

Planning & Development Department
Scanning Cover Sheet

Case No PM-1-83

APN ?

Location SEE BELOW

Applicant ROBERT O. RAINS, JR.

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE
SOUTHWEST CORNER OF SUNRISE AVE AND 30TH
STREET



1 2 3 4 5 6

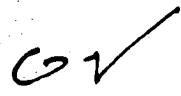
INTER-OFFICE MEMORANDUM

Jan. 11, 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-1-83 ROBERT O. RAINS, JR.

COPIES TO:

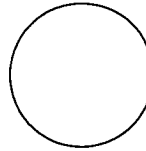
The above parcel map(s) have been approved by Harold P. Foster,
Director. The map(s) are submitted to you for signature and
recordation.

RSG:rsg

Attachment(s)

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS



DATE JANUARY 7, 1983

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

RE: PM-1-83

Submitted by: ROBERT O. RAINS, JR.

May we have your comments, recommendations, and suggestions no later than
January 10, 1983*. It is important that a reply be received at this
office, even though you may not have any requirements affecting this map.

No Comment

*Don Kilbert
Planning Aide
1-11-83*

attachment

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

RECEIVED
JAN 10
ALARM OFFICE

RECEIVED
JAN 12 1983
PLANNING AND
DEVELOPMENT

* PLEASE RUSH YOUR COMMENTS THROUGH ON THIS ONE. THANK YOU.

DATE 1-11-83

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: PM-1-83

Robert O. Rains Jr

☒ 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. 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: _____

FIRE PREVENTION OFFICER



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

Jan. 11, 1983

TO:

CLEMMER

FROM:

GENZER

GV

SUBJECT:

PM-1-83 ROBERT O. RAINS, JR.

COPIES TO:

The attached Parcel Map was approved today by Mr. Foster after our review. During that review, Rick Williams noted that when recorded, parcel 3 will have a restriction placed upon it that will allow only parking or landscaping on the west 50 feet because this is an "M" zone located adjacent to an "R" zone. Please inform your staff of this restriction so that it will not slip by at the time of a building permit.

RSG

INTER-OFFICE MEMORANDUM

Date

Jan. 11, 1983

TO:

NULL

FROM:

GENZER

SUBJECT:

PM-1-83 ROBERT O. RAINS, JR.

COPIES TO:

*write memo
to Jerry*

✓ This property is located on the southwest corner of Sunrise Ave. and 30th St. in zoning district C-1 under resolution of intent to M. The property is vacant at the present time. Mr. Williams has reviewed the application and indicated that the west 50 feet of parcel 3 can be used only for parking or landscaping in that zoning regulations prohibit development in an M zone if it is adjacent to an R zone as is the case here. The Department of Public Services has no objections to the map but does point out that a gap exists at the radius corner but this problem is not of sufficient nature to hold approval of the map. Staff feels that this application is in order and recommends approval subject to the requirements of City departments and State Subdivision Statutes.

RSG

INTER-OFFICE MEMORANDUM

January 10, 1983

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

WILLIAM J. PURVIS, P.E.
DIRECTOR OF PUBLIC SERVICES

SUBJECT:

ROBERT O. RAINS, JR.
PM-1-83

COPIES TO:

C. D. PETERSON
RIGHT-OF-WAY
TRAFFIC ENGINEERING

Your transmittal dated January 7, 1983 requested comments from this department by no later than January 10, 1983 concerning the parcel map and application submitted by Robert O. Rains, Jr.

Once the surveyor has signed across his seal and dated the same, this department will have no objections to the approval of this parcel map.

We do wish to bring attention to the fact that a gap exists between the owner's of record property and the City of Las Vegas right-of-way in the radius corner at the intersection of Sunrise Avenue and Thirtieth Street. Refer to Document #608152 ('76) for City of Las Vegas right-of-way and Document #1060904 ('79) for owner. This matter has been brought to the attention of the surveyor for possible rectification of the gap.

By City of Las Vegas standards we do not need the additional right-of-way.

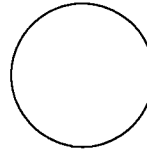

WILLIAM J. PURVIS, P.E.

WJP/CDP/lm

RECEIVED
JAN 11 1983
PLANNING AND
DEVELOPMENT

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL
PARCEL MAPS



DATE JANUARY 7, 1983

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

RE: ^oPM-1-83

Submitted by: ROBERT O. RAINS, JR.

May we have your comments, recommendations, and suggestions no later than
January 10, 1983*. 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

* PLEASE RUSH YOUR COMMENTS THROUGH ON THIS ONE. THANK YOU.

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 1/6/83

1. Owner(s) of Record: Robert O. Rains, Jr.
Address: P.O. Box 12098 Las Vegas, NV 89112 Phone No.: 382-7274
2. Name of Engineer or Surveyor: Baughman & Turner, Inc.
Address: 2325 West Charleston Phone No.: 870-8771
3. Location of Parcel Map: Section 36 Township 20S Range 61E
Tax Parcel No.: 2-65-020
4. Acreage: 1.05± Number of Parcels to be Created: 3 Land Use Zone: C-1
(Rat M)
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 street:
Sunrise Avenue, 30th Street, and Charleston Blvd.
7. Describe the existing improvements and/or condition of streets in Item #6 above:
Fully improved A.C. Paving and curb & gutter.
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:
Las Vegas Valley Water District
9. Will the property be serviced by the City Sanitary Service System? Yes X No
If no, indicate how sewer service will be provided:
10. Is immediate development proposed on the parcels of land to be created? Yes X No
On which parcel? #1 X #2 #3 #4
If yes, indicate type of development and anticipated date construction will commence:
Commercial building & Parking lot - As soon as possible

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:

Robert O. Rains, Jr.
Owner(s) of Record

Stephen F. Turner
Engineer or Surveyor

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

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

Filing Fee: \$50.00

Received by: R. G.

Receipt No.: 27400

Case No.: PM-1-83

Date: 1/6/83

1101

A.E.R.P.T.T. 88.00

106090

2-1

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That KEITH R. HENRY and BARBARA A. HENRY,Husband and wifein consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: ROBERT O. RAINS, JR. an unmarried manall that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

COMPLETE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF AS EXHIBIT "A"

- SUBJECT TO:
- (1) Taxes for the fiscal year 1979/80.
 - (2) Conditions, restrictions, reservations, rights, rights of way and easements of record.
 - (3) Deed of trust now of record.

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

Witness OUR hands this 20th day of JULY, 19 79STATE OF NEVADA }
COUNTY OF Clark } SSOn July 24, 1979
personally appeared before me, a Notary Public,
Keith R. Henry and Barbara A. Henry

who acknowledged that he, she, or it executed the above instrument.

Signature Melvin Fontes
(Notary Public)

(Notarial Seal)

Notary Public-State of Nevada
CLARK COUNTY
Melvin Fontes
My Commission Expires Aug. 28, 1989

ESCROW NO. _____ RECORDER'S
 INSTRUMENT NO. 12188829
 WHEN RECORDED MAIL TO: R. O. Rains Jr.
224-LAS VEGAS BLVD NORTH, LAS VEGAS, NV

BOOK 1101

EXHIBIT "A"

1060906

2-2

DESCRIPTION:

The land referred to in this report is described as follows:

Situated in the County of Clark, State of Nevada:

A parcel of land situated in the Southeast Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Northeast corner of Lot Four (4) in Block One (1) of East Park Industrial Subdivision Unit No. 2, as shown in Book 13 of Plats, page 49, on file in the office of the Recorder of said County and State;

thence North 00°08'12" West a distance of 277.50 feet to the POINT OF BEGINNING;

thence North 89°47'44" West a distance of 222.73 feet;

thence North 02°21'45" West a distance of 202.56 feet;

thence South 89°49'48" East a distance of 215.66 feet;

thence from a tangent which bears South 89°49'48" East, curve to the right with a radius of 15.00 feet through a central angle of 89°58'00" an arc distance of 23.55 feet;

thence South 00°08'12" East a distance of 187.51 feet to the POINT OF BEGINNING.

7-26-79

CLARK COUNTY, NEVADA
JOAN L. SWEET, RECORDER
RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.

AUG 15 8 27 AM '79

FEES \$4.00
DEPUTY
OFFICIAL RECORD
BOOK INSTRUMENT

1101

1060906

Handwritten signature/initials