

Planning & Development Department

Scanning Cover Sheet

Case No PM-2-96

APN See Below

Location Van Buren Btwn Nellis Blvd & Marion Dr

Applicant Laura Kelly Smith

Subject



1 2 3 4 5 6

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

March 28, 1996

TO:

Donna Kristaponis, Director
Department of Planning & Development

RECEIVED

MAR 29 8 36 AM '96

PLANNING AND
DEVELOPMENT

SUBJECT:

Parcel Map
PM-2-96
Laura Kelly Smith

(4798 & 4828 East Van Buren Avenue)

FROM:

Richard D. Goecke, Director
Department of Public Works



COPIES TO:

John McNellis/Bart Anderson, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. Reversionary Map RM-9-95 must record prior to recordation of this Parcel Map.
2. Construct a minimum of paving and curb and gutter on the private culdesac internal to this parcel map site. Remove all unused curb cuts on Van Buren Avenue adjacent to this site.
3. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of all incomplete half-street improvements (including sidewalks, streetlighting, and possibly fire hydrants and sewers) on Van Buren Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
4. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
5. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.
6. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

March 4, 1996

MEMORANDUM

TO: Charles Cave, PLS Baughman & Turner, Inc.	FROM: Rita M. Lumos, PLS City Surveyor <i>RML</i>
SUBJECT: PM-2-96 Laura Kelly Smith	COPIES TO: Matt Pinjuv Planning and Development Dept.

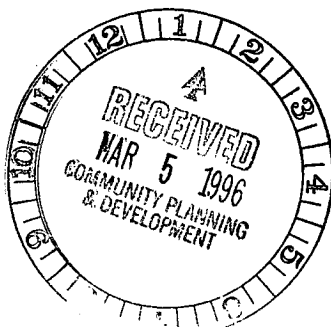
Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

There is insufficient information shown on this map to illustrate how the north line of these parcels was determined. Please complete.

The intermediate lot line dimensions on the line comment to Lots 1 and 2 are incorrect. Please change.



MEMO

DATE

1/31/96

TO:

PLANNING AND DEVELOPMENT DEPT.

FROM:

FIRE PREVENTION DIVISION

SUBJECT:

Pm-2-96 Laura Kuy Smith

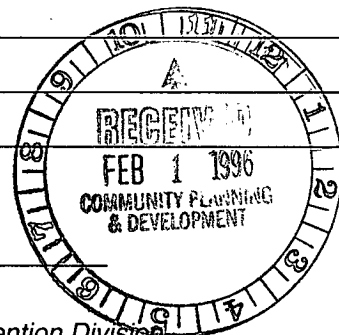
1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ☐ ADDITIONAL CONDITIONS/COMMENTS _____

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

2110-016-11/95

Original - Community Planning

Copy - Fire Prevention Division





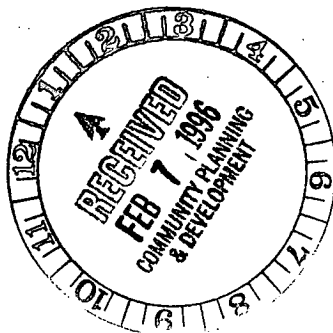
CLARK COUNTY HEALTH DISTRICT

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

DATE: February 2, 1996
OWNER: SMITH, LAURA KELLY
PM NO: 2-96 (CITY)
SURVEYOR: CAVE, CHARLES E

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is available. Municipal water is available. No individual sewage disposal systems or individual wells are to be installed.



15 JAN 24

Ref 2328

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE JANUARY 23, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-2-96 LAURA KELLY SMITH	

PLEASE RETURN BY: FEBRUARY 9, 1996

*In the event additional
Lots are added to the west of
Cul-de-Sac, street shall be
named.*

ATTACHMENT: MAP

*Jim Vilbert
Alarm Office*

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE JANUARY 23, 1996
TO: DEVELOPMENT COORDINATION - JOHN McNELLIS ELECTRICAL SERVICES - DONALD K. BEHUNIN FLOOD CONTROL - RANDY FULTZ LAND DEVELOPMENT - CHUCK TURK RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GLENN GRAYSON	
SUBJECT: PARCEL MAP PM-2-96 LAURA KELLY SMITH	

PLEASE RETURN TO JOHN McNELLIS BY: FEBRUARY 9, 1996

ATTACHMENTS: MAP, APPLICATION, DEED

CITY OF LAS VEGAS
INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE JANUARY 23, 1996
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-2-96 LAURA KELLY SMITH	

PLEASE RETURN BY: FEBRUARY 9, 1996

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 1/16/96

APPLICATION/PETITION FOR: Parcel Map
(Type of Action Requested)

Project Address (Location): On VanBuren Ave. between Nellis Blvd. & Marion Drive

Proposed Use: 3 RE lots Assessor's Parcel No.: 140-29-510-046 & 047

Project Name: Laura Kelly Smith Parcel Map Ward No.: 3

Existing General Plan: Res. Sixteenth Section: NW 1/4 of the NE 1/4 of Section: 29 Township: 20S Range: 62E

Proposed General Plan: OK Existing Zoning: RE Proposed Zoning: _____

Gross Acres: 1.69 Lots/Units: 3 Density: - Commercial Sq. Ft.: -

Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Applicant: Laura Kelly Smith Contact: Same

Address: 5419 West Owens Avenue

City: Las Vegas State: NV Zip: 89110 Tel: 453-2766 Fax: 453-7693

Owner(s): Laura Kelly Smith Contact: Same

Address: Same as Applicant

City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____

Represented By: Baughman & Turner, Inc. Contact: Charles Cave

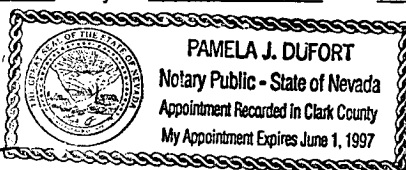
Address: 1210 Hinson Street

City: Las Vegas State: NV Zip: 89102 Tel: 870-8771 Fax: 878-2695

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)

Owner(s): *Laura Kelly Smith*
Laura Kelly Smith

Subscribed and sworn before me this 16 day of Jan. 1996.



Notary Public

FOR DEPARTMENT USE ONLY

Case No.: PM-2-96

Meeting Date: _____

Date Accepted: 1/18/96

Accepted By: *[Signature]*

Map No.: N-29-2

Total Fee: 300⁰⁰

Receipt No.: 361342



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/ Petition	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/ Floor Plan	Tentative Map	Final Map/ Parcel Map	AutoCad(DXF File) Compatible Disk	Questionnaire/ Map Checklist
Annexation	☒	☐	☐	☒	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐
General Plan Amendment (19.92.040)	☒	☒	☒	☒	☒	☒	☐	☐	☐	☒	☐	☐	☒	☐
Rezoning	☒	☒	☒	☒	☒	☒	☐	☒	☐	☒	☐	☐	☒	☐
Extension of Time For Rezoning	☒	☒	☒	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐
Plot Plan Review	☒	☐	☒	☒	☐	☐	☐	☒	☒	☒	☐	☐	☐	☐
Special Use Permit	☒	☒	☒	☒	☒	☒	☐	☒	☒	☒	☐	☐	☐	☐
Variance (BZA)	☒	☒	☒	☒	☒	☒	☐	☒	☐	☒	☐	☐	☐	☐
Administrative Variance (PC)	☒	☐	☒	☒	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Tentative Map	☒	☐	☒	☒	☒	☐	☐	☐	☐	☐	☒	☐	☐	☒
Final Map	☒	☐	☒	☒	☒	☐	☐	☐	☐	☐	☐	☒	☒	☒
Vacation of Public Rights-of-Way	☒	☒	☒	☒	☒	☒	☐	☐	☐	☒	☐	☐	☒	☐
Parcel Map	☒	☐	☒	☒	☒	☐	☐	☐	☐	☐	☐	☒	☒	☒
Temporary Commercial Permit	☒	☐	☒	☐	☐	☒	☐	☒	☐	☒	☐	☐	☐	☐
Home Occupation Permit	☒	☒	☒	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☒
Sign Certification	☒	☐	☒	☐	☐	☐	☐	☒	☐	☒	☐	☐	☐	☐
Review of Condition(s)	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Appeals/Waivers/District Use Review	☒	☒	☒	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Amendments/Revisions	☒	☐	☒	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Aesthetic Review	☒	☐	☒	☒	☐	☐	☐	☒	☒	☒	☐	☐	☐	☐
Street Name Char	☒	☒	☒	☒	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Address Change	☒	☐	☒	☒	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐
Development Plan Review	☒	☒	☒	☒	☒	☒	☐	☒	☒	☒	☐	☐	☐	☐
City Referral Group Site Plan Review	☒	☐	☒	☐	☐	☐	☒	☒	☒	☒	☐	☐	☐	☐
P.C. District Modification (land use)	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐
P.C. District Deviation (variance)	☒	☒	☒	☒	☐	☒	☐	☒	☐	☒	☐	☐	☐	☐

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Chak E. Con
Applicant's Signature

1/16/96
Date



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? XX Yes No
2. List the names of public access streets between this property and the nearest major streets:
Van Buren Avenue and Nellis Boulevard
3. Describe the existing improvements and/or condition of streets in item #2 above:
Good asphalt paving and curb and gutter (no sidewalks)
4. 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 waterline: L.V.V.W.D. - in front
of property at Southwest corner on Van Buren Avenue
5. Will property be serviced by the City Sanitary Sewer System? XX Yes No
If no, indicate how sewer service will be provided:
6. Is immediate development proposed on the parcels of land to be created: XX Yes No
On which Parcel? #1 XX #2 XX #3 XX #4
If yes, indicate type of development and anticipated date construction will commence: Existing
homes being moved to property as soon as legalized and Permits obtained

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☐ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. A legend to denote the meaning of all symbols utilized.

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 Planning and Development will building permits be issued.

APN: 060-081-017

060-081-018

GRANT, BARGAIN, SALE DEED

LAWYERS TITLE
9111320JM

THE INDENTURE WITNESSETH: That JAMES L. WHITE and RUTH A. S. WHITE,

in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
LAURA KELLY SMITH

a married woman as her sole and separate property

all that real property situate in the County of Clark

State of Nevada, bounded and described as follows:

Lots Twenty-Three (23) and Twenty-Four (24) in Block One (1) of
HAPPY VALLEY RANCHOS TRACT 1, as shown by map thereof on file
in Book 3 of Plats, Page 69, in the Office of the County Recorder
of Clark County, Nevada.

SUBJECT TO: 1. Taxes for the fiscal year 1991-92
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 OUR hand this 26th day of November 1991
James L. White Ruth A. S. White

STATE OF NEVADA } SS.
COUNTY OF CLARK
November 22 1991 personally
appeared before me, a Notary Public,
James L. White

Ruth A. S. White

acknowledged that they executed the above
instrument

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Jerry Matheny
My Appointment Expires June 15, 1995
Notarial Seal

ESCROW NO. 9111320 JM

WHEN RECORDED MAIL TO: Laura Kelly Smith
5419 W. Owens
Las Vegas, NV 89110

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAWYERS TITLE OF NV

12-02-91 08:00 BLE 1
OFFICIAL RECORDS
BOOK: 911202 INST: 00006
FEE: 5.00 RPPT: 68.25

Affidavit R.P.T.T. \$ Exempt

APN: 060-081-017

060-081-018

GRANT, BARGAIN, SALE DEED

LAWYERS TITLE

9111320 JM

THIS INDENTURE WITNESSETH: That ROBERT L. SMITH, spouse of the Grantee herein

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and Convey to
LAURA KELLY SMITH, his spouse
as her sole and separate property

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lots 23 and 24 in Block 1 of HAPPY VALLEY RANCHOS TRACT 1, as
 shown by map thereof on file in Book 3 of Plats, Page 69, in
 the office of the County Recorder of Clark County, Nevada.

It is the intent of the Grantor hereof to divest himself of any
 community interest in and to the property described herein.

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 thereto belonging or in anywise appertaining.

Witness my hand this 26th day of November, 1991

Robert L. Smith
 Robert L. Smith

STATE OF NEVADA, } SS.
 COUNTY OF CLARK
 On November 27 personally
 appeared before me, a Notary Public,

Robert L. Smith

who acknowledged that he executed the above instrument.

Signature _____
 (Notary Public)



NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 Jerry Matheny
 My Appointment Expires June 15, 1998

Notarized Seal

ESCROW NO. 9111320 JM

WHEN RECORDED MAIL TO: Laura Kelly Smith
5419 E. Owens
Las Vegas, NV 89110

CLARK COUNTY, NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF:
 LAWYERS TITLE OF NV

12-02-91 08:00 BLE 1
 OFFICIAL RECORDS
 BOOK: 911202 INST: 00007
 FEE: 5.00 RPTT: EX#006