

**Planning & Development Department
Scanning Cover Sheet**

Case No A-0011-80 (A)

APN

Location BEATTY LN & TONOPAH DR

Applicant BERT RAPP

Subject

ANNEXATION SITE ON THE NORTH WEST CORNER OF
BEATTY LN & TONOPAH DR

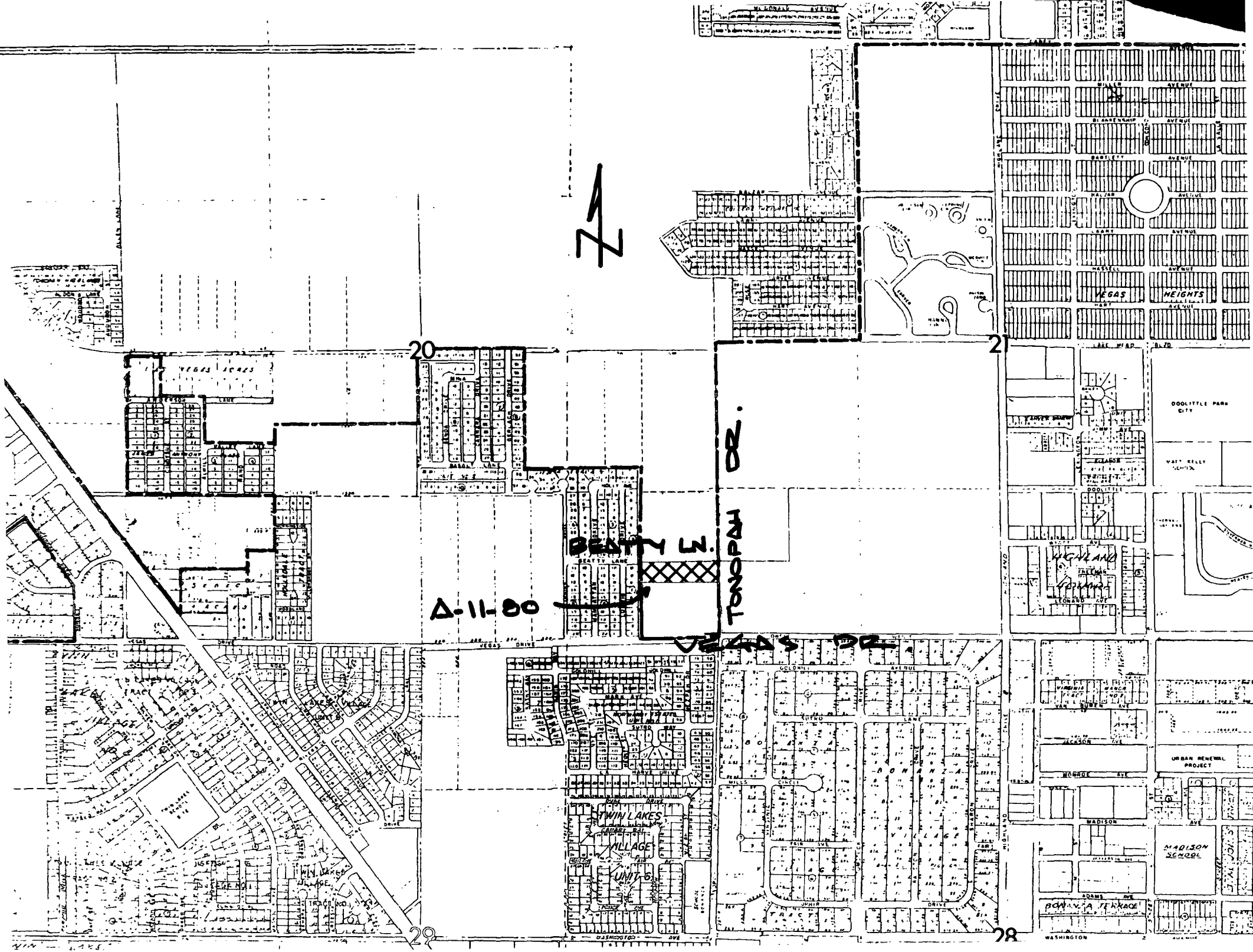


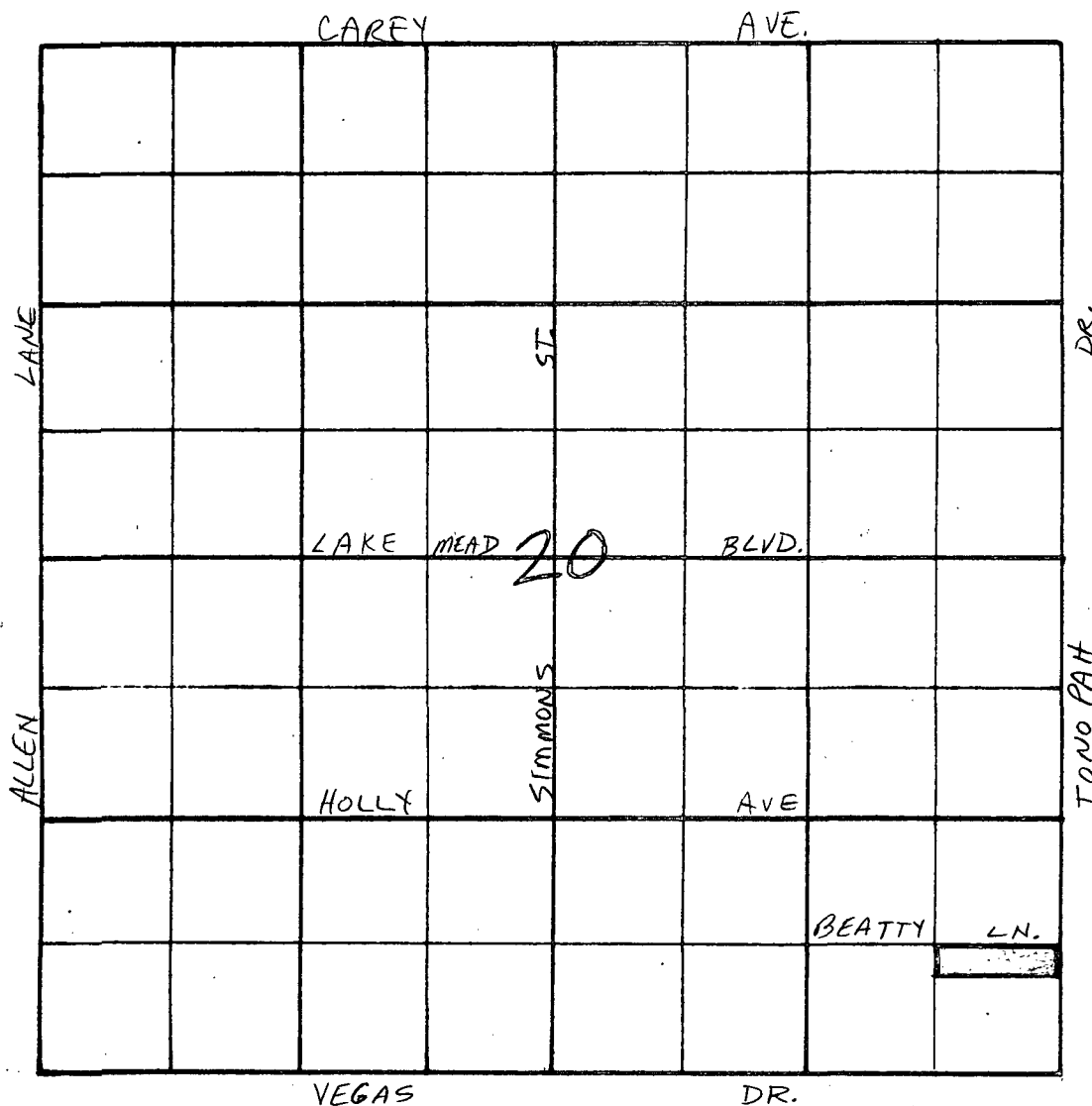
ANNEXATION PROCEDURES (ALTERNATE)

ANNEXATION NUMBER

A-11-80(A)

- 7/11/80 1. Clerk for Date Stamping
- 7/14 2. Log in - make up file - White label (A# - Applicant - G.L.)
- 7/14 3. Prepare Name, Address & Annexation # for Foster's Secretary
- 7/14 4. Post Item Under Proper Planning Commission Meeting in Foster's Secretary's Office
- 7/14 5. Send Letter to Clark County Zoning for present zoning.
- 7/14 6. Request Comments from Public Services (Doug Peterson), Fire Services, Metro and Electric Division (George Ferris)
- 7/14 7. Request Public Services check survey map and legal description for accuracy and form.
- _____ 8. Planning Commission Hearing
- _____ 9. When okay received by Public Services, send memo to City Attorney requesting ordinance preparation including:
 - a. Date of 1st Reading
 - b. Effective Date
 - c. General location
 - d. Present and conforming zoning
 - e. Acreage
 - f. Reminder Annexation must be heard prior to Reading
 - g. Provision in ordinance for Master Plan of Streets & Highways
 Along with five (5) copies of the survey map to be attached to Ordinance
- _____ 10. Send letter to applicant stating when first ordinance reading (Lindsey)
- _____ 11. Send Memo to Public Services with certified copy of Annexation Ordinance
CC: License, Fire, Building and Nancy Delebarre
- _____ 12. Send letter to Mabel Snyder with same information prior to effective date
- _____ 13. Send copy of Ordinance and Recorded Plat to Nevada Tax Commission by certified mail after effective date of annexation
- _____ 14. Send letter to County with effective date
- _____ 15. Send letter & copy of Ordinance to Applicant with effective date
- _____ 16. Send copy of ordinance to Ernie Hutchison, Election Department





1"=1000'

APPROVED _____ 197____
EFFECTIVE DATE _____ 197____

SECTION 20
RANGE 61 E.
TOWNSHIP 20 S.

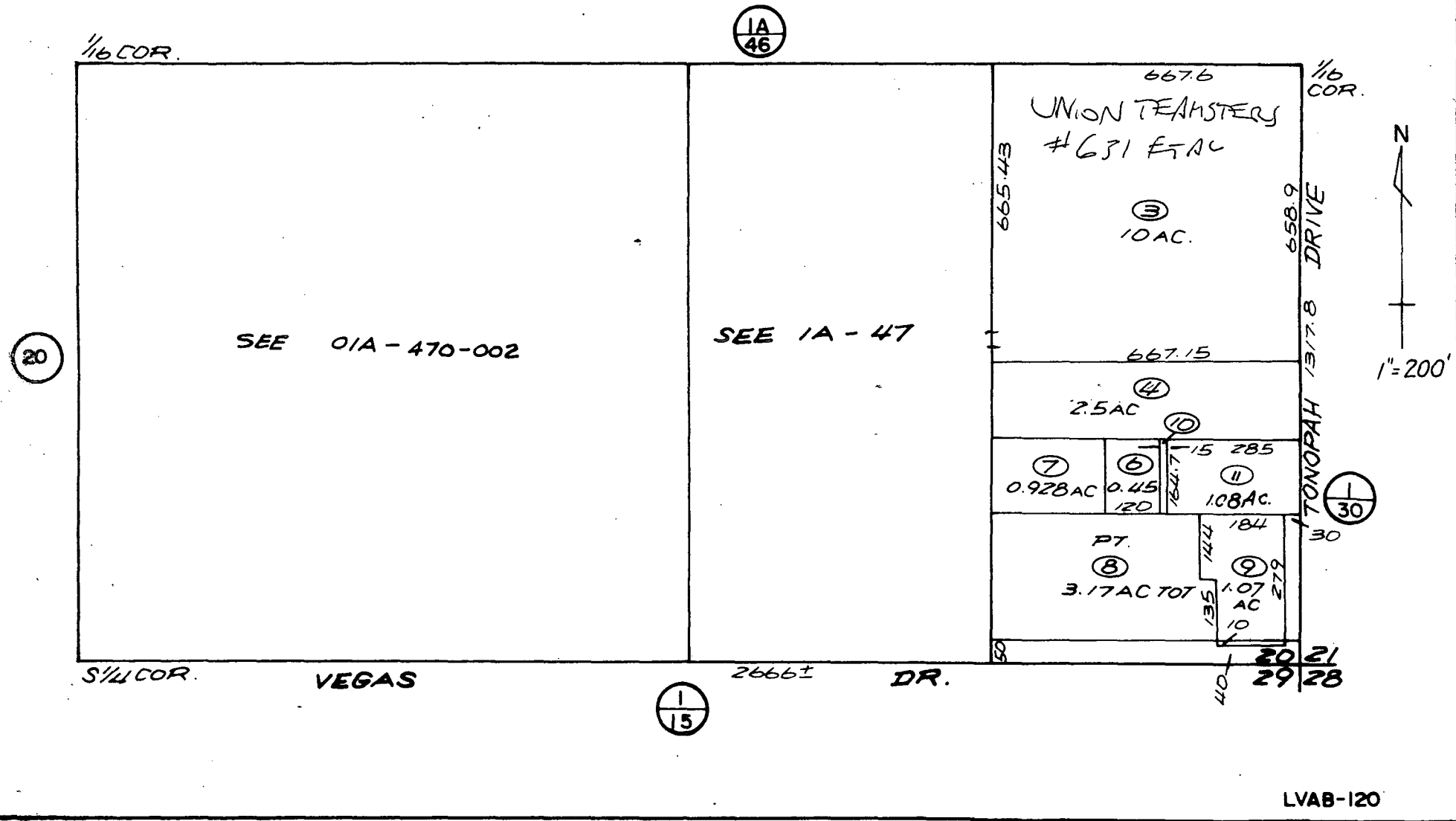
ORD. _____

A-11-80

2.49 AC.

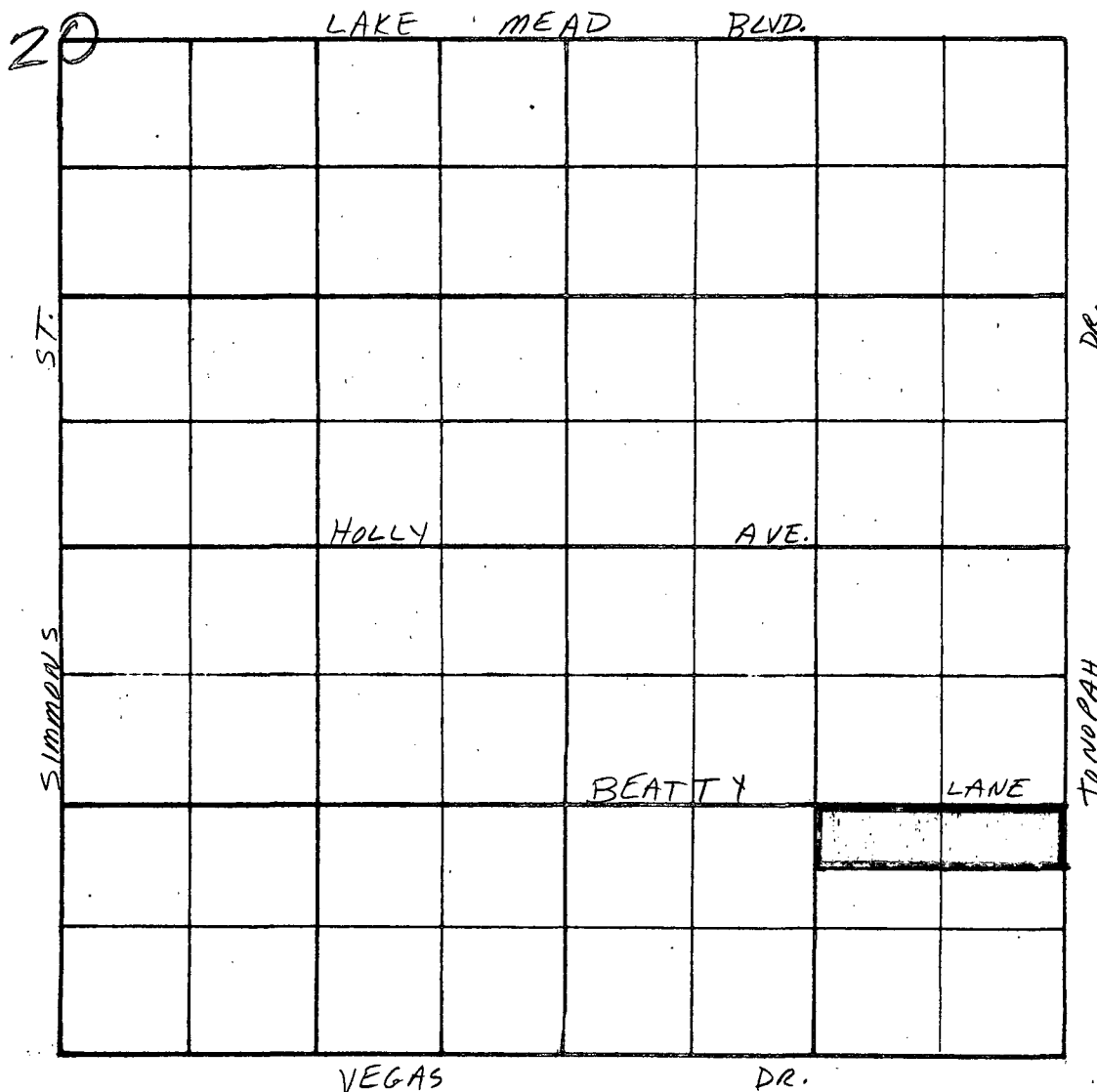
S2 SE4 SEC.20 T-20S R-61E

30-19



S2 SW4 SEC.20 T-20S R-61E

30-20



APPROVED _____ 197__
 EFFECTIVE DATE _____ 197__

SECTION 20 (SE 1/4)
 RANGE 61E
 TOWNSHIP 20S

ORD. _____

A-11-80

2.49 AC.

10. VAC-14-80

(Continued)

CHAIRMAN JONES asked if anyone else wished to be heard; there being no one, he declared the hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of VAC-14-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above items have been met.
4. The vacation to be approved only on the property approved for C-1 zoning that fronts on Decatur Boulevard.

Voting was as follows:

"AYES" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie, Mrs. Coleman, Mr. Miller

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the hearing on this item at the City Commission meeting on August 20, 1980 at 2:00 P.M.

11. A-10-80 (A)

ABEYANCE

Petition of Annexation submitted by THE BIBLE WAY FELLOWSHIP CHURCH to annex property generally located on the north side of Bevvie Drive west of Decatur Boulevard containing approximately 1.5 acres of land.

MR. NULL presented the staff report and said the Department of Public Services indicated this area lies in a survey disputed area. Staff has requested a legal opinion as to whether this would have any effect on this annexation into the City. Since staff has not, as of this meeting, received the legal opinion, it is requesting this item be held in abeyance.

MR. GUTHRIE made a Motion for ABEYANCE of A-10-80 (A).

Voting was as follows:

"AYES" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie, Mrs. Coleman, Mr. Miller

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item will again be considered by the City Planning Commission on September 11, 1980 at 7:30 P.M.

12. A-11-80 (A)

ABEYANCE

Petition of Annexation submitted by BERT RAPP to annex property generally located on the west side of Tonopah Drive, south of Beatty Lane, containing approximately 2.49 acres of land.

MR. NULL presented the staff report stating staff would recommend abeyance until the applicant obtains proper access to his property.

File:

✓ A-11-80(A)

12. A-11-80 (A)
(Continued)

BERT RAPP appeared and said he is in favor of holding this item in abeyance until he obtains proper access to his property.

MRS. COLEMAN made a Motion for ABEYANCE of A-11-80 (A).

Voting was as follows:

"AYES" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie,
Mrs. Coleman, Mr. Miller
"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced that as soon as this request has been fulfilled, this item will again be considered by the City Planning Commission.

13. A-12-80 (A)
APPROVED

Petition of Annexation submitted by ALTON M. AND ALICE E. CARTER to annex property generally located on the west side of Simmons Street, approximately 249' south of Lake Mead Boulevard containing approximately .95 acres of land.

MR. NULL presented the staff report and said staff would recommend approval.

KAREN BROWN, 5045 North Apache Road, represented the applicant stating they have a developer who would develop the land into four 4-plexes upon annexation of the property.

MR. MILLER made a Motion for APPROVAL of A-12-80 (A).

Voting was as follows:

"AYES" Chairman Jones, Mr. Canul, Mr. Kennedy, Mr. Guthrie,
Mrs. Coleman, Mr. Miller
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced that after further review of this annexation, it will be forwarded to the City Commission.

14. Z-47-80
APPROVED

Application of DWIGHT JORY for reclassification of a strip of land approximately 24' wide along the north and west sides of the land presently zoned R-3 (Limited Multiple Residence) which is generally located on the northwest corner of Pecos Road and Washington Avenue, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 61 East, M.D.M.

Proposed Use: Medium High Density Apartment Development

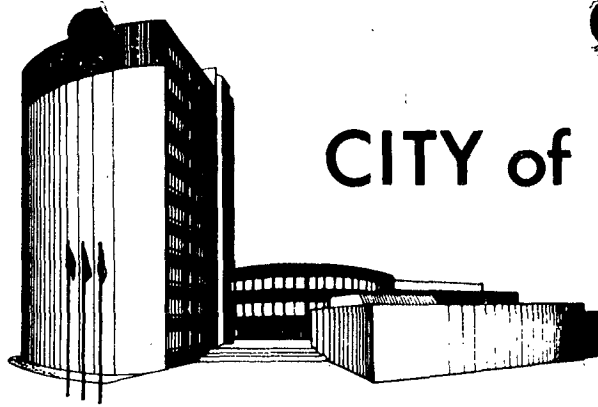
MR. BROWN presented the staff report stating that when the school and church sold their properties there was a 24' strip of land remaining and the applicant would like to have this land rezoned to R-3 (Limited Multiple Residence). Staff recommends approval.

CHAIRMAN JONES declared the public hearing open and asked to hear from the applicant.

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 19, 1980

Mr. Bert Rapp
3525 South Procyon
Las Vegas, NV 89103

Re: A-11-80(A)

Dear Mr. Rapp:

Your petition to annex property generally located on the west side of Tonopah Drive, south of Beatty Lane, containing approximately 2.49 acres of land, was considered by the City Planning Commission on August 14, 1980.

The Commission voted to hold this item in ABEYANCE until the applicant advises staff that he has obtained public access to his property.

As soon as this request has been fulfilled this item will again be considered by the City Planning Commission. If you have questions on this matter please contact the undersigned at your convenience.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

HOWARD A. NULL
Supervisor of Planning

HAN:sk

cc: City Clerk



RAPP, BERT

ZC-104-80 &
UC-85-80

PUBLIC HEARING

A Zone Change to reclassify from R-E (Rural Estates Residential) Zone to R-2 (Two Family Residential) Zone. The N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 20 South, Range 61 East. ALSO, a Use Permit to construct and maintain 15, 5,000 square foot minimum lots with the residences constructed to one side property line.

GENERALLY LOCATED: ON THE SOUTH SIDE OF BEATTY LANE
AND THE WEST SIDE OF TONOPAH DRIVE.

CONDITIONS:

1. A Resolution of Intent with a time limit of one year in which to commence construction and two years in which to complete construction.
2. Street dedication as required by the Department of Public Works. Off-site improvements; the signing of an Off-Site Improvement Agreement and/or Deed Restriction forms; and fire hydrants in compliance with Fire Department specifications. Connection to County Sanitation and Las Vegas Valley Water District lines, if required by those agencies. Six-foot cement or block wall on property lines adjacent to a different zone boundary. Compliance with Title 28, Subdivisions, with a three-foot fire hydrant easement behind all street frontage lot lines. Compliance with Chapter 28.42, Underground Utilities. NOTE: REQUIRED OFF-SITE IMPROVEMENT NORMALLY INCLUDE AT LEAST: STREET PAVING, SIDEWALK, CURB AND GUTTER, STREET LIGHTING, FIRE HYDRANTS, WATER LINES, SEWER LINES, TRAFFIC CONTROL DEVICES AND FLOOD CONTROL IMPROVEMENTS.
3. Flood and drainage study and full compliance therewith, including dedication of flood control easements and the design and construction of improvements as required by the Department of Public Works. Signing of an avigation easement and noise abatement agreement. Conformance to plans as submitted and compliance with all applicable laws and/or ordinances. Subject to compliance with Air Pollution Control regulations of the Clark County District Health Department. Six-foot decorative block wall required for all lots backing onto a public right-of-way. Mailboxes to be located in compliance with U.S. Postal regulations. All private streets and driveways within residential developments (except driveways serving only a single residence) shall be constructed in accordance with Clark County structural standards for streets, and shall be available for inspection by the Clark County Department of Public Works; full plans and the usual plan check and inspection fees shall be required for such inspections.

MASTER PLAN: 3-6 u/a.

AREA INVOLVED: 2.49 acres.

PROTESTS:

None.

*WERE NOTICES SENT TO
CITY RESIDENTS?*

APPROVALS:

None.

OWNER & APPLICANT:

Bert Rapp - 3525 So. Procyon - Las Vegas,
Nevada 89109.

STAFF COMMENT:

R-1 to West; vacant R-E to North and East;
density in compliance with Master Plan.

PLANNING COMMISSION
RESOLUTION:

July 3, 1980 - APPROVAL - Subject to annexation
to the City of Las Vegas prior to construction
as applicant must connect to City of Las Vegas

PLANNING COMMISSION
RESOLUTION (Cont'd):

sewer; dwelling walls less than three feet from the property line to be one hour fire resistive construction with no openings per Table 3-A of the Uniform Building Code as recommended by Building & Safety; full off-site improvements; paved all-weather access.

Voting Aye: Unanimous.

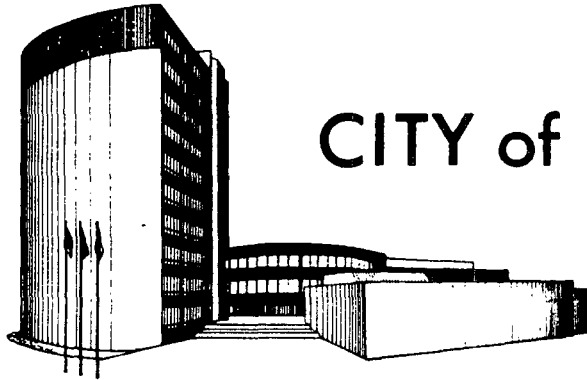
Absent: Cambeiro.

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

August 6, 1980

Mr. Bert Rapp
3525 South Procyon
Las Vegas, NV 89103

Re: A-11-80(A)

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on August 14, 1980.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl
attachment



J.G. VORNSAND
ZONING ADMINISTRATOR

TELEPHONE
386-4314

Clark County Zoning Division

CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

July 29, 1980

Harold P. Foster, Director
Community Planning & Development
400 E. Stewart Avenue
Las Vegas, NV 89101

RE: A-11-80(A)

Dear Mr. Foster:

This is to verify that the above referenced annexation area is presently zoned R-E (Rural Estates Residential) District. Application number ZC-104-80 & UC-85-80 was approved by the Planning Commission for R-2 (Two Family Residential) zero lot line on July 3, 1980 and will be heard by the Board of County Commissioners on August 5, 1980.

Sincerely,

Joyce Avery

JOYCE AVERY
Zoning Specialist

APP. per

JA:cp

Attach.

AUC

INTER-OFFICE MEMORANDUM

July 23, 1980

TO:

Community Planning and Development

FROM:

Public Services

SUBJECT:

Annexation - A-11-80 (A)
Bert Rapp

COPIES TO:

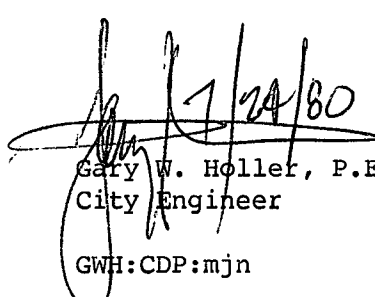
Quality Control

Your memorandum dated July 14, 1980 requested comments from this Department as soon as possible concerning the petition of Bert Rapp for the City of Las Vegas to annex the property generally located at the southwest corner of Beatty Lane and Tonopah Drive containing approximately 2.49 acres.

This Department cannot recommend granting this annexation petition for the following reasons:

(1) This parcel would be virtually landlocked until such time as the properties to the north and south are developed. Existing Beatty Lane is some seventy (70) feet north of the north boundary of this parcel. The nearest existing road to the south is Vegas Drive.

(2) The nearest sewer facilities are in Vegas Drive which is almost five hundred (500) feet south of this property meaning an easement would have to be obtained through the county island this annexation would create.

 7/24/80
Gary W. Holler, P.E.
City Engineer

GWH:CDP:mjn

DATE

4/23/80

ANNEXATION

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

Annexation - A-11-80(A)
Bert Rapp

- ☒ 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:

M. Byrne
FIRE PREVENTION OFFICER

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

JULY 14, 1980

TO: PUBLIC SERVICES DEPARTMENT
FIRE SERVICES DEPARTMENT
METROPOLITAN POLICE DEPARTMENT
GEORGE FERRIS, ELECTRICAL DIVISION

FROM:

ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

GV

SUBJECT:

ANNEXATION - A-11-80(A)
BERT RAPP

COPIES TO:

Please provide your comments regarding the subject Annexation Petition for property generally located at the southwest corner of Beatty Lane and Tonopah Drive, containing approximately 2.49 acres of land. In particular, we need to know if sewer facilities will be adequate to handle this proposed annexation. This petition for annexation will be heard at the August 14, 1980, Planning Commission meeting, so your comments would be appreciated as soon as possible.

Attached is a map for your reference. Also attached is a copy of the Petition for Annexation.

RSG:bjl
attachments

MAYOR BILL RIARE

COMMISSIONERS
ROY CURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

July 14, 1980

Mr. John G. Vornsand
Zoning Administrator
Clark County Department of
Building & Zoning
Clark County Courthouse Annex
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

Re: Annexation - A-11-80(A)
Bert Rapp

Dear Mr. Vornsand:

An annexation petition has been submitted to the City of Las Vegas on property generally located at the southwest corner of Beatty Lane and Tonopah Drive, containing approximately 2.49 acres of land. Please advise me of the present zoning for this property. I am attaching a copy of the petition containing the legal description and a location map for your reference. I would appreciate receiving this information at your earliest convenience.

Sincerely,
COMMUNITY PLANNING & DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

Robert S. Genzer, Senior Planner

RSG:bjl
attachments



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

JULY 14 1980

TO:
DOUG PETERSON, OFFICE ENGINEER
DEPT. OF PUBLIC SERVICES

FROM:
ROBERT S. GENZER, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

GV

SUBJECT:
ANNEXATION - A-11-80(A)
BERT RAPP

COPIES TO:

Please check the attached survey map(s) and legal description provided by the applicant for accuracy and that it is in proper form for recording. Return at your earliest convenience so that we may schedule the above referenced annexation for first ordinance reading.

RSG:bjl
attachments

PETITION FOR ANNEXATION

RECEIVED

TO THE HONORABLE WILLIAM H. BRIARE,
MAYOR OF THE CITY OF LAS VEGAS, NEVADA

and

BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA

JUL 11 3 19 PM '80

Deputy Mayor D Keller
CITY CLERK

Gentlemen:

The undersigned, being owners of real property situate within the boundaries of the territory hereinafter described, do hereby petition your honorable Board to annex and include within the corporate limits of the City of Las Vegas, Nevada, pursuant to the provisions of the Nevada Revised Statutes 268.570-268.608 inclusive, the territory being more particularly described as follows, to-wit:

The North Half (N1/2) of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 20, Township 20 South, Range 61 East, M.D.B.M.

NO. OF ACRES TO BE ANNEXED: 2.49

GENERAL LOCATION OF ANNEXATION AREA: On the South Side of Beatty Lane and the
West side of Tonopah Drive

Respectfully submitted,

NAME (Print)

Bert Rapp

SIGNATURE:

Evan Williams
By Evan Williams, His Attorney In Fact

ADDRESS: 3525 South Procyon

Las Vegas, NV 89103

TELEPHONE #: 873-7115

**Additional property owners may sign on an attached sheet.

A copy of the Deed of Ownership is required

A-11-80(A)

3525 S. Procyon Avenue
Las Vegas, NV 89102

July 10, 1980

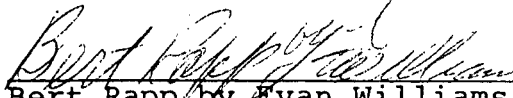
The Honorable William
H. Briare, Mayor of
the City of Las Vegas
and the Board of Com-
missioners of the City of
Las Vegas
City Hall
400 East Stewart
Las Vegas, NV 89101

Gentlemen:

SUBJECT: Resolution of Intent to Construct at
Beatty Lane & Tonopah Drive

Please be advised that this letter will serve as a Reso-
lution of Intent to commence construction within one year,
and to complete construction within two years on the subject
property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bert Rapp", is written over a horizontal line.

Bert Rapp by Evan Williams
His Attorney in Fact

BR:scm

BOOK 648

ARL 11.00

607886

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH That MORRIS B. NIELSON and IVY A. NIELSON, husband and wifein consideration of \$ 10.00 the receipt of which is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to
BERT RAPP, a married man as his sole and separate propertyall that land property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

The North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20,
Township 20 South, Range 61 East, M.D.B.L.M.

NEVADA
Real Property
Trusts, Inc.

SUBJECT TO: 1. Taxes for the fiscal year 1976-1977
2. Rights of way, reservations, restrictions, easements and conditions
of record.

They Grant with all and singular the tenements, hereditaments and appurtenances thereunto in anywise appertaining.

Morris B. Nielson Ivy A. Nielson
Morris B. Nielson Ivy A. Nielson

part of Utah
County of Sardinia
on the 9th day of July A.D. 1976
personally appeared before me a Notary Public in and for said
County and State
Morris B. Nielson and
Ivy A. Nielson

Lincoln F. Nielson
Notary Public in and for said County and State

Residing at Richfield, Utah
Commission expires Feb. 20, 1979

RECORD NO 62762-JM
WHEN RECORDED MAP TO Bert Rapp
244 Princess, North Las Vegas, Nevada 89030

607886
RECORD BOOK NO 648
RECORDED AT REGISTRY OF
LAWYERS TITLE OF LAS VEGAS, INC.

AUG 10 11 22 AM '76

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDED

REC'D DEPUTY J

2-14