

**Planning & Development Department  
Scanning Cover Sheet**

Case No        PM-23-78

APN            ?

Location       SEE BELOW

Applicant      ROBERT RHINE

Subject

PARCEL MAP FOR PROPERTY LOCATED ON THE NORTH  
SIDE OF BUILDERS STREET, WEST OF MOJAVE ROAD



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

June 1, 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-23-78 Robert Rhine

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

## INTER-OFFICE MEMORANDUM

May 31, 1978

TO:

NULL

FROM:

GENZER



SUBJECT:

PM-23-78  
ROBERT RHINE

COPIES TO:

*we carry as review-check*

This property is located on the north side of Builders (Street), west of Mojave Road in Zoning Districts C-1 and M. The applicant proposes a division of one parcel into two and there is an existing 50' x 80' concrete building on parcel 1.

The memo from the Department of Public Services indicates several corrections to be made to the map, all of which have been done by the surveyor. As is noted in the Public Service's memo, respect should be given to the parking layout for Parcel #2 at the time of building permit application. It has been determined that parking for Parcel #1 is adequate for the existing structure.

Staff recommends approval of the Parcel Map subject to requirements of all City departments and State Subdivision Statutes.

RSG:rw

## INTER-OFFICE MEMORANDUM

May 25, 1978

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Parcel Map  
PM-23-78  
Robert Rhine

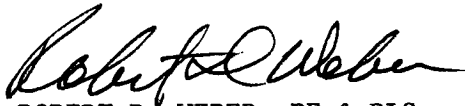
COPIES TO:

Your memorandum of May 15, 1978, requested comments from the Public Services Department on the submittal of a Parcel map, PM-23-78 by Robert Rhine.

✓ This parcel map has been determined to be accurate from the standpoint of survey accuracy and retraceability. However, reference to the curb, gutter, and sidewalk should not be made on the parcel map. The existing 12.5 foot alley right of way adjacent to the rear of these lots should be shown.

By splitting off Parcel No. 1 from the overall parcel the parking area is limited to one employee giving due regard to the area not occupied by the building. With respect to Parcel No. 2 it would be required that a parking layout be submitted at the time of building permit application.

CHANGE DON J. SAYLOR, AIP TO:  
HAROLD P. FOSTER, DIR. OF - - - -



ROBERT D. WEBER, PE &amp; RLS

RDW/AKV/lr

RECEIVED  
MAY 26 1978  
PLANNING AND  
DEVELOPMENT

## INTER-OFFICE MEMORANDUM

May 23, 1978

TO: BOB CLEMMER, ACTING DIRECTOR  
COMMUNITY PLANNING & DEVELOPMENT

FROM:

*George Judd*  
GEORGE JUDD, FIRE MARSHAL

SUBJECT: PM-23-78  
ROBERT RHINE

COPIES TO:

All construction to conform to applicable Building and Fire Codes.

GJ/vh

RECEIVED  
MAY 23 1978  
PLANNING AND  
DEVELOPMENT

CITY OF LAS VEGAS  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

TRANSMITTAL  
PARCEL MAPS

DATE May 15, 1978

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

RE: PM-23-78

Submitted by: ROBERT RHINE

May we have your comments, recommendations, and suggestions no later than  
May 22, 1978. It is important that a reply be received at this  
office, even though you may not have any requirements affecting this map.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT  
DON J. SAYLOR, AIP, DIRECTOR

DJS:bjl

attachment

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY OF LAS VEGAS

Date: MARCH 13, 1978

1. Owner(s) of Record: ROBERT RHINE  
Address: 3009 BUILDERS AVE., LAS VEGAS, NV. Phone No.: 382-2691
2. Name of Engineer or Surveyor: RICHARD L. HAFEN  
Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_
3. Location of Parcel Map: Section 36 Township 20 Range 61  
Tax Parcel No.: 020-650-1-05
4. Acreage: \_\_\_\_\_ Number of Parcels to be Created: 2 Land Use Zone: M4C-1
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:  
E. CHARLESTON & 30TH ST.
7. Describe the existing improvements and/or condition of streets in Item #6 above:  
FULLY IMPROVED
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:  
L V V W D
9. Will the property be serviced by the City Sanitary Service System? Yes ☒ No ☐  
If no, indicate how sewer service will be provided: \_\_\_\_\_
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:  
EXISTING BUILDING - LOT #1

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 Rhine* \_\_\_\_\_  
Owner(s) of Record 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.: 321175  
Case No.: PM-23-78 Date: 5-10-78

DEED SENT TO R/W

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.