

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-33-78

APN ?

Location SEE BELOW

Applicant JOHN JULIANO, TRUSTEE

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
NORTHWEST CORNER OF WHISPERING SANDS DRIVE
AND JONES BLVD



1 2 3 4 5 6

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

August 8, 1978

TO:

ART VEEDER, SUBDIVISION ENGINEER
DEPARTMENT OF PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR RECORDATION
PM-33-78
JOHN JULIANO, TRUSTEE

COPIES TO:

The above parcel map(s) have been approved by Harold P. Foster, Acting Director. The map(s) are submitted to you for signature by the Field Operations Engineer and recordation.

RSG:rw

Attachment

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

August 8, 1978

Date

TO: NULL

FROM: GENZER

SUBJECT:

PM-33-78
JOHN JULIANO, TRUSTEE

COPIES TO:

This property is located on the northwest corner of Whispering Sands Drive and Jones Boulevard in Zoning District R-E. The parcel contains a total of 40 acres which is to be divided into four, 10 acre sites. Right of Way dedications will be properly affected with the recording of this Parcel Map. Off-site improvements will be taken care of at the time of building permit application. Access to the property is provided via Jones Boulevard to the south. Staff recommends approval subject to requirements of all City departments and State Subdivision Statutes.

RSG:rw

INTER-OFFICE MEMORANDUM

July 28, 1978

TO:
COMMUNITY PLANNING & DEVELOPMENT

FROM:
FIELD OPERATIONS ENGINEER

SUBJECT:
PM-33-78
JOHN JULIANO, TRUSTEE

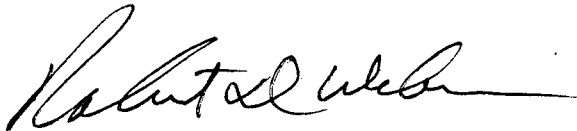
COPIES TO:

Your memorandum of July 12, 1978 requested comments from the Public Services Department on the application for a parcel map, PM-33-78 submitted by John Juliano, Trustee.

Right of way dedications will be properly effected with the recording of this parcel map.

City of Las Vegas should be referenced in lieu of County of Clark under Owners Certificate and Dedication.

This plat is determined to be satisfactory from the standpoint of monumentation and survey retraceability.



ROBERT D. WEBER, PE & RLS

RDW/AKV/blc

RECEIVED
JUL 31 1978
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

July 28, 1978

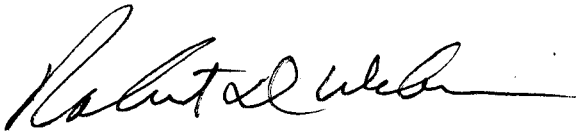
TO: COMMUNITY PLANNING & DEVELOPMENT	FROM: FIELD OPERATIONS ENGINEER
SUBJECT: PM-33-78 JOHN JULIANO, TRUSTEE	COPIES TO:

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Right of way dedications will be properly effected with the recording of this parcel map.

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ROBERT D. WEBER, PE & RLS

RDW/AKV/blc

RECEIVED
JUL 31 1978
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE July 12, 1978

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE

RE: PM-33-78

Submitted by: John Juliano, Trustee

May we have your comments, recommendations, and suggestions no later than July 19, 1978. It is important that a reply be received at this office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

HPF:rw

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 7/12/78

1. Owner(s) of Record: JOHN JULIANO, TRUSTEE
Address: 1055 E. TROPICANA #560 Phone No.: 737-0080
2. Name of Engineer or Surveyor: GEORGE A. SMITH & CO
Address: 2201 INDUSTRIAL RD Phone No.: 385-7266
3. Location of Parcel Map: Section 14 Township 19 S. Range 60 E
Tax Parcel No.: _____
4. Acreage: 40 Number of Parcels to be Created: 4 Land Use Zone: _____
5. Does the land front on a public (dedicated) street? Yes ☒ No ☐
6. List names of public access streets between this property and nearest major street:
JONES BOULEVARD, GRAND TETON DRIVE
7. Describe the existing improvements and/or condition of streets in Item #6 above:
GRADED STREETS
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:
WATER WELLS
9. Will the property be serviced by the City Sanitary Service System? Yes _____ No ☒
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 ☒
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: _____

Owner(s) of Record

George A. Smith
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50

Received by: R. G.

Receipt No.: 323186

Case No.: PM-33-78

Date: 7/12/78

~~DEED REQ.~~
~~ORIG. RETURNED TO ENGR.~~

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.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John J. Juliano, Trustee

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to John J. Juliano, Trustee under Land Trust Agreement Dated March 3, 1975

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:
The Northwest (NW $\frac{1}{4}$) 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 MDBM.
Subject to: Rights of way, reservations, restrictions, easements and conditions of record.

DOCUMENTARY TRANSFER TAX \$ EXEMPT
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX _____ FIRM NAME _____

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

Witness MY hand _____ this 27 day of June, 1977

STATE OF NEVADA }
COUNTY OF CLARK } SS.

On 27th JUNE 1977
personally appeared before me, a Notary Public, _____
JOHN JULIANO

who acknowledged that _____ he _____ executed the above instrument.

Signature J. R. Kimbrough
(Notary Public)

(Notarial Seal)

J. R. KIMBROUGH
Notary Public—State of Nevada
COUNTY OF CLARK
My Commission Expires June 9, 1981

John J. Juliano, Trustee

ESCROW NO.)
ORDER NO.)
WHEN RECORDED MAIL TO: JOHN J. JULIANO
1780 BURNHAM AVE.
LAS VEGAS, NEV. 89119

INST. NO. 716999
OFFICIAL RECORD BOOK NO. 757
RECORDED AT REQUEST OF John J. Juliano
JUN 30 9 46 AM '77
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 30⁰⁰ DEPUTY SW

GRANT, BARGAIN, SALE DEED

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Sell and Convey to John J. Juliano, Trustee under land trust agreement dated March 3, 1975

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State of Nevada, bounded and described as follows:

The Southwest Quarter (SW $\frac{1}{4}$) 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 MDM

Subject to: Rights of way, reservations, restrictions, easements and conditions of record.

DOCUMENTARY TRANSFER TAX \$ <u>EXEMPT</u>
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF TRANSFER
UNDER PENALTY OF PERJURY.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX
FIRM NAME

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

Witness my hand _____ this 27 day of June, 1977

STATE OF NEVADA }
COUNTY OF CLARK } SS.

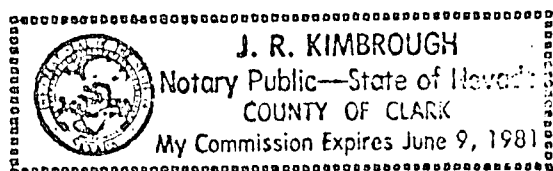
On 27th June 1977
personally appeared before me, a Notary Public, _____
JOHN JULIANO

who acknowledged that _____ he _____ executed the above
instrument.

Signature

(Notary Public)

(Notarial Seal)



ESCROW NO.)
ORDER NO.)

WHEN RECORDED MAIL TO:

JOHN J. JULIANO
5280 BURNHAM AVE.
LAS VEGAS NV 89119

717002

INST. NO. _____
OFFICIAL RECORD BOOK NO. 758
RECORDED AT REQUEST OF

John J. Juliano
JUN 30 9 47 AM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

FEE 3.00 DEPUTY na

GRANT, BARGAIN, SALE DEED

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all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

The Southeast Quarter (SE $\frac{1}{4}$) of the Notheast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 14 Township 19 South Range 60 East, MDBM.

Except the interest in the East 50 Feet of said land as conveyed to the City of Las Vegas, by deed recorded February 11, 1974 as Document NO. 360226, Official Records

SUBJECT TO: Rights of way, reservations, restrictions, easments and conditions of record.

DOCUMENTARY TRANSFER TAX \$ <u>EXEMPT</u>
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF TRANSFER UNDER PENALTY OF PERJURY.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX _____ FIRM NAME _____

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

Witness my hand _____ this 27 day of June, 1977

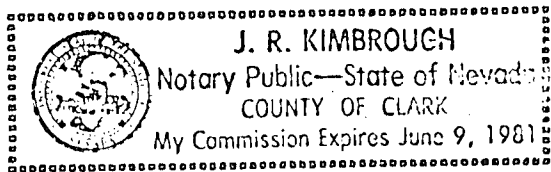
STATE OF NEVADA }
COUNTY OF CLARK } SS.

On 27th June 1977
personally appeared before me, a Notary Public, _____
JOHN JULIANO

who acknowledged that _____ he _____ executed the above instrument.

Signature JR Kimbrough
(Notary Public)

(Notarial Seal)



John J. Juliano, Trustee

ESCROW NO. _____
ORDER NO. _____
WHEN RECORDED MAIL TO: JOHN J JULIANO
5250 BURRITT AVE
LAS VEGAS, NEV. 89119

INST. NO. 717000
OFFICIAL RECORD BOOK NO. 757
RECORDED AT REQUEST OF John J. Juliano
JUN 30 9 47 AM '77
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 3.00 DEPUTY nn

300

GRANT, BARGAIN, SALE DEED

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Except the interest in the East 50 feet of said land as conveyed to the City of Las Vegas, by deed recorded February 11, 1974 as Document No. 360226, Official Records.

SUBJECT TO: Rights of way, reservations, easements, restrictions and conditions of record.

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SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX <u>[Signature]</u> F124 1002E

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

Witness my hand _____ this 27 day of June, 1977

STATE OF NEVADA

COUNTY OF CLARK } SS.

On 27th June 1977

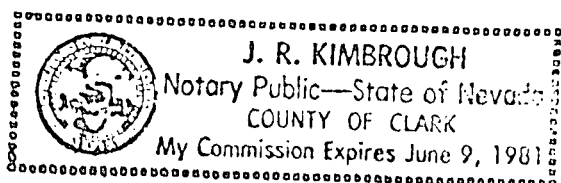
personally appeared before me, a Notary Public, JOHN JULIANO

who acknowledged that he executed the above instrument.

Signature [Signature]

(Notary Public)

(Notarial Seal)

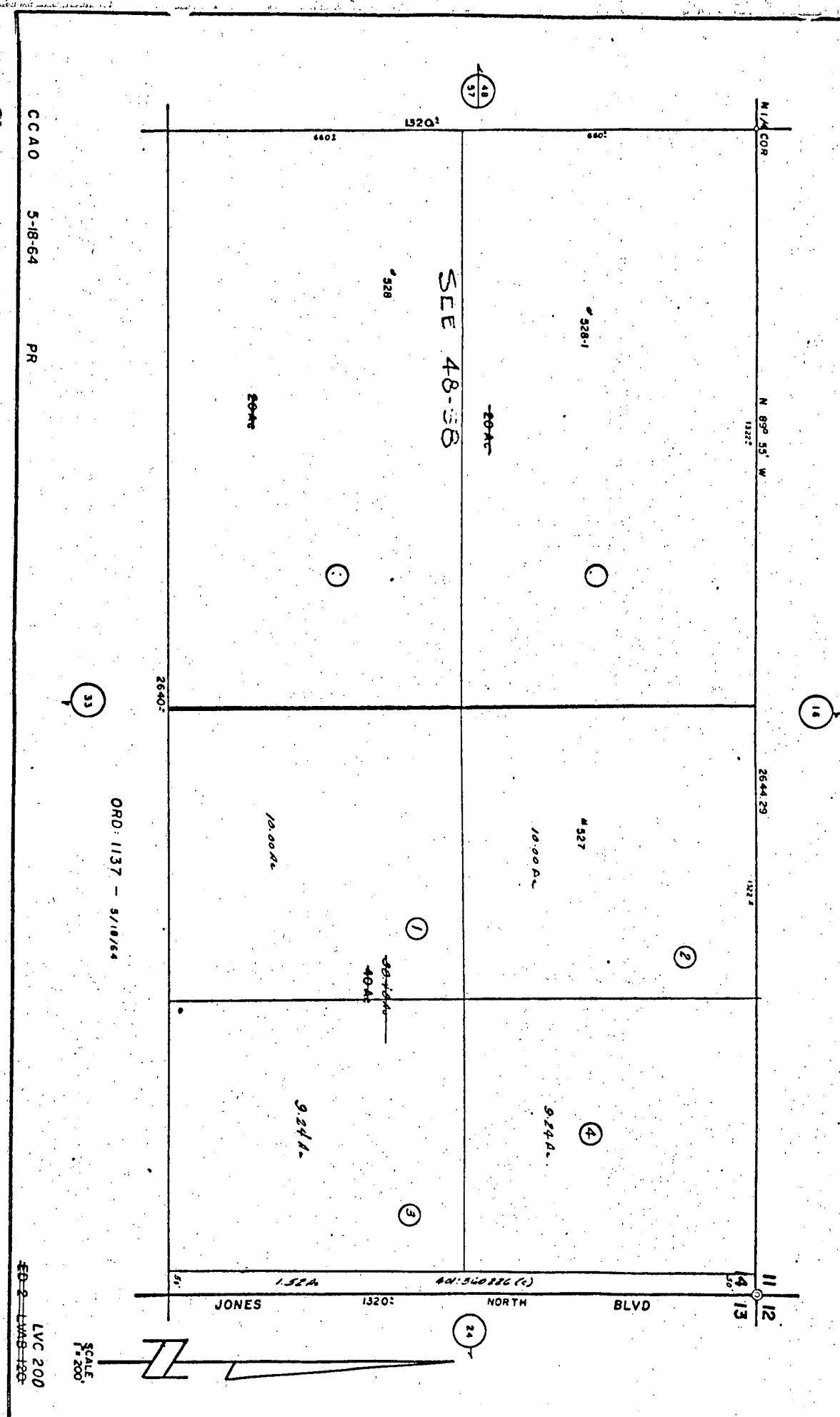


ESCROW NO. _____
ORDER NO. _____
WHEN RECORDED MAIL TO: John J. Juliano
5280 Burnham Ave. Las Vegas, Nev. 89119

INST. NO. 717001
OFFICIAL RECORD BOOK NO. 758
RECORDED AT REQUEST OF John J. Juliano
JUN 30 9 47 AM '77
CLARK COUNTY NEVADA
JOHN L. SWIFT RECORDER
FEE 3.00 DEPUTY MC

N² NE⁴ SEC 14 T 19 S R 60 E

48-58
1E-32



S² NE⁴ SEC 14 T 19 S R 60 E

48-59
1E-33

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OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMARKING AT TIME OF TRANSFER UNDER PENALTY OF PERJURY.
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX <u>[Signature]</u> FIRM NAME

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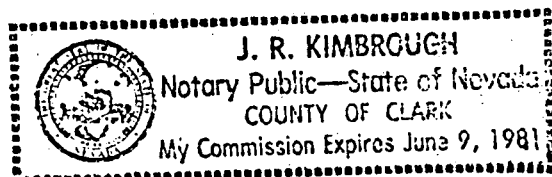
STATE OF NEVADA }
COUNTY OF CLARK } SS.

On 27th JUNE 1977
personally appeared before me, a Notary Public, JOHN JULIANO

who acknowledged that he executed the above instrument.

Signature [Signature]
(Notary Public)

(Notarial Seal)



[Signature] Trustee
John J. Juliano, Trustee

ESCROW NO.)
ORDER NO.)
WHEN RECORDED MAIL TO: JOHN J. JULIANO
5280 BURNHAM AVE.
LAS VEGAS, NEV. 89119

INST. NO. 716999
OFFICIAL RECORD BOOK NO. 757
RECORDED AT REQUEST OF John J. Juliano
JUN 30 9 46 AM '77
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 300 DEPUTY [Signature]

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SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX <u>[Signature]</u> FIRM NAME _____

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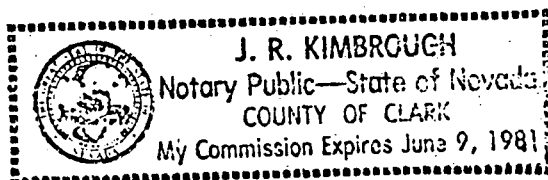
STATE OF NEVADA }
COUNTY OF CLARK } SS.

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Signature [Signature]
(Notary Public)

(Notarial Seal)



ESCROW NO.)
ORDER NO.)
WHEN RECORDED MAIL TO: JOHN J. JULIANO
5280 BURNHAM AVE.
LAS VEGAS, NEV. 89119

INST. NO. 716999
OFFICIAL RECORD BOOK NO. 257
RECORDED AT REQUEST OF John J. Juliano
JUN 30 9 46 AM '77
CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER
FEE 300 DEPUTY [Signature]

300
300

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

July 21, 1978

Date

TO: HAROLD FOSTER, ACTING DIRECTOR
COMMUNITY DEVELOPMENT & PLANNING

FROM: *Stephen Hampton*
STEPHEN HAMPTON
ACTING ASST. FIRE MARSHAL

SUBJECT: PM-33-78
JOHN JULIANO, TRUSTEE

COPIES TO:

✓ DULL

Approved fire hydrants and water main to be provided compatible to the development and construction on the property. Two (2) sets of approved water plans will be required for I.S.O. district mapping.

vh

PROJECT CHECK LISTProject: PM-33-78

F.P.D. Approved _____ Disapproved _____

Alarm Office: Street Names and Address Check
District Map CheckApproved *Barba 7-17-78*

Disapproved _____

Hydrant Division: Fire Hydrant Check
Fire Flow Check

Approved _____

Disapproved _____

RECEIVED

JUL 24 1978

PLANNING AND
DEVELOPMENT