

Planning & Development Department
Scanning Cover Sheet

Case No PM-33-80

APN ?

Location SEE BELOW

Applicant DAVID C. OLSEN, ET AL

Subject

PARCEL MAP FOR PROPERTY LOCATED AT THE
NORTHEAST CORNER OF BRADLEY ROAD AND TURKEY
LANE



1 2 3 4 5 6

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 8, 1980

TO:

GARY W. HOLLER, P.E.
CITY ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

RG

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION
PM-33-80 DAVID C. OLSEN, ET AL

COPIES TO:

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

RSG:rw

Attachment(s)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

AUGUST 8, 1980

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-33-80
DAVID C. OLSEN, ET AL

COPIES TO:

This property is located at the northeast corner of Bradley Road and Turkey Lane in Zoning District R-E. The application is for the further division of a previously approved and recorded parcel map. The overall site is approximately five acres with each of the four parcels to be created to be in excess of one acre.

The Department of Public Services required several corrections to be made to the map, all of which have now been done by the surveyor. The map is therefore in order and staff recommends approval subject to all conditions of City departments and State Subdivision Statutes.

RSG:bjl

INTER-OFFICE MEMORANDUM

Date

August 5, 1980

TO:

Community Planning and Development

FROM:

Public Services

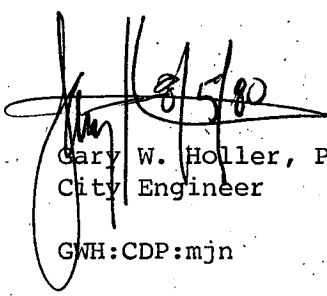
SUBJECT:

PM-33-80
David C. Olsen

COPIES TO:

Quality Control

This Department no longer has any objections to the parcel map resubmitted by David C. Olsen. The Surveyor has made all corrections we requested.



Gary W. Holler, P.E.
City Engineer

GWH:CDP:mjn

RECEIVED
AUG 6 1980

INTER-OFFICE MEMORANDUM

July 24, 1980

TO: Community Planning and Development

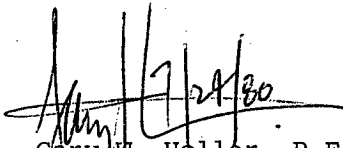
FROM: Public Services

SUBJECT: PM-33-80
David C. Olsen, et al

COPIES TO: Quality Control

Your memorandum dated July 16, 1980 requested comments from this Department by July 23, 1980 concerning the parcel map submitted by David C. Olsen, et al.

There are several discrepancies on this map which have been communicated directly to the Surveyor, Mr. Hafen. As soon as these corrections and additions are made, we will again review the map and make our recommendations as to the acceptance of this application.


Gary W. Holler, P.E. & R.L.S.
City Engineer

CWH:CDP:mjn

DATE

7/23/80

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

PM-33-80

David C. Olsen, et al

- ☒ 1. No objections
- ☒ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance 2077.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

RECEIVED
JUL 24 1980
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE JULY 16, 1980

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

RE: PM-33-80

Submitted by: David C. Olsen, et al

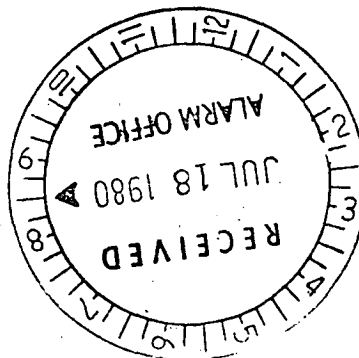
May we have your comments, recommendations, and suggestions no later than
July 23, 1980. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HPF:rw

attachment

No Comment
Ben Gilbert
Planning Aide
7-21-80



CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE JULY 16, 1980

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

RE: PM-33-80

Submitted by: David C. Olsen, et al

May we have your comments, recommendations, and suggestions no later than
July 23, 1980. 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, DIRECTOR

HPF:rw

attachment

Corporation Grant, Bargain, Sale Deed

BELLIGNIES DEVELOPMENT, LTD., A Nevada Limited Partnership

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at 3962 Euclid Ave., Las Vegas, Nevada 89121

for a valuable consideration

DAVID C. OLSEN and CHARLOTTE F. OLSEN, husband and wife as joint tenants as to an undivided one-quarter interest; CLIFFORD W. TROXELL and RETA F. TROXELL, husband and wife as joint tenants as to an undivided one-quarter interest; CHARLES A. FOLKMAN and TRACY G. FOLKMAN, husband and wife as joint tenants as to an undivided one-quarter interest; and MARION G. FOLKMAN, a widow, as to an undivided one-quarter interest; all that real property in the County of CLARK, State of Nevada, bounded and described as follows:

That portion of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 24, Township 19 South, Range 60 East, M.D.B. & M., described as follows:
Parcel Four (4) as shown by map thereof in file 26 of Parcel Maps, Page 18, in the Office of the County Recorder of Clark County, Nevada.

- SUBJECT TO:
- (1) Taxes for the fiscal year 1979-80.
 - (2) Covenants, conditions, restrictions, 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.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its President and Directors thereunto duly authorized, this 14th day of August, 1979.

STATE OF NEVADA }
COUNTY OF CLARK } SS.

On August 2/01, 1979 personally appeared before me, a Notary Public, in and for said County and State, ALBERT SMITH, known to me to be a Director of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Signature: [Signature]
Name (Typed or Printed)

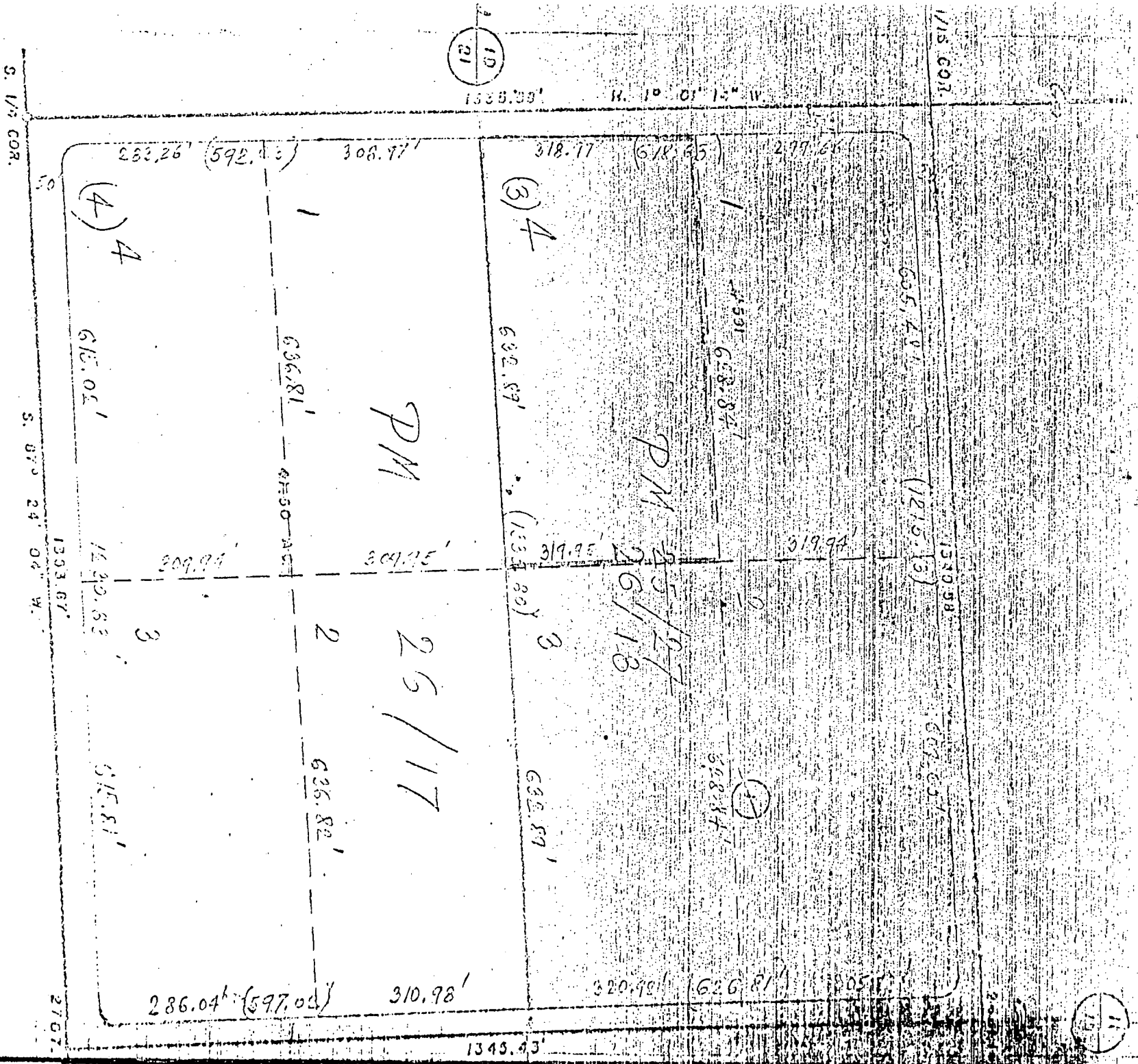
BELLIGNIES DEVELOPMENT CORPORATION, a General Partner
By Albert Smith Director

Name (Typed or Printed)
By Secretary
Name (Typed or Printed)

ORDER NO. 79-25621-RMD / ESCROW NO. 1015-CG
WHEN RECORDED MAIL TO: Mr. & Mrs. David C. Olsen
2300 E. Tonopah Ave., North Las Vegas, Nevada 89030

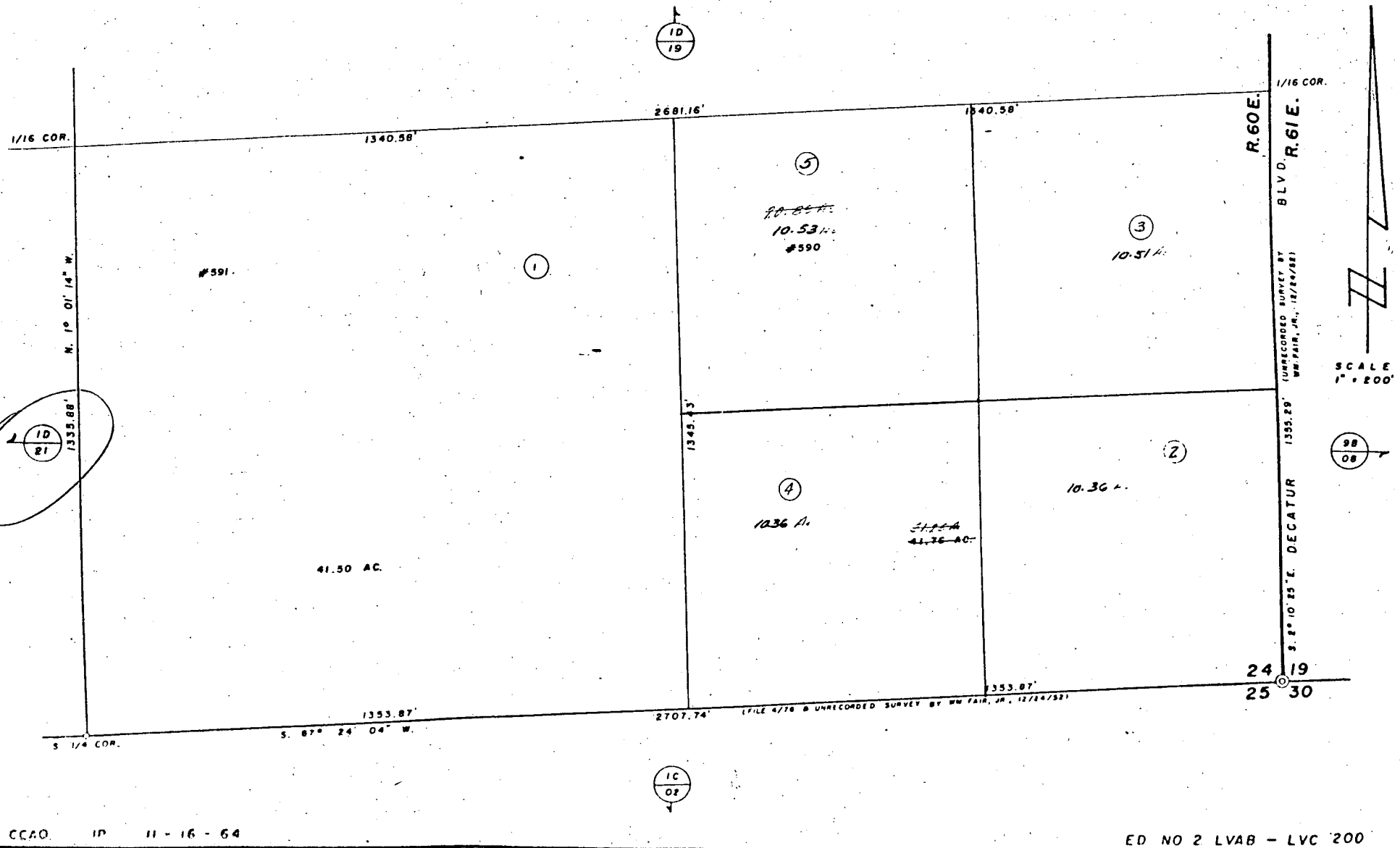
NO. 1077641
RECORDED AT THE REQUEST OF
DATE 11/8/79 AT 9:00 am
OFFICIAL RECORDS BOOK NO. 1118
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
FEE \$ DEPUTY

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHARLENE GODFREY
My Appointment Expires Aug. 23, 1983



CAO IP 11-16-64

ID - 20



1D - 21

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF LAS VEGAS

Date: JANUARY 28, 1980

- Owner(s) of Record: DAVID C. OLSEN, ET AL
Address: 2300 E TONOPAH AVE. NORTH LAS VEGAS, NEVADA 89030 Phone No.: 649 6762
- Name of ~~Engineer~~ or Surveyor: RICHARD L. HAFEN
Address: 2383 GATEWAY RD. LAS VEGAS, NEV 89110 Phone No.: 452 3633
- Location of Parcel Map: Section 24 Township 19 Range 60
Tax Parcel No.: 10-20-?
- Acreage: 5A Number of Parcels to be Created: 4 Land Use Zone: _____
- Does the land front on a public (dedicated) street? Yes _____ No x
- List names of public access streets between this property and nearest major street:
BRADLEY RD ROME BLVD-JONES BLVD
- Describe the existing improvements and/or condition of streets in Item #6 above:
BRADLEY RD. GRAVELED ROME BLVD GRAVELED JONES BLVD. PAVED
- 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:
QUASI-MUNICIPAL DOMESTIC WELL
- 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
- Is immediate development proposed on the parcels of land to be created? Yes x No _____
On which parcel? #1 _____ #2 _____ #3 X #4 _____
If yes, indicate type of development and anticipated date construction will commence:
SINGLE FAMILY HOME CONSTRUCTION AROUND MAY 1, 1980

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:

Richard L. Hafen

Richard L. Hafen
Engineer or Surveyor

Filing Fee

Receipt

Case No.

David C. Olsen
Charlotte L. Olsen
Marion D. Folkman
Reta J. Foxell
Clifford Foxell
Kenneth A. Folkman
Charles J. Folkman

ADDITIONAL REQUIREMENTS)

DEVELOPMENT USE ONLY *****

Received by:

R. S.

Date:

7/15/80

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)~~ ⁽⁶⁾ 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.