

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0054-83

APN 139-22-301-001

Location S of Lake Mead btw Gregory & Commerce

Applicant James A. Black

Subject

Reclassification of property legally
described as a portion of the NE 1/4 of the
SW 1/4 of Section 22, Township 20 South,
Range 61 East, MDB&M.



INTERDEPARTMENT DISTRIBUTION LIST

6/88
PC

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	6-7	6-10	no objection
FIRE SERVICES	"	8-10	see memo
PUBLIC SERVICES	"	6-14	see memo
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. 2-54-82

6/98
PC

PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

FILE NO. Z-54-83

NOTICE OF PUBLIC HEARING

JUNE 28, 1983

Notice is hereby given that on June 28, 1983 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-54-83

JAMES A. BLACK FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED SOUTH OF
LAKE MEAD BOULEVARD, BETWEEN GREGORY
STREET AND COMMERCE STREET.

FROM: C-2 (GENERAL COMMERCIAL)

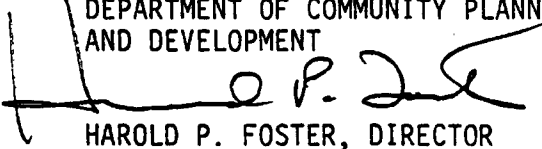
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 22,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

← NORTH LAS VEGAS →

LAKE MEAD BLVD

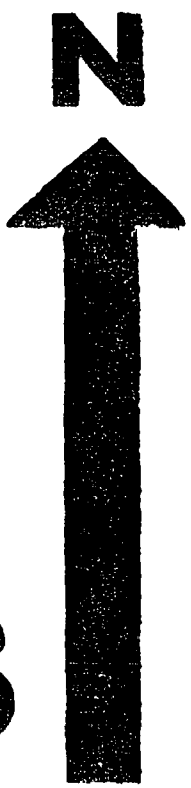
ELLIOT AVE

PERKINS CIRCLE

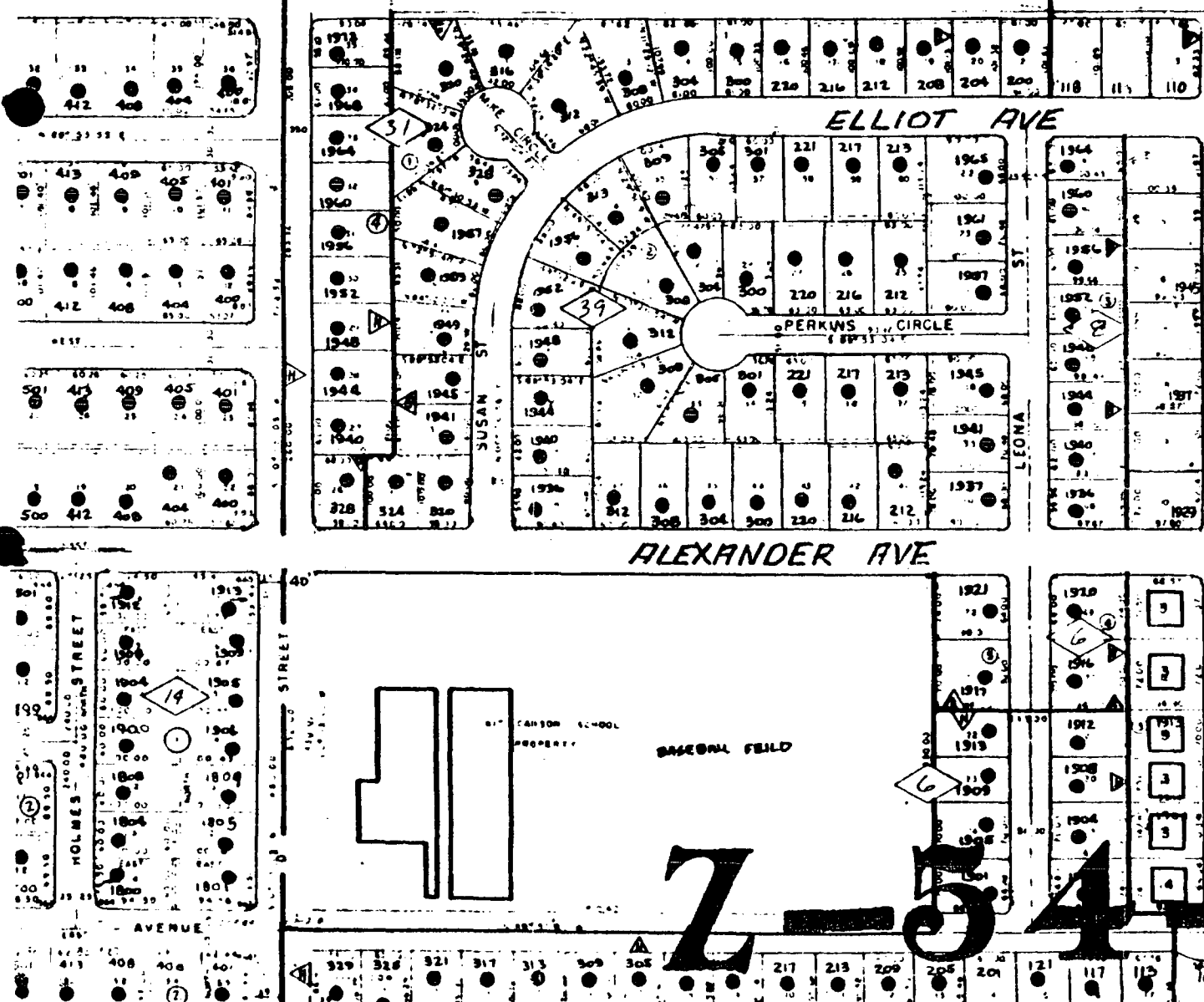
ALEXANDER AVE

GREGORY ST

COMMERCE ST



2-54-83



CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name Harry Von Busch

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____

I. D. Code Z-54-83 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ 53 13 No. of Sets 1 Label Tape ☐

2. Print Format: No Print (A) ☐ Valuation (F) ☐

Name, Address, Legal Description (G) ☒

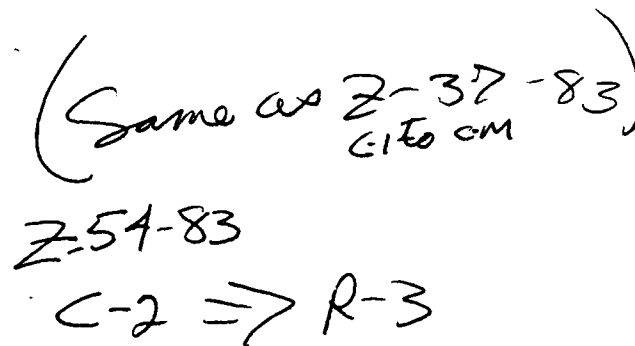
3. Selection by Tax District (List Tax Districts Needed):

4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
010	65	0	005	010	65	2	097	090	79	2	003				
		2	007	010	65	2	101		79	2	007				
		013		090	01	0	010		83	0	008				
		016		090	15	0	016	↓	83	0	017				
		026		090	15	0	017		END						
		038					028								
		040					029								
		060				79	1	005							
↓	↓	068		↓		79	1	011							

Assessor Approval _____ Billing No. _____

CASTLE SEC 22
7 2C 2 41 E



RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and 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 City Council of the City of Las Vegas, Nevada at a regular meeting thereof held on the date hereinafter subscribed that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-54-83 From C-2 to R-3

LEGALLY DESCRIBED AS:

THAT PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 22; THENCE SOUTH 00°50'07" WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°50'07" WEST 161.63 FEET MORE OR LESS; THENCE SOUTH 89°09'53" WEST 100.00 FEET; THENCE NORTH 00°50'07" EAST 160.00 FEET; THENCE NORTH 89°54'00" EAST 100.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Dedication of 10' of right-of-way for Lake Mead and the radius at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead and Commerce Street as required by the Department of Engineering Services.
4. Recording of a Parcel Map.
5. Construction of a 6' block wall along the east property line.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems

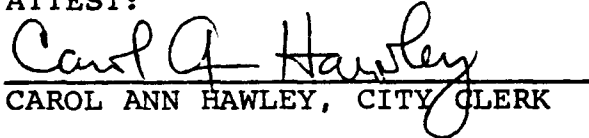
shall be cause for revocation of a business license.

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 20th day of July, 1983


WILLIAM H. BRIARE, MAYOR

ATTEST:


CAROL ANN HAWLEY, CITY CLERK

INTER-OFFICE MEMORANDUM

August 4, 1983

TO:

CITY ATTORNEY

FROM:

Lee
RICHARD L. WILLIAMS, SENIOR PLANNER
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
C. C. APPROVED: JULY 20, 1983

COPIES TO:

Z-54-83 (ROI 1163) ✓
REQ. FOR ROI
ASSESSOR
CHRONO
DOC NEMETH

Please prepare a Resolution of Intent to rezone the following property:

Z-54-83 From C-2 to R-3

LEGALLY DESCRIBED AS:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE S^W QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 01 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 22; THENCE SOUTH 00°50'07" WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°50'07" WEST 161.63 FEET MORE OR LESS; THENCE SOUTH 89°09'53" WEST 100.00 FEET; THENCE NORTH 00°50'07" EAST 160.00 FEET; THENCE NORTH 89°54'00" EAST 100.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Dedication of 10' of right-of-way for Lake Mead and the radius at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead and Commerce Street as required by the Department of Engineering Services.
4. Recording of a Parcel Map.
5. Construction of a 6' block wall along the east property line.

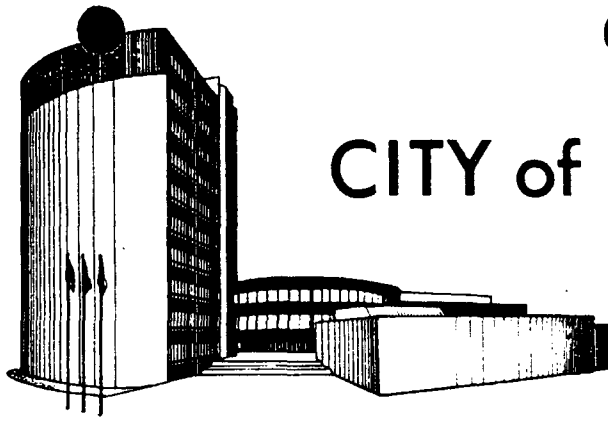
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

July 25, 1983

Mr. James A. Black
333 N. Rancho Road #999
Las Vegas, Nevada 89106

Re: RECLASSIFICATION OF PROPERTY
Z-54-83 (1163)

Dear Mr. Black:

The City Council at a regular meeting held July 20, 1983, APPROVED your request for reclassification of property generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street, from C-2 (General Commercial) to R-3 (Limited Multiple Residence) proposed use: Medium High Density Residential (Apartments), subject to the following conditions:

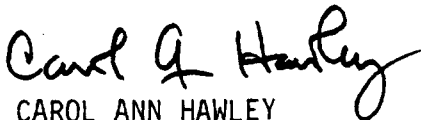
1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Recording of a Parcel Map.
4. Dedication of 10' of right-of-way for Lake Mead and the radius at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead and Commerce Street as required by the Department of Engineering Services.
5. Construction of a 6' block wall along the east property line.



Mr. James A. Black
Reclassification of Property - Z-54-83
July 25, 1983
Page -2-

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Engineering Services
Dept. of Fire Services
Dept. of Building and Safety

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

U. ZONE CHANGE - Z-54-83 - JAMES A. BLACK

Reclassification of property generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street.

From: C-2 (General Commercial)

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium High Density Residential (Apartments)

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Recording of a parcel map.
4. Dedication of 10' of right-of-way for Lake Mead and the radius at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead and Commerce Street as required by the Department of Engineering Services.
5. Construction of a 6' block wall along the east property line.

Staff Recommendation: APPROVAL

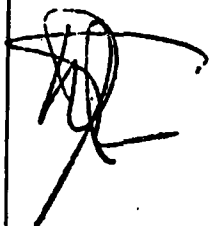
PROTESTS: 1

Lurie -
APPROVED, subject to conditions.
Unanimous

Clerk to notify & Planning to proceed

Applicant present

APPROVED AGENDA ITEM



10. Z-52-83
(Continued)

MR. MACK made a Motion for ABEYANCE of Z-52-83 because the applicants were not present.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie
"NOES" None

Motion for ABEYANCE carried unanimously.

(This item was again heard after Item 9, Z-100-64(40), Plot Plan Review.)

CHARLES MUSSER appeared for the application. They are in agreement with staff's conditions, which Mr. Foster reviewed for Mr. Musser.

No one was present in opposition.

MR. MACK made a Motion for APPROVAL of Z-52-83, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on July 20, 1983 at 2:00 P.M.

11. AV-3-83
APPROVED

Request of CHARLES AND JOYCE MUSSER for an Administrative Variance to allow a single-family residence on a 10,937 square foot lot where 11,000 square feet is required on property located at 4300 Mountain View Boulevard, R-E Zone (proposed R-D).

MR. FOSTER stated staff would recommend approval, subject to: 1) Approval of and conformance to the conditions of Z-52-83.

CHARLES MUSSER appeared for the application.

MR. JOHNSTON made a Motion for APPROVAL of AV-3-83, subject to staff's condition.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

12. Z-54-83
APPROVED

Application of JAMES A. BLACK for reclassification of property generally located south of Lake Mead Boulevard between Gregory Street and Commerce Street, from C-2 (General Commercial) to R-3 (Limited Multiple Residence)
Proposed Use: Medium-High Density Residential (Apartments)

12. Z-54-83

(Continued)

MR. FOSTER stated this is on the east side of Gregory just south of Lake Mead Boulevard. There is R-3 zoning to the south. To the east across Commerce is North Las Vegas and to the north is also North Las Vegas. This is down zoning of the property. They are proposing two 2-story fourplexes. There will be adequate off-street parking and landscaping. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks, 3) Recording of a parcel map, 4) Dedication of a 10 foot right-of-way for Lake Mead Boulevard and radius at the intersection of Lake Mead Boulevard and Gregory Street and Lake Mead Boulevard and Commerce Street as required by the Department of Engineering Services, and standard conditions 2 through 8. Staff does not have any protests on record.

JAMES BELLER, 333 Rancho Road, appeared for the applicant. They are in agreement with staff's recommendations.

JACK DELFANTE, 1717 Ryan Avenue, appeared in protest. He requested a block wall be constructed along Commerce Street rather than the wooden fence that is proposed.

JAMES BELLER said they would be willing to construct a block wall along Commerce Street.

MR. JOHNSTON made a Motion for APPROVAL of Z-54-83, subject to staff's conditions and a block wall be erected along Commerce Street.

Voting was as follows:

"AYES" Chairman Bugbee, Mrs. Tracy, Mr. Johnston,
Mr. Mack, Mr. Guthrie

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN BUGBEE announced this item would be heard by the Board of City Commissioners on July 20, 1983 at 2:00 P.M.

13. Z-55-83

APPROVED

Application of BARRY D. LEAVITT, ET AL for reclassification of property generally located on the north side of Charleston Boulevard, west of Moonlight Drive, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial).

Proposed Use: Automobile Lubrication Facility
and Customer-Operated Car Wash

MR. FOSTER stated the parcel immediately east of this property had been approved for commercial earlier this year. The pattern has been to commercial on this segment of Charleston Boulevard. The parcel backs up to R-1 to the north. There is vacant R-1 to the west. To the south is County property. The applicant is proposing an automobile lubrication facility and car wash. Parking will be on the front portion and parking to the rear with two driveways off Charleston Boulevard with landscaping across the front. This type of use requires a Use Permit, but in the City ordinance it may be approved under the zoning action if the use is advertised, which staff has done. The Use Permit is to determine if the use would be compatible for this area. Staff feels the zoning and the use are compatible and would recommend approval, subject to: 1) Resolution of Intent with a twelve-month time limit, 2) Provision of a 6 foot block wall along the north property line, 3) Install a sidewalk on Charleston Boulevard as

To: The City Council
Re: Community Planning and Development Agenda Item
July 20, 1983 City Council Agenda

X.

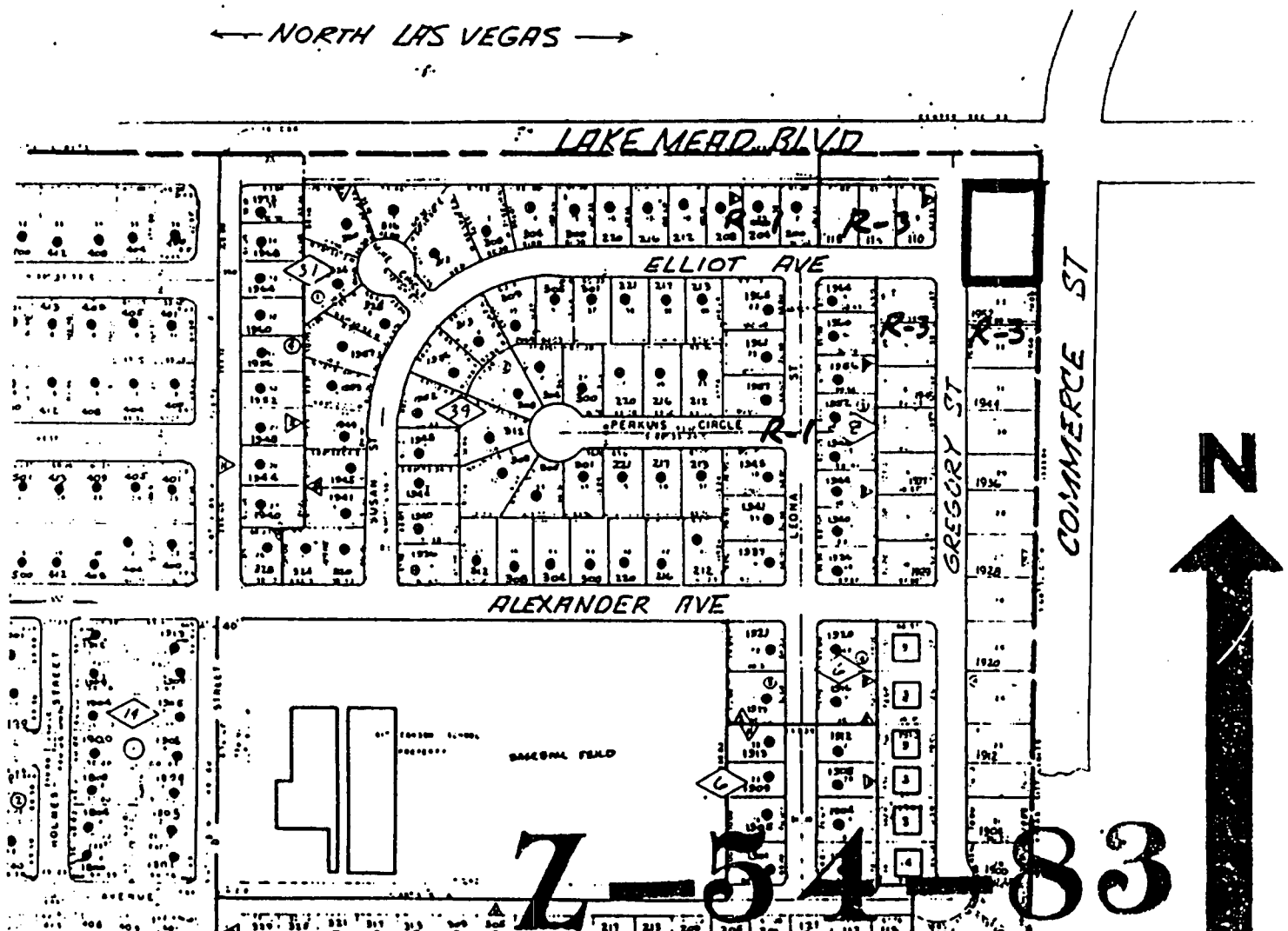
U. ZONE CHANGE - Z-54-83 - JAMES A. BLACK

The applicant is proposing to rezone this site from C-2 to R-3 for the construction of two fourplexes. Recently, the applicant applied for a variance to allow a garage in the existing C-2 zone and that application was denied. There is existing R-3 zoning to the south and west. There will be ample off-street parking.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Compatible with the zoning pattern in the area.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1 - Appeared at Planning Commission meeting



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

July 1, 1983

Mr. James A. Black
333 N. Rancho Road #999
Las Vegas, NV 89106

RE: Z-54-83

Dear Mr. Black:

Your request for reclassification of property generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street, from C-2 to R-3, was considered by the City Planning Commission on June 28, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the plot plan amended to modify the stairway location to comply with the R-3 setbacks.
3. Recording of a Parcel Map.
4. Dedication of 10' of right-of-way for Lake Mead and the radius at the intersections of Lake Mead Boulevard and Gregory Street and Lake Mead and Commerce Street as required by the Department of Engineering Services.
5. Construction of a 6' block wall along the east property line.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.



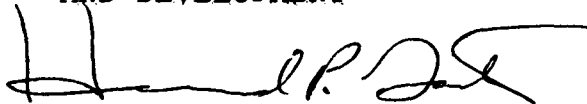
Mr. James A. Black
333 N. Rancho Road #999
Las Vegas, NV 89106
RE: Z-54-83
July 1, 1983
Page -2-

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on July 20, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jp
cc: City Clerk

RESIDENTIAL REZONING

Z-54-83

Rezoning application from C-2 to R-3 for

8 apt units on a 0.35 acre site in Suburban
neighborhood M-21-S. Bounded by: Lake Mead, Commerce, Stevens, Highland

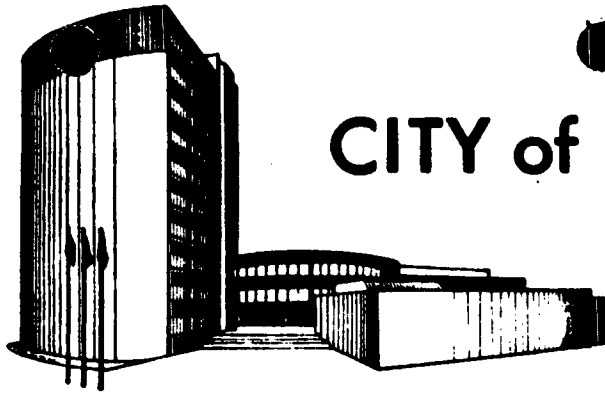
General Plan Design Population	<u>C.B.P.P.H.H</u> <u>5495</u>	(people)	<u>G.P.P.P.H.H</u> <u>5495</u>
Existing population	<u>3925</u>		<u>3938</u>
Projected population (by existing zoning)	<u>1135</u>		<u>1033</u>
 Total population	 <u>5060</u>		 <u>4971</u>
Result of this rezoning	<u>+ 21</u>		<u>+ 22</u>
Exceeds design population	<u>- 414</u>		<u>- 502</u>

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOPTE
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

June 10, 1983

James A. Black
333 N. Rancho Road #999
Las Vegas NV 89106

RE: Z-54-83

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 June 28, 1983.

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:cms
attachment

6-9-83

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION BUREAU

SUBJECT:

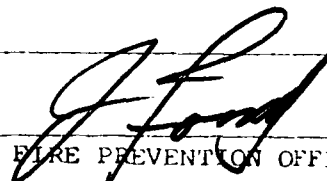
2-54-83 (C-2 T-1 R-2)

S.E. CORNERS LAKE MEAD + GREGORY - T.W. 4-FLXES

☒ 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 current fire code adopting ordinance.☒ 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. Must meet requirements of Uniform Fire Code.☐ 8. Dead end fire lanes not to exceed 150'.☐ 9. Cul-de-sacs not to exceed 400'. Minimum turning radius of 45' 6".☐ 10. Crash gate(s) shall be approved by the Fire Department prior to installation.☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

RECEIVED
JUN 10 1983
PLANNING AND
DEVELOPMENT


FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

Date

June 7, 1983

TO: ENGINEERING SERVICES
~~PUBLIC SERVICES~~ ADM. DIVISION
FIRE SERVICES
BUILDING & SAFETY DIVISION

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

SUBJECT:

Z-54-83 - JAMES A. BLACK

COPIES TO:

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

Generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street.

From: C-2 (General Commercial)

To: R-3 (Limited Multiple Residence)

RECEIVED
JUN 11 1983
PLANNING AND
DEVELOPMENT

CITY PLANNING COMMISSION MEETING: JUNE 28, 1983

Your remarks regarding this application prior to June 21, 1983
will be greatly appreciated.

Plot Plan Attached: Yes X
No

HPF:ame

INTER-OFFICE MEMORANDUM

June 13, 1983

TO:

Community Planning & Development

FROM:

Engineering Services

SUBJECT:

James A. Black
Z-54-83

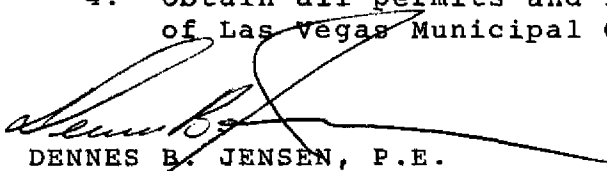
COPIES TO:

Right-of-Way
Traffic Engineering
Permits
Doug Peterson

Your memorandum dated June 7, 1983 requested comments from this Department prior to June 21, 1983 concerning the request of James A. Black for the reclassification of property generally located south of Lake Mead Boulevard between Gregory Street and Commerce Street from a C-2 (General Commercial) to a R-3 (Limited Multiple Residence).

This Department requests that the following be made conditions of granting this request for the reclassification of property.

1. Dedicate ten (10) feet of right-of-way for Lake Mead Boulevard and the radius corners at the intersection of Lake Mead Boulevard and Gregory Street and at Lake Mead and Commerce Street.
2. Install portland cement concrete sidewalk and street lighting conforming to City of Las Vegas standards and specification on Lake Mead Boulevard and Gregory Street.
3. Any damage done to the existing off-site improvements adjacent to this property done during development will have to be repaired or replaced to current City of Las Vegas standards and specifications as required by the Department of Engineering Services.
4. Obtain all permits and inspections required by the City of Las Vegas Municipal Code.


DENNES B. JENSEN, P.E.
Chief, Land Development and Flood Control

DBJ:ss

RECEIVED
JUN 14 1983
PLANNING & DEVELOPMENT

INTER-OFFICE MEMORANDUM

June 9, 1983

TO:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
AND SAFETY

SUBJECT:

Z-54-83

COPIES TO:

FILE

In answer to your memorandum of June 7, 1983, on the above zone reclassification located at the south side of Lake Mead Boulevard between Gregory Street and Commerce Street, this department has no objections provided all required permits and inspections are obtained.

RPP:sd



NOTICE OF PUBLIC HEARING

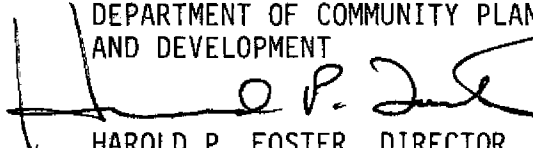
JUNE 28, 1983

Notice is hereby given that on June 28, 1983 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-54-83 JAMES A. BLACK FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED SOUTH OF
LAKE MEAD BOULEVARD, BETWEEN GREGORY
STREET AND COMMERCE STREET.
FROM: C-2 (GENERAL COMMERCIAL)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: MEDIUM HIGH DENSITY RESIDENTIAL
(APARTMENTS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$)
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 22,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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:cme

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

CLASS SEC 22

• 100 •

3275

949

COMMERCE ST

N

BASEBALL FIELD

117-10000-10000
 117-10000-10000

HOLMES STREET

STREET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

100-443887-100

7-54-83

COB 1000

6/13/83

NOTICE OF PUBLIC HEARING

JUNE 28, 1983

Notice is hereby given that on June 28, 1983 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-54-83

JAMES A. BLACK FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED SOUTH OF
LAKE MEAD BOULEVARD, BETWEEN GREGORY
STREET AND COMMERCE STREET.

FROM: C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: *Medium High Density Residential (gsto)*

THE ABOVE PROPERTY IS LEGALLY
DESCRIBED AS A PORTION OF THE
NORTH ~~EAST~~ QUARTER (NE $\frac{1}{4}$) OF THE
SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 22, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.B. & M.

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

OFF: CE

CHECKED: (date)

RECEIVED
WILLIAMS
EMMER

RECEPTIONIST

dp 6/7/83

STER

THIS FILE MUST BE RETURNED TO CINDY BY 6/9/83

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 1

INTER-OFFICE MEMORANDUM

June 7, 1983

TO: ENGINEERING SERVICES PUBLIC SERVICES ADM. DIVISION FIRE SERVICES BUILDING & SAFETY DIVISION	FROM: <i>Harold P. Foster</i> HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: Z-54-83 - JAMES A. BLACK	COPIES TO:

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

Generally located south of Lake Mead Boulevard, between Gregory Street and Commerce Street.

From: C-2 (General Commercial)

To: R-3 (Limited Multiple Residence)

CITY PLANNING COMMISSION MEETING: JUNE 28, 1983

Your remarks regarding this application prior to June 21, 1983 will be greatly appreciated.

Plot Plan Attached: Yes X
No

HPF:.cme

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(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be reclassified from the C 2 Use District to a R3 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 \$ 260.

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

See exhibit A

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

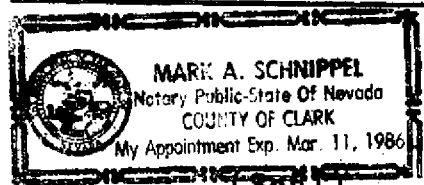
COUNTY OF CLARK)

(I, We) James A Black being duly sworn, depose and say that (I am, we are) the owner(s) of record of the 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. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: James A Black MAILING ADDRESS: 333 Rancho Rd. #999 Las Vegas Nevada 89106 ZIP CODE: 737-7777 PHONE NO. WILLIE

Subscribed and sworn to before me this 3 day of JUNE, 1983.

Mark A Schnipfel
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

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 \$ 260

Received by: SLW

Receipt No.: 38671

Case No. 254-83

Date: 6-3-83

GEN. LOCATED SOUTH OF LAKE MEAD
BETWEEN GREGORY & COMMERCE ST.

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Six (6)~~ ^{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, when requested.
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. ~~Six (6)~~ ^{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, turnaround 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 ☐, not alter ☐, 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.

Affix R.P.T.T. \$ 16.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RALPH ENGELSTAD and BETTY ENGELSTAD, Husband and wifein consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
JAMES A. BLACK, a married manall that real property situate in the _____ County of Clark

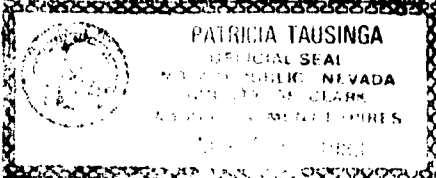
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE
A PART HEREOF.SUBJECT TO: 1. Taxes for the fiscal year 1982-83.
2. Rights of way, reservations, restrictions, easements and conditions
of record.

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

Witness OUR hand S this 11th. day of June, 1982
Ralph Engelstad Betty EngelstadSTATE OF Nevada } ss.
County of Clark
On this 12 day of July, 1982
personally appeared before me, a Notary Public in and for said
County and State, _____Ralph Engelstad
and Betty Engelstadknown to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Notary Public in and for said County and State.

ESCROW NO. E-97921-NWWHEN RECORDED MAIL TO: James A. Black, c/o 333 So. Rancho
Rd., Penthouse, Las Vegas, Nevada 89106

BOOK 1597

1556891

2-2

EXHIBIT "A"

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 20 South, Range 61 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the center of said Section 22, ~~as shown on recorded Plat of Kasper Park, Unit No. 1, Book 6 of Plats, page 37; thence South 00°50'07" West a distance of 40.00 feet to a point, said point being the POINT OF BEGINNING; thence continuing South 00°50'07" West a distance of 161.63 feet more or less to the Northeast corner of lot Thirty three (33) of Block Four (4) as shown by recorded Plat of Kasper Park Unit No. 3, Book 8 of Plats, page 4; thence South 89°09'53" West along the North line of said Lot 33, Block 4, a distance of 100.00 feet to the Northwest corner thereof; thence North 00°50'07" East a distance of 160.00 feet to a point; thence North 89°54'00" East a distance of 100.00 feet more or less to the POINT OF BEGINNING.~~

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
JUL 21 10 26 AM '82

FEE 5.00
BOOK OFFICIAL RECORDS
DEPUTY INSTRUMENT

1597

1556891