

Planning & Development Department
Scanning Cover Sheet

Case No PM-34-82

APN ?

Location SEE BELOW

Applicant EMMA WULZE

Subject

PARCEL MAP FOR PROPERTY LOCATED AT THE
SOUTHEAST CORNER OF WASHBURN ROAD AND VALDEZ
STREET - DIVIDED INTO FOUR LOTS



1 2 3 4 5 6

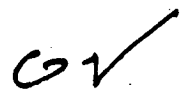
INTER-OFFICE MEMORANDUM

Jan. 18, 1983

TO:

WILLIAM J. PURVIS
FIELD OPERATIONS ENGINEER
PUBLIC SERVICES

FROM:

ROBERT S. GENZER 
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

PARCEL MAPS APPROVED FOR
RECORDATION

PM-34-82 EMMA WULZE

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:rsg

Attachment(s)

INTER-OFFICE MEMORANDUM

JANUARY 17, 1983

TO: NULL	FROM: GENZER <i>CV</i> <i>Agreement has been checked by city attorney</i> <i>HS</i>
SUBJECT: PM-34-82 EMMA WULZE	COPIES TO:

This property is located at the southeast corner of Washburn Road and Valdez Street in Zoning District R-E, and is a further division of a previously approved and recorded parcel map. The parcel contains approximately 2 1/2 acres and is being divided into four lots, each of which is over 20,000 square feet. The lots being created by this application as well as twelve other lots being created by three other applications currently being processed are all being served by a community well located in the southeast corner of lot #4 as shown on this map. The Clark County Health District indicated that the well permit issued does, in fact, allow for a 16 lot development.

The Department of Public Services has required several corrections on the map as well as an agreement for road improvements. The surveyor has now completed the corrections and a copy of the agreement is now in this file.

Staff recommends approval subject to all conditions of City departments and State Subdivision Statutes.

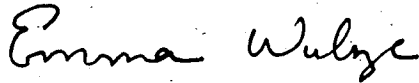
RSG:bjl

December 20, 1982

Department of Community Development
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

I certify that I will grade and gravel the road adjacent to the property at some future date as may be required.

Sincerely,

A handwritten signature in cursive script that reads "Emma Wulze". The signature is written in dark ink and is positioned above the printed name.

Emma Wulze

DATE 11-29-82

SURVEYOR: Robert Fulstone
(Wulze, Emma)

According to the Clark County Sanitation District, municipal sewer is
not available to property.

According to the Las Vegas Valley Water District, municipal water is
not available to property.

According to the parcel map # CITY PM 34-82 four (4) lots are involved, approx.
.4 AC and .6 AC each.

lots are involved.

COMMENTS OF CLARK COUNTY HEALTH DISTRICT BASED UPON THE ABOVE INFORMATION

Municipal sewer and municipal water are not available. Parcel map shows a
community water supply, Permit #46301. Well is located on well site, designated
by solid lines and easements to the well. Community well must supply all four
lots of this parcel map. Lot sizes meet minimum requirements of the Health
Department for installations of individual septic systems with community water
supply as per AG's opinion and CCHD Board Policy.

Lot #1 20,687 Sq. Ft. .475 AC

Lot #2 20,761 Sq. Ft. .477 AC

Lot #3 20,786 Sq. Ft. .477 AC

Lot #4 30,113 Sq. Ft. .691 AC

RECEIVED
DEC 14 1982
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL

PARCEL MAPS

DATE NOVEMBER 19, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
• FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-34-82

Submitted by: EMMA WULZE

May we have your comments, recommendations, and suggestions no later than
November 26, 1982. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment

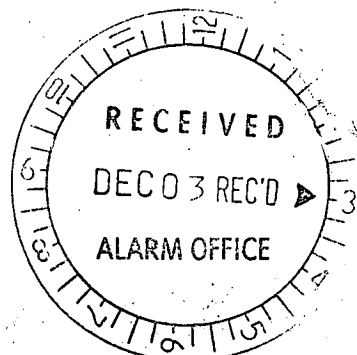
Jim Velbert
Planning Aide
12-3-82
attachment

cc: Clark County Health District

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

RECEIVED
DEC 07 1982
PLANNING AND
DEVELOPMENT



11-23-82

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-34-82

EMMA WULZE

✓ 1. No objections.

✓ 2. Fire hydrant(s) to be installed when water is available to area.

✓ 3. Fire hydrant to be installed within ⁵⁰⁰~~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. Hydrants are to be installed and charged with water before construction begins.

7. Two (2) sets of as-builts to be provided this office.

8. Must meet requirements of Uniform Fire Code.

9. Must meet requirements of Uniform Building Code.

10. Building is to conform to the occupancy use requirements.

11. To be approved under permit from the Las Vegas Building Department.

12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

RECEIVED
NOV 29 1982
PLANNING AND
DEVELOPMENT

M. Byrne

FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

Date

November 23, 1982

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Emma Wulze
PM-34-82

COPIES TO:

C. D. Peterson
Right-of-Way

Your transmittal dated November 19, 1982 requested comments from this department by no later than November 26, 1982 concerning the parcel map and application submitted by Emma Wulze.

Prior to our approval of this parcel map, this department requests that the following items be attended to:

1. Change the lengths of the westerly and northerly lot lines of parcel map one to agree with the tangent lengths of the previously dedicated radius corner at the intersection of Valdez Street and Washburn Road.
2. In the "Approvals" change the title of Mr. Purvis to "Field Operations Engineer".
3. Change the curve data of the radius corner at the intersection of Valdez Street and Washburn Road to agree with the previous dedication by Document Number 686855 ('77) of Clark County Records.
4. Change the square footage of parcel number one to agree with the above requested alterations.
5. Enter into an agreement acceptable to the City Attorney to the effect that prior to the sale or development of any parcels depicted on this map Washburn Road and Valdez Street will be graded and gravelled as required by the City of Las Vegas Municipal Code.



WILLIAM J. PURVIS, P.E. & R.L.S.
Field Operations Engineer

WJP/CDP/lm

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS

DATE NOVEMBER 19, 1982

TO: PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE (PAULA LEMKE, CHIEF OPERATOR)
FIRE SERVICES, ASSISTANT FIRE MARSHAL'S OFFICE (JIM LONG)

RE: PM-34-82

Submitted by: EMMA WULZE

May we have your comments, recommendations, and suggestions no later than
November 26, 1982. 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

attachment

cc: Clark County Health District

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

Date: 11-10-82

1. Owner(s) of Record: EMMA WULZE
Address: P.O. BOX 27965 Phone No.: _____
2. Name of Surveyor: ROBERT FULSTONE RLS 5269
Address: 3555 S. HIGHLAND #13 Phone No.: 876-0283
3. Location of Parcel Map: Section 33 Township 19 Range 60
Tax Parcel No.: 1C-22 (7)
4. Acreage: 2 1/2 Number of Parcels to be Created: FOUR Land Use Zone: RE
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 streets:
CIMARRON RD. WASHBURN RD.
7. Describe the existing improvements and/or condition of streets in item #6 above:
CIMARRON RD. IS GRAVELED - WASHBURN RD. IS UNIMPROVED DIRT TRAIL
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:
COMMUNITY WELL
9. Will the property be serviced by the City Sanitary Sewer System? Yes _____ No X
If no, indicate how sewer service will be provided: SEPTIC TANK
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: x Emma Wulze Robert Fulstone
Owner(s) of Record Surveyor
EMMA WULZE ROBERT FULSTONE RLS 5269

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00 Received by: R. G. ✓
Receipt No.: 27270
Case No.: PM-34-82 Date: 11/10/82

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by a Registered Land 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. Seven (7) copies of the original map must be provided.
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 thirty feet (330') 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 and the square footage of each 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, on one submitted copy.
 - 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 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 COMMUNITY PLANNING AND DEVELOPMENT WILL BUILDING PERMITS BE ISSUED.

N 1 SE 4

SEC. 33

T19S

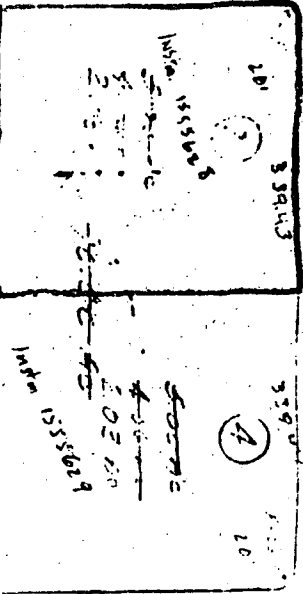
R. 60E

IC-22

This plat is for present use only and does not represent a survey. It is assumed to its accuracy.

QUARTERLY SITE

WAGBURN



VAL DE Z

ENOUGH

SEE: Bk 50-72

PIEDMONT

BLVD

1380.64' (Book 4-82)

E 1/4 COH

51 10

1598

Quitclaim Deed

1555628

EXCISE R435

By this instrument dated June 30, 1982 for a valuable consideration.

GEORGE GEBRAYEL, a single man

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

JOAN WILZE, a single woman

the following described real property in the State of Nevada, County of Clark:

The North Quarter (NW¹) of the Northeast Quarter (NE¹) of the Northwest Quarter (NW¹) of the Southeast Quarter (SE¹) of Section 11, Township 19 South, Range 60 East, N.D.B. 6N.

STATE OF NEVADA
COUNTY OF CLARK

6-30-82

before me, _____
Notary Public in and for said County
and State personally appeared
George Gebrayel

George Gebrayel
George Gebrayel

Witness to me to be the person whose name(s) is
subscribed to the within instrument, and acknowledged
it to be his, she, or it, executed the same
in my presence and official capacity.

(SEAL) _____ (SIGN)
Notary Public in and for said State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JIM WARD
My Appointment Expires Jan 14, 1984

Accommodation
Order No. only

AFTER RECORDING MAIL TO

George
Gebrayel
P.O. Box 27965
Las Vegas, Nv. 89126-1965

CLERK, COUNTY OF CLARK
JOAN L. SWIFT, RECORDER
RECORDED & INDEXED
LAND TITLE OF NEVADA
JUL 19 10 33 AM '82
PRE Jim Ward DEPUTY
OFFICIAL RECORDS
INSTRUMENT