - BARGAIN - SALE DEED		572427	
THIS INDENTURE WITNESSETH That Robert Michael O.					
in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and					
Convey to Martin D. WHO					
All and singular property situated in County of Clark					
State of Nevada, bounded and described as follows:					
A 10.00 AC. BOUNDED & DESCRIBED IN THE FOLLOWING DESCRIBED PROPERTY:					
The North 1/2 Sect. of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the					
Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 12, Township					
19 South, Range 00 East, 110th. & 11.					
					
Witnessed and all and singular the covenants, conditions and appurtenances thereto belonging, or in anywise					
pertaining					
Witnessed and signed by the said Grantor, at the City of Las Vegas, Nevada, this 1st day of April, 1966.					
<i>Robert Michael O.</i>					
<i>Martin D.</i>					
STATE OF NEVADA		CLARK			
COUNTY OF		CLARK			
April 26, 1966					
Notary Public in and for the State of Nevada		ROBERT MICHAEL			
Witness		<i>Samuel H. White</i>			
Notary Public in and for the State of Nevada		CLARK COUNTY, NEVADA			
ORDER NO. 1		RECORDED'S INSTRUMENT NO.			
ORDER NO. 1		INSTRUMENT NO. 572427			
WHEN RECORDED MAIL TO THE CLARK COUNTY CLERK		CLARK COUNTY, NEVADA			
SPACE BELOW FOR RECORDER'S USE ONLY					
572427					
712					
<i>Samuel H. White</i>					
APR 20 1966					
CLARK COUNTY, NEVADA					
CLARK COUNTY, NEVADA					
CLARK COUNTY, NEVADA					

TO HAVE BY STATE

BOOK 975

782835

AM. B.P. 11-1-62-90

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That J. H. McMichael

In consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Valley View Investments, a Nevada corporation

all that real property situate in the _____ County of Clark State of Nevada, bounded and described as follows:

RECEIVED

The Southwest Quarter (SW¹/₄) of the Southeast Quarter (SE¹/₄) of Section 12, Township 19 South, Range 60 East, M.D.M. EXCEPTING THEREFROM The North 132 feet of the East Half (E¹/₂) of the Northeast Quarter (NE¹/₄) of the Southwest Quarter (SW¹/₄) of the Southeast Quarter (SE¹/₄) of Section 12, Township 19 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada.

- SUBJECT TO: (1) Taxes for the fiscal year 1969-70.
(2) Rights of way, reservations, restrictions, easements and conditions of record.



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

Witness my hand this 15th day of August, 1969

STATE OF KANSAS
COUNTY OF SEWARD

On AUGUST 21st 1969

personally appeared before me, a Notary Public, J. H. McMichael

who acknowledged that he executed the above instrument.

Signature [Signature]
(Notary Public)

ESCROW NO. 118219-EM RECORDERS
ORDER NO. 1 INSTRUMENT NO. 975
WHEN RECORDED MAIL TO: Valley View Investments,
3301 Civic Center Drive, North Las Vegas, Nevada
89030

782835
INST. NO. 975
OFFICIAL RECORDING AND
RECORDED AT REQUEST OF

Title Insurance and Trust Company
87 3 27 PM '69

CLARK COUNTY, NEVADA
TAX & RECORDS DEPARTMENT

48-45
1E-21

