

Planning & Development Department
Scanning Cover Sheet

Case No Z-0054-71

APN 162-02-801-002

Location E of Spencer, 350' N of Sahara

Applicant Abe Fox

Subject

Reclassification of property legally
described as the North 250' of the SW 1/4 of
the SW 1/4 of the SE 1/4 of Section 2,
Township 21 South, Range 61 East, MDB&M.



PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____	<i>William Beaver</i> _____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO. 2-54-71

NOTICE OF PUBLIC HEARING

September 9, 1971

August 25, 1971

Notice is hereby given that on September 9, 1971, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-54-71 ABE FOX FOR RECLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS THE NORTH 250 FEET OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M, AND GENERALLY LOCATED ON THE EAST SIDE OF SPENCER, 350 FEET NORTH OF SAHARA AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: U.S. POST OFFICE

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 City Planning Director, written objections thereto or approval thereof.

In the event this item is acted upon by the City Planning Commission, it will automatically be heard by the City Commission at their next regular meeting.


DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw

Z-54-71

Eisinger, Von A. & Lillian D.

2100 Spencer Court

Unclaimed

Lewis, Roy & Gretchen
1813 Kassabian

Unclaimed

D R A F T

NOTICE OF PUBLIC HEARING

D R A F T

September 9, 1971

August 25, 1971

Notice is hereby given that on September 9, 1971 at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada, the City Planning Commission will hear the application of: *M*

Z-54-71 ABE FOX FOR A RECLASSIFICATION OF PROPERTY LEGALLY

DESCRIBED AS THE NORTH 250 FEET OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)

OF SECTION 2, TOWNSHIP 2 $\frac{1}{2}$ SOUTH, RANGE 61 EAST, MDB&M,

M
AND GENERALLY LOCATED ON THE EAST SIDE OF SPENCER, 350 FEET

NORTH OF SAHARA AVENUE. ~~XXXXXXXXXXXXXXXXXXXX~~

M
FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

U.S.
PROPOSED USE: POST OFFICE

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 City Planning Director, written objections thereto or approval thereof.

In the event this item is acted upon by the City Planning Commission, it will automatically be heard by the City Commission at their next regular meeting.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner of property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-1 Use District to a C-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 100.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is described as follows, to wit:

The North 250 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 61 East, MDB&M., and located on the east side of Spencer, 350 feet North of Sahara Avenue.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK) ss:

I, ABE FOX

being duly sworn, depose and say that I am (we are) the owner(s) of property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my),(our) knowledge and belief.

Signed: (In Ink)

Mailing Address

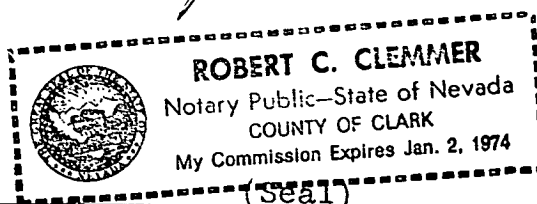
Phone No:

2423 L.V. Blvd South

735-6525

Subscribed and sworn to before me this 9 day of August, 19 71

Notary Public in and for said County and State



SEE REVERSE SIDE for Plot Plan Specs. and further informational requirements.

FOR PLANNING DEPARTMENT 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: \$ 50.00 + \$50.00 GR.75061 Credit

Received by: [Signature]

Receipt No: 75086

Case No: Z-54-71

Date: 8/9/71

9-9-71
PC

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION

1. Two (2) copies.
2. Minimum Size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of buildings, distances from buildings to property lines.
5. Address and street name of property.
6. Off-street parking lay-out showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

NOTICE OF PUBLIC HEARING

AUGUST 26, 1971

August 11, 1971

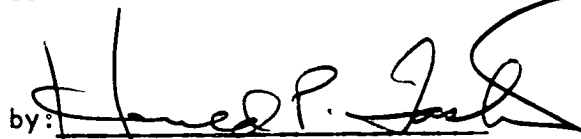
Notice is hereby given, that on August 26, 1971, at 7:30 P.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

U-31-71 ABE FOX FOR A USE PERMIT TO ALLOW THE CONSTRUCTION OF A U. S. POST OFFICE ON PROPERTY LEGALLY DESCRIBED AS THE NORTH 250 FEET OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MDB&M AND LOCATED ON THE EAST SIDE OF SPENCER, 350 FEET NORTH OF SAHARA AVENUE IN LAND USE ZONE R-1.

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative, and object to or express approval of the proposed Use Permit, or may prior to this hearing, file with the City Planning Director written objections thereto or approval thereof.

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

by:


HAROLD P. FOSTER
Administrative Assistant

DJS:HPF:kt



REGIONAL OFFICE
San Francisco, CA 94106

Send reply to:
P. O. Box 591
Los Angeles, CA 90053
242:CMS:mrk

July 30, 1971

Mr. Abe Fox
2423 Las Vegas Boulevard South
Las Vegas, Nevada 89109

SUBJECT: Proposed Site of New Postal Facility
Las Vegas, Nevada

Dear Mr. Fox:

The United States Postal Service is interested in that real property owned by you and your partners which is described as follows:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 21 South, Range 61 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the South 40 feet and the West 30 feet thereof.

The dimensions of the property which are 250' x 629' and fronting on Spencer Avenue is adjacent to commercially zoned property. Since the Postal Service is definitely interested in acquiring your property for a post office facility it will be necessary for you to obtain commercial zoning before the property can be recommended for purchase. Therefore, it would be appreciated if you can obtain commercial zoning so that we can proceed with the acquisition of the property.

Very truly yours,

C. M. Suycishi
Real Estate Officer
P. O. Box 591
Los Angeles, California

Phone No. (213) 688-2150

10-10-72

ROBERT C. CLEMMER
Senior Planner

FINAL FIELD INSPECTION

On October 10, 1972 a field inspection
was made at Spencer, near Sahana
revealed that the conditions of Z-54-71 have/have not
been met.

Construction not started

~~Development~~

Expired



PHONE (213) 688-3988

SAUL SANCEDO
REAL ESTATE DIVISION
POSTAL FACILITIES SECTION

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT
CORPS OF ENGINEERS

300 NO. LOS ANGELES STREET
P. O. BOX 2711
LOS ANGELES, CALIF. 90053

Duane Le Vary
PLANNING ASSISTANT

and that they have been used, frequently, as places to dump trash and we frequently have to go out and clean them off. So I think it would be extremely beneficial to get rid of these alleys, and in view of the fact they won't be needed for any type of vehicular circulation or access to driveways, there is no particular problem involved.

Mayor Gragson: Is there anyone present who wants to be heard in opposition?

(No response)

Mayor Gragson declared the Public Hearing on VAC-4-71 closed.

Commissioner Morelli moved that the recommendation of the Planning Commission under VAC-4-71, be APPROVED, subject to the following conditions:

Dedication of additional right-of-way for proper width on Coran Lane.

Satisfaction of all requirements of utility companies.

10 ft. easement granted for continuation of alley from Gerlach Drive to east boundary of Tract for drainage purposes.

Motion carried by the following vote: Commissioners Franklin, Morelli, Coblentz, Thornley and Mayor Gragson voting aye; noes, none.

Z-54-71
Approved

ZONE CHANGE Z-54-71 - ABE FOX

Mr. Saylor: This is the application of Abe Fox and involves property on the north side of Sahara east of Spencer. This strip along here (wall map) is the 100 ft. wide Power Company easement. This property is all developed with single family homes - it is one of the Francisco Park developments. The property to the north is all built with single family homes. This parcel between Burnham and Spencer, up to this line, is completely vacant at this time. The property frontage along Sahara has been zoned by Resolution of Intent on this piece, for commercial. This is the parcel in question, north about 300 ft. and about 600 ft. in length. The proposed use of the property is for a Post Office. The application was made for commercial zoning due to the particular mechanics involved. If I understand them correctly, the Post Office Department wanted commercial zoning because they would buy the property and then accept bids for an offer to purchase the property and build a Post Office and then, in turn, lease it back, and they felt they could get better bids if it were zoned commercial, because then on the lease-back the owner would have the future use of commercial after the Post Office lease ceased. A Post Office can be permitted as a public use in a Civic Zone and that's the zone we have specifically for public uses. Therefore the Planning Commission has recommended that the application be amended to the Civic Zone classification, and approved, in accord with the plot plan which has been submitted and which includes a block wall along this north line. By changing it to the Civic Zone they felt they could better control the future use of the property after the Post Office use ceased. It would then assure that the only approved use at this time would be a Post Office, somewhat in nature of trying to avoid the problems we had with the FBI building. There was one protest at the Planning Commission meeting. However he was protesting the commercial zoning, not the Post Office per se.

Commissioner Thornley: Was the Civic Zone acceptable to the applicant?

Mr. Saylor: By the present property owner, yes. At least he did not indicate it was not acceptable.

Mayor Gragson: Is there anyone present who wants to be heard on this application?

(No response)

Commissioner Morelli: Is this the proposed Post Office for the Huntridge Post Office?

Mr. Saylor: Right - it would replace the Huntridge facility.

Commissioner Morelli: And there wouldn't be any traffic around five o'clock or on weekends, would there?

Mr. Saylor: No. Also one of the conditions attached to the approval is that Spencer is not physically constructed out to Sahara, but as a part of this approval, it would have to be. Otherwise all of the access would have to come down Spencer, but that would open up the access.

Commissioner Morelli moved that the recommendation of the Planning Commission under Z-54-71, be APPROVED, subject to the following conditions:

1. Application to be amended to C-V.
2. Conformance to the Plot Plan, as amended.
3. Resolution of Intent to be restricted to a twelve (12) month time limit.
4. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
5. Installation of the improvements on Spencer Street, south of Sahara.
6. Conformance to the requirements of the Fire and Building Departments.
7. Landscaping as required by the Planning Department.
8. Restricted to Post Office use only.

Motion carried by the following vote: Commissioners Franklin, Morelli, Coblantz, Thornley and Mayor Gragson voting aye; noes, none.

RESOLUTION OF INTENT TO RECLASSIFY REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated so long as conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final and rezoning shall be consummated upon the particular property when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 15th day of September, 1971, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of the rezoning and the conditions attached thereto:

FROM R-1 to C-V (Z-54-71)

The North 250 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 21 South, Range 61 East, MDB&M.

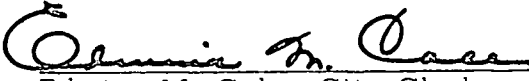
Subject to:

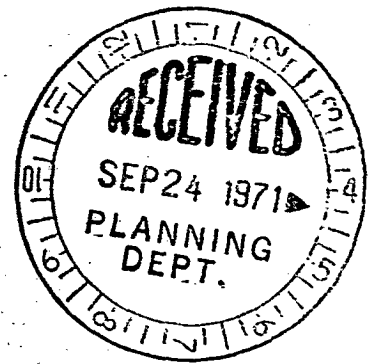
1. Conformance to the Plot Plan as amended.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Installation of the improvements on Spencer south to Sahara.
5. Conformance to the requirements of the Fire and Building Departments.
6. Landscaping as required by the Planning Department.
7. Restricted to post office use only.

PASSED, ADOPTED AND APPROVED this 15th day of September, 1971.


ORAN K. GRAGSON, Mayor

ATTEST:


Edwina M. Cole, City Clerk



September 17, 1971

Mr. Abe Fox
2423 Las Vegas Boulevard, South
Las Vegas, Nevada 89105

Re: Z-54-71

At a regular meeting of the Board of City Commissioners held September 15, 1971, your application for reclassification of property generally located on the east side of Spencer, 350 feet north of Sahara Avenue, from R-1 to C-1 was APPROVED as recommended by the Planning Commission, subject to the following conditions:

1. Application be amended to C-V.
2. Conformance to the Plot Plan as amended.
3. Resolution of Intent be restricted to a twelve (12) months time limit.
4. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
5. Installation of the improvements on Spencer south to Sahara.
6. Conformance to the requirements of the Fire and Building Departments.

Mr. Abe Fox

-2-

September 17, 1971

Re: Z-54-71

7. Landscaping as required by the Planning Department.
8. Restricted to post office use only.

EDWINA M. COLE
CITY CLERK

EMC:dmk

cc: Planning Department ✓
Department of Public Works
Fire Department
Building Department

in and they have to get that spent. They need to get the contract let this year.

Dr. Coblentz asked how many buses and trucks will be parked there.

Dr. Neeley stated they have 161 buses and he didn't know the number of trucks.

Dr. Coblentz stated there are apartment houses going in there. The buses will be leaving about 7:00 A.M. in the morning.

Dr. Neeley stated the buses do not all leave at once. They start leaving at 5:18 A.M., then one at 5:24 A.M. and the largest number of buses leaving at any one time is 21.

Mr. Saylor stated one of the reasons they like this location is because of the possibility of the interchange with the east leg of the freeway at Charleston and Sandhill. This is one of the things that concern staff most, the environmental impact. The buses will use the freeway to Charleston and will go through the residential area by means of Sandhill to reach the location on Bonanza. The two purposes are working diametrically in opposition.

Chairman Johnston declared the public hearing closed.

The application of the CLARK COUNTY SCHOOL DISTRICT for reclassification of property generally located on the southeast corner of Honolulu Street and Bonanza Road, from R-E to C-V, be HELD IN ABEYANCE pending a field trip by the members.

Application of ABE FOX for reclassification of property legally described as the north 250 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 61 East, MDB&M, and generally located on the east side of Spencer, 350 feet north of Sahara Avenue, from R-1 to C-1.

Mr. Saylor stated this involves property located on the east side of Spencer about 350 feet north of Sahara. The property to the north is zoned residential and developed with single family homes. The property immediately to the west is a stretch of land which is occupied by the power company for easement purposes and they have some type of structure there. Some time ago the Planning Commission and City Commission determined that frontage on Sahara should be zoned commercial and they would zone it back to 250' depth leaving enough room for residential buffer between the commercial and existing residential development. Further to the east is Metropolitan Addition. You know the problem we have had in trying to establish a line as to how far north the commercial should go in that residential development is coming from the south. Somewhere they must meet. So

4. Z-54-71
APPROVED

far it has been restricted to about 200' depths. The request for the commercial zoning is to allow the construction of a post office. This could have been done under a different type of zoning action, even to a use permit in a residential zone. However, as explained by the post office department, the request was made for commercial zoning because if the project proceeds, the post office department would purchase the property, then accept bids on somebody buying the property from them, building a post office on the property and then leasing it back to the post office department. It sounds quite complicated. They felt they would get better bids by prospective purchasers if they could look at the long term use of the property and anticipate having a piece of commercially zoned property when the use expired. Staff doesn't feel it is within the intent of the Master Plan to bring the commercial zoning this far north abutting this residential area. Predicated upon that, we recommend denial of the application. We have no record of protest and one letter of approval on file.

Chairman Johnston declared the public hearing open.

MR. DAVE DOCKERY, 1724 Kassabian, appeared in protest. He stated he doesn't mind the post office itself, but he doesn't want the commercial zoning. He further asked if they would run Spencer on through to Sahara. Otherwise, it would cause quite a traffic problem on that street.

Mr. Saylor stated if it were approved, that could be one stipulation. He further thought the use of the property would require that. The only way it really could be satisfied would be if the Commission approved it and put that in as a condition, that Spencer be extended.

Mr. Dockery stated he can't see the post office being allowed without a permanent zoning use.

MR. ABE FOX, the applicant, appeared and stated this is strictly for a post office. They will take about a 20 year lease. He has a firm commitment to sell the property when it is zoned. It will be a 15,000 sq. ft. building.

Dr. Coblenz asked why they couldn't make the specific use for a post office.

Chairman Johnston declared the public hearing closed.

Mr. McGarry moved the application of ABE FOX for reclassification of property generally located on the east side of Spencer, 350 feet north of Sahara Avenue, from R-1 to C-1 be APPROVED. The motion was seconded by Mr. Ward.

Mr. Tiberti asked what about protecting the existing development with a physical protection.

Mr. Saylor stated they are proposing a 6' block wall along one line. The application could be reduced to C-V zoning for post office use only to protect them from what could happen to it in the future.

Mr. McGarry amended his motion for APPROVAL subject to the following conditions:

1. Application be amended to C-V.
2. Conformance to the plot plan as amended.
3. Resolution of Intent be restricted to a twelve (12) month time limit.
4. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
5. Installation of improvements on Spencer south to Sahara.
6. Conformance to the requirements of the Fire and Building Departments.
7. Landscaping as required by the Planning Department.
8. Restricted to a post office use only.

The motion was seconded by Mr. Willard and carried by majority vote. Mr. Uehling voted no.

5. Z-55-71

APPROVED

Application of SAMUEL M. DAVIS for reclassification of property legally described as Lots 21 and 22, Block 9 of Metropolitan Addition and generally located on the west side of San Jose Avenue between Sahara Avenue and Exley Avenue, from R-1 to P-R.

Mr. Saylor stated this involves property on the west side of San Jose, north of Sahara, in the Metropolitan Addition. Two lots to the south extending on out to Sahara are owned by Mr. Davis and he has developed them for commercial purposes, or will in the near future. The proposed use of this is for additional parking in conjunction with that development. Immediately to the west fronting on Monterey this same type of action was approved by the City Commission for additional parking. Staff brought up the question as to where we draw the line. At the time the City Commission approved that one, they did so with the condition no ingress or egress on the residential street, that a wall be built along the property and set in from the property line with a screening hedge. We feel the same conditions should apply on this application. It will still allow them to use this for

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

September 17, 1971

TO:

City Attorney

FROM:

Planning Department

SUBJECT:

Request for Resolution of
Intent Preparation

COPIES TO:

City Manager
Assessor
Z-46-71, Z-52-71, Z-54-71, Z-55-71,
Chrono. Z-57-71
Req. for R.O.I. Prep.
Murrel Crump

Would you please prepare a Resolution of Intent to rezone the following properties:

Z-46-71 From R-E to R-1

The West 1060 feet of the following described property: Beginning at a point 1,348.62 feet on a bearing of South 0°31'52" West from the Northwest Corner of Section 2, Township 20 South, Range 60 East, MDB&M; thence South 83°45'28" East a distance of 1669.67 feet; thence South 36°26' East a distance of 341.40 feet; thence North 83°45'28" West a distance of 1875.99 feet; thence North 0°31'52" East a distance of 252.25 feet to the point of beginning, and lying west of a line parallel to and 660' from the center line of Tonopah Highway (125' width).

Subject to:

1. Conformance to the plan submitted amended to move the knuckle west as recommended by staff.

Z-52-71 From R-1 to R-4

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, described as follows: Beginning at a point in the north line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) distant thereon South 89°46' East 30 feet from the Northwest Corner thereof; thence South 0°08'52" West a distance of 125 feet; thence South 89°46' East a distance of 350 feet; thence North 0°08'52" East a distance of 125 feet; thence North 89°46' West a distance of 350 feet to the point of beginning.

CL 1

Cont'd...

September 17, 1971

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. The access to the parking be provided either by means of dedicated right-of-way or by a recorded easement of access in perpetuity.
5. A 6' block wall to be constructed along the south and east lines.
6. Conformance to the requirements of the Fire and Building Departments.

Z-54-71 From R-1 to C-V

The North 250 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 61 East, MDB&M.

Subject to:

1. Conformance to the Plot Plan as amended.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Installation of the improvements on Spencer south to Sahara.
5. Conformance to the requirements of the Fire and Building Departments.
6. Landscaping as required by the Planning Department.
7. Restricted to post office use only.

Z-55-71 From R-1 to P-R.

Lots 21 and 22, Block 9 of Metropolitan Addition.

Cont'd...

September 17, 1971

Subject to:

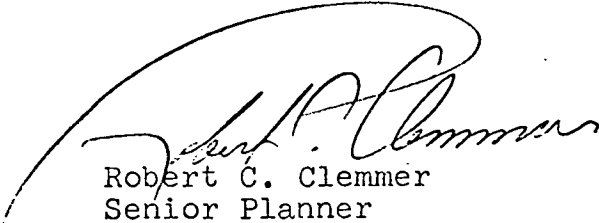
1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan as amended.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. A 6' block wall to be constructed along the north and west line, set in from the property line and connecting to the wall to the south.
7. No ingress or egress to San Jose Avenue.

Z-57-71 R-1 to P-R

Lots 16, 17, 18, Block 12, Wardie Addition.

Subject to:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan as amended.
3. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
4. Conformance to the requirements of the Fire and Building Departments.
5. Landscaping as required by the Planning Department.
6. Conformance to the requirements of the P-R zone.
7. A 6' block wall to be constructed, graduated to 4' in the front yard setback along the north and south property lines.



Robert C. Clemmer
Senior Planner

RCC:jb

Planning Department
September 10, 1971

Abe Fox
2423 Las Vegas Blvd. So.
Las Vegas, Nevada

Re: Z-54-71

Dear Mr. Fox:

At the regular meeting of the Las Vegas City Planning Commission, held September 9, 1971, consideration was given to your request for reclassification of property generally located on the west side of San Jose Avenue between Sahara Avenue and Exley Avenue, from R-1 to P-R.

It was voted by the Board to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Application be amended to C-V.
2. Conformance to the Plot Plan as amended.
3. Resolution of Intent be restricted to a twelve (12) month time limit.
4. Dedication of necessary rights-of-way and signing an agreement and posting a bond for the installation of off-site improvements as required by the Department of Public Works.
5. Installation of the improvements on Spencer south to Sahara.
6. Conformance to the requirements of the Fire and Building Departments.
7. Landscaping as required by the Planning Department.

contd....

Abe Fox
Re: Z-54-71
September 10, 1971
Page #2

8. Restricted to a Post Office use only.

This item will be heard by the Board of City Commissioners at their next regular meeting to be held September 15, 1971 at 10:00 A.M. in the Commission Chambers of the Reed Whipple Center, 821 Las Vegas Boulevard North, Las Vegas, Nevada.

Sincerely,

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw

361 Moraga Avenue
Piedmont, California 94611
September 2, 1971

City Planning Department
Las Vegas , Nevada

Attention Mr. Don J. Saylor

Re:-Letter dated August 25, 1971 entitled

NOTICE OF PUBLIC HEARING

September 9, 1971

Z - 54 - 71

Mrs. Beaver and Mr. Beaver have no objection
to the re-zoning of the area designated in
the notice received.

William L. Beaver

William L. Beaver

