

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0052-82

APN 139-34-311-066

Location NWC of 3rd & Garces

Applicant Kent J. Dawson & Samuel Harding

Subject

Reclassification of property legally
described as Lots 19, 20, 21 and 22 of
Clark's Las Vegas Townsite.



November 8, 1982

NOTICE OF PUBLIC HEARING

NOVEMBER 2³~~2~~, 1982

Notice is hereby given that on November 2³~~2~~, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-52-82 KENT J. DAWSON AND SAMUEL HARDING FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER
OF 3RD STREET AND GARCES AVENUE.
FROM: R-4 (APARTMENT RESIDENCE)
TO: C-2 (GENERAL COMMERCIAL)
PROPOSED USE:

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS
NINETEEN (19) AND TWENTY (20), TWENTY-ONE (21)
AND TWENTY-TWO (22) OF CLARK'S LAS VEGAS TOWNSITE.

[Handwritten signatures and initials: a large stylized 'Z', '00', '64', and a circled '22']
[Handwritten text: 'P. P. REVIEW']

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF: ce

CHECKED: (date)

HERBERT
WILLIAMS
CLEMMER

RECEPTIONIST dp 11/4/82

OSTER

THIS FILE MUST BE RETURNED TO CINDY BY NOON FRIDAY, NOV. 5

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

SEE LOCATION MAP ON REVERSE SIDE.)

CITY OF LAS VEGAS
CLAIM FOR REFUNDS

DATE November 8, 1982

TO: CITY COMPTROLLER

This will advise you that Harding & Dawson, Chtd. 515 S. Third Street 89101
(Name and Address)

has deposited on 10/19/82 the sum of \$ Two Hundred dollars and 00/cents
(Date)

per 27212 for application of rezoning
(Document Number)

which fee is to be refunded for the

following reason: Original Rezoning application is not needed. A Plot Plan Review is
however required for this application. One Hundred Seventy Five Dollars (\$175.00) will
be refunded to the applicant and Twenty Five Dollars (\$25.00) will be applied toward
the Plot Plan Review.

Account and Org #

1130-2700

CITY OF LAS VEGAS, NEVADA

By: [Signature]
HAROLD P. FOSTER, DIRECTOR
Title: COMMUNITY PLANNING & DEVELOPMENT

I certify that this demand is true and correct; is unpaid and due the claimant in the

sum of \$ 175.00

Signed [Signature]
(Applicant)

Please see attached letter signifying Leslie Harrell as authorized signatory.

LAW OFFICES OF

HARDING AND DAWSON

A PROFESSIONAL CORPORATION

515 SOUTH THIRD STREET • LAS VEGAS, NEVADA 89101

SAMUEL A. HARDING
KENT J. DAWSON

PHONE: (702) 384-0111

WILLIAM R. BRENSKE
JAMES E. SMITH
J. PHILLIP MOORHEAD
MICHAEL D. WYMER
MICHAEL J. DAWSON

*CALIFORNIA ONLY
**UTAH ONLY

November 5, 1982

Doc Nemath
City of Las Vegas
Planning Department
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: Application of Harding & Dawson, Chtd. for
Lots 620 and 626 South Third Street, Las
Vegas, Nevada

Dear Mr. Nemath:

Pursuant to your telephone conversation with my secretary of November 5, 1982, this letter is to request a plot plan review on the plans which were previously submitted with our Application for Rezoning. It is my understanding that the property has already been zoned C-2 and that the rezoning hearing will not be necessary. Our runner, Leslie Harrell, is authorized to sign the refund slip on behalf of the law-firm for the sum of \$200.00.

Sincerely,

HARDING & DAWSON



Kent J. Dawson

KJD:fel

INTER-OFFICE MEMORANDUM

November 4, 1982

PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICES
BUILDING & SAFETY DIVISION

FROM: Harold P. Foster
HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

Z-52-82 - KENT J. DAWSON AND
SAMUEL HARDING

COPIES TO:

This is concerning a request for reclassification on the following described property:

Generally located on the northwest corner of 3rd Street and Garces Avenue.

From: R-4 (Apartment Residence)
To: C-2 (General Commercial)

CITY PLANNING COMMISSION MEETING: November 23, 1982

Your remarks regarding this application prior to November 16, 1982 will be greatly appreciated.

Plot Plan Attached: Yes X
No

HPF:ame

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200Received by: SCWReceipt No.: 27212Case No. Z-52-82Date: 10/19/82

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Seven (7) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Seven (7) copies.
2. Minimum size - 24 X 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated. Choose a scale which will allow the largest possible plot plan.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☒ ~~have an adverse effect on~~ ☐, ~~the~~ the visual environment of the City of Las Vegas.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.

APPLICATION FORM

2-59-82 CASE NUMBER

X
X
X
X
X

REZONING APPLICATION

USE PERMIT APPLICATION

VARIANCE APPLICATION

OTHER APPLICATIONS

FEE PAID

LEGAL DESCRIPTION AND DEED PROVIDED

LEGAL DESCRIPTION CHECKED

ZONING: EXISTING R-4, PROPOSED C-2PROPOSED USE officesAPPLICATION SIGNED AND NOTARIZED Sam HardingAGENT _____ NAME KENT Dawson PHONE 3840111

APPLICATION FORM ACCEPTABLE

GENERAL LOCATION: NWC of 3rd & JALCO

PLOT PLAN

X
X
X
X
X

PLOT PLAN SUBMITTED, NUMBER 7

PLOT PLAN SIZE (24 x 36)

NORTH ARROW AND SCALE SHOWN

STREETS, ALLEYS AND PUBLIC ACCESS SHOWN

LOT LINES, BUILDINGS, STRUCTURES AND SETBACKS DIMENSIONED

EXISTING OR PROPOSED BUILDINGS; USES SHOWN, HOURS OF OPERATION

FLOOR PLANS SUBMITTED AS REQUIRED

BUILDING ELEVATION PROVIDED

PARKING PROVIDED

NUMBER REQUIRED _____

NUMBER PROVIDED 28

--

DISTRICT
MAP NO.

--

PHOTOS or

--

ELEVATIONS

--

DRAWINGS

X

CURB CUTS AND WIDTHS SHOWN

LANDSCAPED AREAS SHOWN

TRASH, UTILITIES AND MECHANICAL EQUIPMENT SCREENED

FENCES, AND WALLS WITH HEIGHT AND LOCATION SHOWN

PLOT PLAN ACCEPTABLE

PRIOR ACTION ON PROPERTY

_____ CASE NO. _____ ACTION TAKEN _____ DATE _____

_____ CASE NO. _____ ACTION TAKEN _____ DATE _____

_____ CASE NO. _____ ACTION TAKEN _____ DATE _____