

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0109-78

APN 139-28-412-001

Location S of Bonanza, 800' W of Martin King

Applicant Frank Burke, et al

Subject

Reclassification of property legally
described as a portion of the North 1/2 of
the South 1/2 of the SW 1/4 of Section 28,
Township 20 South, Range 61 East, MDB&M.



1 2 3 4 5 6

FILE NUMBER Z-109-78

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

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

Walter Zick
John P. Ahern
Charles Paris

FILE NO. Z-109-78

November 13, 1978

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1978

Notice is hereby given that on November 28, 1978, 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-109-78 FRANK BURKE, ET AL FOR RECLASSIFICATION OF PROPERTY
LOCATED ON THE SOUTH SIDE OF BONANZA ROAD, 800 FT.
WEST OF HIGHLAND DRIVE.

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL) AND
C-M (COMMERCIAL INDUSTRIAL)

PROPOSED USE: OFFICES AND WAREHOUSES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTH HALF (N½) OF THE SOUTH HALF (S½) OF THE
SOUTHWEST QUARTER (SW¼) OF SECTION 28, 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.

COMMUNITY PLANNING AND DEVELOPMENT

[Signature]
HAROLD P. FOSTER, ACTING DIRECTOR

HPF:bjl

I vote yes Have no objection

(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.)

Charles J. Jarvis
(SEE ATTACHED LOCATION MAP.) *property owner*
1701 W Bonanza Rd



FROM THE OFFICES OF

WALTER F. ZICK & HARRIS P. SHARP, ARCHITECTS - ENGINEERS, INC.

2616 STATE STREET, LAS VEGAS, NEVADA 89109

702 / 734-1464

No objection
2/1/79
November 14, 1978

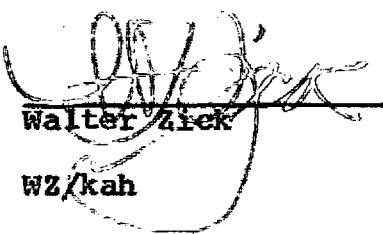
Mr. Harold P. Foster, Acting Director
Department of Community Development
City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Dear Mr. Foster:

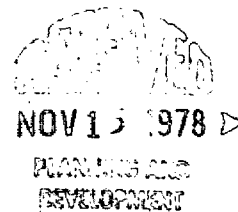
As abutting property owners, we offer no objection to the proposed reclassification of property owned by Mr. Frank Burke.

Very truly yours,

WALTER F. ZICK & HARRIS P. SHARP, ARCHITECTS-ENGINEERS, INC.


Walter Zick

WZ/kah



010-600-016 200 Z-109-78	KONYS ROBERT E & JO A 1706 W BONANZA RD LAS VEGAS NEVADA	89106	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: .90 DOCUMENT: 639:513621 07/01/65	3150 GROSS TOTAL	9490 13030	390 NET TOTAL	1000 12030
010-600-017 200 Z-109-78	KONYS ROBERT E & JO ANNA 1710 W BONANZA RD LAS VEGAS NV	89106	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: .58 DOCUMENT: 725:684472 04/06/77	2323 GROSS TOTAL	9050 11673	300 NET TOTAL	11673
010-600-018 200 Z-109-78	CALVI ANTHONY & CHARLOTTE 3888 ALTEMESA STUDIO CITY CA	91604	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: .58 DOCUMENT: 886:845772 05/12/78	2323 GROSS TOTAL	2323	NET TOTAL	2323
010-600-019 200 Z-109-78	MAHONEY OWEN J TRS 1718 W BONANZA LAS VEGAS NV	89106	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: .63 DOCUMENT: 940:755113 04/04/69	2532 GROSS TOTAL	13340 16472	600 NET TOTAL	16472
010-600-020 200 Z-109-78	ZACHARIAH SAMUEL R ETAL 16437 OLDHAM ST ENCINO CA	91436	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: .55 DOCUMENT: 925:884222 08/04/78	2340 GROSS TOTAL	2340	NET TOTAL	2340
010-600-021 200 Z-109-78	SALES LUCIAN C SR TRS 6129 CROMWELL CIR LAS VEGAS NV	89107	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: .58 DOCUMENT: 824:783179 12/16/77	2323 GROSS TOTAL	12290 15283	670 NET TOTAL	15283

TAX YEAR 1978-79
AS OF 11/09/78

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: CITY OF LV

BATCH # A-245-352-79
PAGE 42

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-600-022 200 Z-109-78	WEISBERGER M MERRIAM 1724 W BONANZA RD LAS VEGAS NV	PT NE4 SW4 SEC 28 20 61 LEGAL ACRES: 1.27 DOCUMENT: 041:215241 99/99/99	3841	11740	650	1000	
	89106		GROSS TOTAL	16231	NET TOTAL		15231
010-600-023 200 Z-109-78	BUNKER CLYDE K & VENICE W 1726 1/2 W BONANZA RD LAS VEGAS NV	NE4 SW4 SEC 28 20 61 LEGAL ACRES: .64 DOCUMENT: 055:282020 99/99/99	1925	4700	240		
	89106		GROSS TOTAL	6865	NET TOTAL		6865
010-620-014 200 Z-109-78	CROWE JERRY & CECELIA BOX 4157 ANNEX LAS VEGAS NEVADA	PT S2 SW4 SEC 28 20 61 LEGAL ACRES: 1.73 DOCUMENT: 032:163243 99/99/99	6555	13300	550		
	89106		GROSS TOTAL	20405	NET TOTAL		20405
010-620-015 200 Z-109-78	T W D CORP INC 1785 W BONANZA RD LAS VEGAS NV	PT S2 SW4 SEC 28 20 61 LEGAL ACRES: 1.67 DOCUMENT: 682:548605 01/03/66	6495	33240			
	89106		GROSS TOTAL	39735	NET TOTAL		39735
010-620-016 200 Z-109-78	PARIS CHARLES I & DEAN B 1701 W BONANZA LAS VEGAS NV	PT S2 SW4 SEC 28 20 61 LEGAL ACRES: .87 DOCUMENT: 841:675287 12/12/67	3340	3040	160		
	89106		GROSS TOTAL	6540	NET TOTAL		6540
010-620-017 200 Z-109-78	WIREY MARION E ETAL %WILSON BURKE & CO 953 E SAHARA AVE #37 LAS VEGAS NV	PT S2 SW4 SEC 28 20 61 LEGAL ACRES: .87 DOCUMENT: 207:166632 02/14/72	3340				
	89104		GROSS TOTAL	3340	NET TOTAL		3340
010-620-018 200 Z-109-78	HARTMAN ROBERT S JR & ELEANOR 6225A W BUCKSKIN LAS VEGAS NV	PT S2 SW4 SEC 28 20 61 LEGAL ACRES: .87 DOCUMENT: 523:482633 06/04/75	3340	7160			
	89108		GROSS TOTAL	10500	NET TOTAL		10500
010-620-019 200 Z-109-78	MARNELL A A & MARIE ETAL %B SCOTT 205 W COLORADO ST LAS VEGAS NV	PT SE4 SW4 SEC 28 20 61 LEGAL ACRES: .95 DOCUMENT: 801:760022 10/18/77	3670	6940			
	89102		GROSS TOTAL	10610	NET TOTAL		10610
010-620-020 200 Z-109-78	MARNELL A A & MARIE ETAL %B SCOTT 205 W COLORADO ST LAS VEGAS NV	PT SE4 SW4 SEC 28 20 61 LEGAL ACRES: .43 DOCUMENT: 801:760022 10/18/77	1910				
	89102		GROSS TOTAL	1910	NET TOTAL		1910
010-620-021 200 Z-109-78	HAMPTON LLOYD G ETAL 101 BUSTON LAS VEGAS NV	PT SE4 SW4 SEC 28 20 61 LEGAL ACRES: .24 DOCUMENT: 003:002138 01/15/70	1565	6050	280		
	89102		GROSS TOTAL	7895	NET TOTAL		7895

TAX YEAR 1978-79
AS OF 11/09/78

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION FOR: CITY OF LV

BATCH # A-245-352-79
PAGE 43

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
010-620-022 200	YOUNGBLOOD ROY & CLEO 1529 1/2 WEST BONANZA LAS VEGAS NEV	PT SE4 SW4 SEC 28 20 61 LEGAL ACRES: .24 DOCUMENT: 070:402445 99/99/99	340	2580	110		
Z-109-78			GROSS TOTAL	3030	NET TOTAL		3030
010-620-023 200	THOMOPOULOS EFTHIMIOS ETAL 1527 W BONANZA RD LAS VEGAS NV	PT SE4 SW4 SEC 28 20 61 LEGAL ACRES: 1.00 DOCUMENT: 538:497731 07/28/75	3735	5550	250		
Z-109-78			GROSS TOTAL	9535	NET TOTAL		9535
010-620-026 200	ZICK WALTER F ET AL % HARRIS SHARP 2616 STATE ST LAS VEGAS NV	PT S2 SW4 SEC 28 20 61 LEGAL ACRES: 1.99 DOCUMENT: 751:603898 10/13/66	2500				
Z-109-78			GROSS TOTAL	2500	NET TOTAL		2500
		GRAND TOTALS	2441562		708410		
				8290478		2900850	
			GROSS TOTAL	11440450	NET TOTAL		8539600

EDITH WILLIAMS, 501 South Shadow Lane, appeared in protest, citing the traffic is very bad in the area currently.

MARILYN TEAL, 417 Arnold, appeared in protest.

JAMES BURN, 426 Deuville, appeared in protest.

CHAIRMAN MILLER asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. SWESSEL made a Motion for DENIAL of Z-108-78 because the proposed development would not be compatible with the R-1 area to the northwest.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

Application of FRANK BURKE, ET AL for reclassification of property located on the south side of Bonanza Road, 800 ft. west of Highland Drive, from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Offices and Warehouse

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff would recommend approval subject to moving the north line of the offices south three feet to provide for 3' of landscaping. Fifteen feet of right-of-way is requested for Bonanza plus the normal conditions. With those, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

STEVE HINKLE, 4734 Marlborough Court, represented the application and agreed to staff stipulations.

MR. SWESSEL asked if this property was located across the street from the proposed Fitzsimmons House.

MR. BROWN replied that it is.

CHAIRMAN MILLER asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. GUTHRIE made a Motion for APPROVAL of Z-109-78, subject to the following conditions:

Z-109-78

12. Z-109-78
APPROVED

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. right-of-way on Bonanza Road as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Move north building line south three feet to provide for a landscaped planter.
4. Installation of a row of Arizona Cypress trees along the south property line as required by the Department of Community Planning and Development.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie and Mr. Jones

"NOES" Mr. Swessel

Motion for APPROVAL carried by a 3/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

13. Z-31-73

PLOT PLAN
REVIEW

APPROVED

Request of RONALD D. AND JANET SLAY for a Plot Plan Review to allow an office on property located at 1920 South Maryland Parkway, R-1 zone (under ROI to P-R).

MR. BROWN presented the staff report and stated the request is located in the middle of an R-1 district. Three other lots are zoned to P-R on the west side. The plot plan is as submitted. There is adequate parking, everything is in order and staff would recommend approval

RON SLAY, 2495 Paradise Village Way, represented the application.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review

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 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 Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 20th day of December 1978 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 thereto.

Z-109-78

From R-E to C-2

Legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28, (hereinafter called Line 1), with the South boundary line of Clark Avenue, now known as Bonanza Road, produced Westerly, as the same is now established (hereinafter called Line 2):

Thence West along said Line 2, 100 feet, to the TRUE POINT OF BEGINNING; thence South along a line parallel to said Line 1, 378 feet; thence North 89°36' West and parallel to said Line 2, 100 feet; thence North along a line parallel to said Line 1, 378 feet to said Line 2; thence East along said Line 2, 100 feet to the TRUE POINT OF BEGINNING, excepting the South 100 feet.

From R-E to C-M

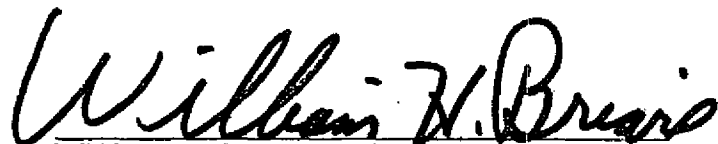
Legally described as the South 100 feet of the above-described parcel.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. right-of-way on Bonanza Road as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Move north building line south three feet to provide for a landscaped planter.
4. Installation of a row of Arizona Cypress trees along the south property line as required by the Department of Community Planning and Development.

5. Conformance to the plot plan.
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. (excluding single family development).
9. Satisfaction of City code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED THIS 20th day of December 1978.


WILLIAM H. BRIARE, MAYOR

ATTEST:


EDWINA M. COLE, CITY CLERK

INTER-OFFICE MEMORANDUM

February 23, 1979

TO:

CITY ATTORNEY

FROM:

~~Richard L. Williams~~
RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: DECEMBER 20, 1978

COPIES TO:

ASSESSOR
DON J. BROWN *db*
J. HERBERT✓ Z-109-78 (ROI #853)
REQ. FOR ROI
CHRONO

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

Z-109-78 From R-E to C-2

Legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28, (hereinafter called Line 1), with the South boundary line of Clark Avenue, now known as Bonanza Road, produced Westerly, as the same is now established (hereinafter called Line 2):

Thence West along said Line 2, 100 feet, to the TRUE POINT OF BEGINNING; thence South along a line parallel to said Line 1, 378 feet; thence North 89°36' West and parallel to said Line 2, 100 feet; thence North along a line parallel to said Line 1, 378 feet to said Line 2; thence East along said Line 2, 100 feet to the TRUE POINT OF BEGINNING, excepting the South 100 feet.

From R-E to C-M

Legally described as the South 100 feet of the above-described parcel.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. right-of-way on Bonanza Road as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Move north building line south three feet to provide for a landscaped planter.
4. Installation of a row of Arizona Cypress trees along the south property line as required by the Department of Community Planning and Development.

TO: CITY ATTORNEY
RE: Z-109-78
REQ. FOR ROI

FEBRUARY 23, 1979
PAGE 2

5. Conformance to the plot plan.
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. (excluding single family development).
9. Satisfaction of City code requirements and design standards of all City departments.

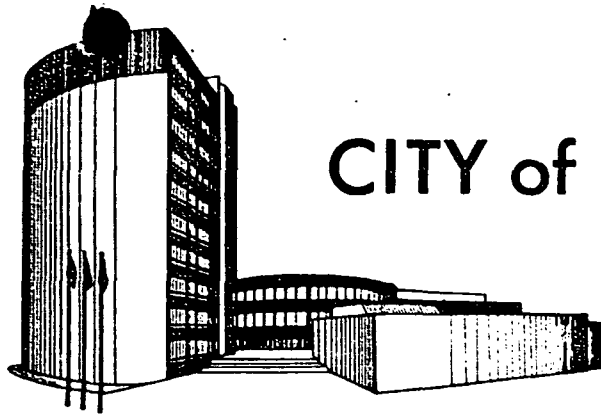
RLW:jp

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

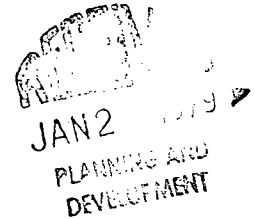
CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

December 28, 1978

Frank Burke, ET AL
953 East Sahara Ave., #232
Las Vegas, Nevada 89109



Re: Z-109-78
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held December 20, 1978, APPROVED your request for reclassification of property located on the south side of Bonanza Road, 800 ft. west of Highland Drive, from R-E to C-2 and C-M, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. right-of-way on Bonanza Road as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Move north building line south three feet to provide for a landscaped planter.
4. Installation of a row of Arizona Cypress trees along the south property line as required by the Department of Community Planning and Development.
5. Conformance to the plot plan.

Frank Burke, ET AL
Z-109-78

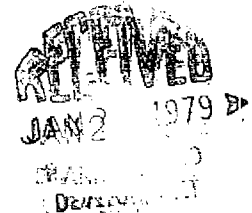
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business 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. (Excluding single family development).
9. Satisfaction of City Code requirements and design standards of all City departments.



EDWINA M. COLE, CMC
CITY CLERK

EMC:gtr

cc: Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety



AGENDA

City of Las Vegas

December 20, 1978

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

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ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

H. ZONE CHANGE - Z-109-78 - FRANK BURKE,
ET AL

Property located on the south side of
Bonanza Road, 800 ft. west of High-
land Drive.

From: R-E (Residence Estates)

To: C-2 (General Commercial and
C-M (Commercial Industrial)

Proposed Use: Offices and Ware-
houses

Planning Commission recommends
APPROVAL (3-yes, 1-no), subject to
the following conditions:

1. Resolution of Intent to be
restricted to a twelve (12) month
time limit.
2. Dedication of a 15 ft. right-of-
way on Bonanza Road as required
by the Department of Public
Services, within sixty days
after approval of the zoning.
3. Move north building line south
three feet to provide for a
landscaped planter.
4. Installation of a row of Arizona
Cypress trees along the south
property line as required by the
Department of Community Planning
and Development.

PROTESTS: 0

I. PLOT PLAN REVIEW - Z-31-73 - RONALD
D. AND JANET SLAY

Request for a plot plan review to
allow an office on property located
at 1920 South Maryland Parkway, R-1
zone (under resolution of intent to
P-R).

Planning Commission unanimously
recommends APPROVAL.

Approved as
recommended by
Planning
Commission
Lurie - unanimous

Clerk to notify
Planning
to proceed

Approved as
recommended by
Planning
Commission
Lurie - unanimous

Clerk to notify
Planning
to proceed

and a large parcel under resolution to C-1. The Planning Commission recommended approval as being in accordance with the zoning pattern along Lamb Boulevard. There were no protests.

F. ZONE CHANGE - Z-105-78 - B, L, & G, A PARTNERSHIP

Property located at 601 Bridger Avenue, from C-1 to C-2.
Proposed Use: Office Building.

There is C-2 zoning on the north side of Bridger and to the west except on the immediate southwest corner of Bridger and 6th Street there is C-1 zoning. To the east is a church in an R-3 zone and further east is Las Vegas High School. The applicant proposes a major expansion to his existing law office building and he is in the process of obtaining a Use Permit for a parking lot, in connection with the law office, on Bridger several blocks to the east. The Planning Commission recommended approval as being in conformance with the surrounding zoning pattern. There were no protests.

G. ZONE CHANGE - Z-107-78 - GEORGE AND TANYA STURGEON

Property located at 3701 Vegas Drive, from R-1 to P-R. Proposed Use: Accounting Office.

The application is on the segment of Vegas Drive that is in transition to P-R. The Planning Commission recommended approval. There were no protests.

H. ZONE CHANGE - Z-109-78 - FRANK BURKE, ET AL 12/20/78

Property located on the south side of Bonanza Road, 800 ft. west of Highland Drive, from R-E to C-2 and C-M. Proposed Use: Offices and Warehouses.

The property is the second lot east of the Ahern Rental Center on Bonanza and is across the street from the Elmwood Apartments. The application is in keeping with the zoning pattern of allowing commercial along the Bonanza frontage and C-M zoning on the rear portion next to the Expressway. The Planning Commission recommended approval. There were no protests.

I. PLOT PLAN REVIEW - Z-31-73 - RONALD D. AND JANET SLAY

Request for a plot plan review to allow an office on property located at 1920 South Maryland Parkway, R-1 zone (under resolution of intent to P-R).

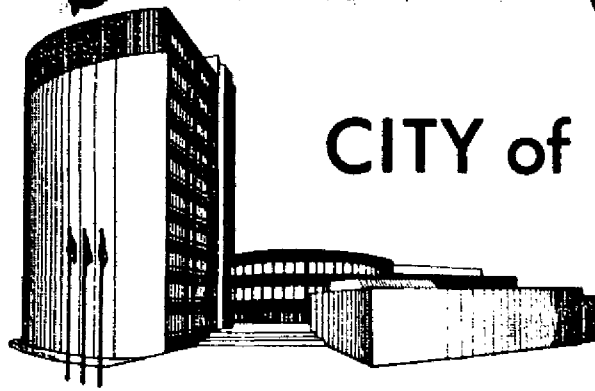
The approval of the P-R zoning required Planning Commission and City Commission review of the development plans. The submitted plans indicate the property will be developed for a polygraph business office. There is adequate landscaping

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

December 1, 1978

Mr. Frank Burke
953 East Sahara Avenue, #232
Las Vegas, Nevada 89109

✓ Re: Z-109-78

Dear Mr. Burke:

Your request for reclassification of property located on the south side of Bonanza Road, 800 ft. west of Highland Drive, from R-E to C-2 and C-M, was considered by the City Planning Commission on November 28, 1978.

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

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. right-of-way on Bonanza Road as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Move north building line south three feet to provide for a landscaped planter.
4. Installation of a row of Arizona Cypress trees along the south property line as required by the Department of Community Planning and Development.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.

Mr. Frank Burke
Re: Z-109-78

December 1, 1978
Page 2

7. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This item will be heard by the Board of City Commissioners on December 20, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR



D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

November 13, 1978

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1978

Notice is hereby given that on November 28, 1978, 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-109-78 FRANK BURKE, ET AL FOR RECLASSIFICATION OF PROPERTY
LOCATED ON THE SOUTH SIDE OF BONANZA ROAD, 800 FT.
WEST OF HIGHLAND DRIVE.

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL) AND

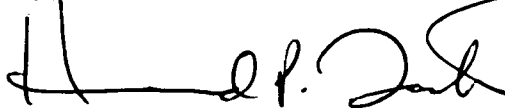
C-M (COMMERCIAL INDUSTRIAL)

PROPOSED USE: OFFICES AND WAREHOUSES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTH HALF (N½) OF THE SOUTH HALF (S½) OF THE
SOUTHWEST QUARTER (SW¼) OF SECTION 28, 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.

COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, ACTING DIRECTOR

HPF:bjl

(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 ATTACHED LOCATION MAP.)

INTER-OFFICE MEMORANDUM

November 16, 1978

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

FIELD OPERATIONS ENGINEER

SUBJECT:

FRANK BURKE
Z-109-78

COPIES TO:

RECEIVED
NOV 17 1978
PLANNING AND
DEVELOPMENT

11/28 PC

Your memorandum of November 8, 1978 requested comments from the Public Services Department on the request for reclassification on property located at 1629 West Bonanza Road from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial) submitted by Frank Burke.

It will be required that the applicant:

1. Dedicate 15' right of way on Bonanza Road. The deed is ready. This right of way was previously requested on V-19-78 and has not yet been dedicated.
2. Construct concrete sidewalk on Bonanza Road frontage at the time of development.



ROBERT D. WEBER, P.E.

RDW/JSH/blc

11-29R

DATE: NOV. 9, 1978

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : Frank Burke
Z-109-78

NOV 13 1978
PLAS. TO AND
DEVELOPMENT

- ☒ 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 1666.
- ☒ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☒ 8. Must meet requirements of Uniform Building Code.
- ☒ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____

S. Hampton
FIRE PREVENTION OFFICER

11/8/78

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1978

November 13, 1978

Notice is hereby given that on November 28, 1978, 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-109-78

FRANK BURKE FOR RECLASSIFICATION OF PROPERTY LOCATED AT

~~1629 WEST BONANZA ROAD.~~

FROM: R-E (RESIDENCE ESTATES)

TO: C-2 (GENERAL COMMERCIAL) AND

C-M (COMMERCIAL INDUSTRIAL)

PROPOSED USE: **OFFICES AND WAREHOUSES**

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST
QUARTER (SW $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61
EAST, M.D.B.&M.

ON THE SOUTH SIDE OF BONANZA
RD, 800' WEST OF HIGHLAND
DRIVE.

FRONT PARKING TO BE REVISED.

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 & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

(date)

BROWN, D.J. 11-8-78

CLEMMER 11/8/78

BROWN, D.W. 11/8/78

BARBARA

(THIS FILE MUST BE RETURNED TO ~~FILE~~ BY 11/8/78 @ 4:00 P.M.).

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

November 3, 1978

Date

TO: PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICESFROM: HAROLD P. FOSTER, ACTING DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: FRANK BURKE
Z-109-78

COPIES TO:

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

1629 West Bonanza Road

From: R-E (Residence Estates)

To: C-2 (General Commercial) and
C-M (Commercial Industrial)

The above property is legally described as a portion of the North Half of the South Half of the Southwest Quarter of Section 28, Township 20 South, Range 61 East, M.D.B.&M.

CITY PLANNING COMMISSION MEETING: November 28, 1978-

Your remarks regarding this application prior to November 21, 1978, will be greatly appreciated.

Plot Plan Attached: Yes XXXXNo

HPF:bjl

cc: Traffic Engineer (copy of plot plan on file in Public Services)

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 herein-after described, hereby presents his application requesting that certain pro-perty be reclassified from the R-E Use District to a C-2 & C-M 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 \$ 200.00.

The property hereinbefore referred to and in relation to which said changes are hereby applied for, is legally described as follows, to wit:
That portion of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-eight (28), Township Twenty (20) South, Range Sixty-one (61) East, M.D.B.&M., described as follows:
COMMENCING at the point of intersection of the East line of the Northwest Quarter ($NW\frac{1}{4}$) of the South-east Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section Twenty-eight (28), said Township and Range, (hereinafter called Line 1), with the South boundary line of Clark Avenue, now known as Bonanza Road, produced Westerly, as the same is now established (hereinafter called Line 2):
Thence West along said Line 2 a distance of 100 feet, the point of beginning; thence South along a line parallel to said Line 1, a distance of 378 feet; thence North 89 degrees 36' west and parallel to said Line 2, a distance of 100 feet; thence North along a line parallel to said Line 1, a dis-tance of 378 feet to said Line 2; thence East along said Line 2, 100 feet to the point of beginning.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

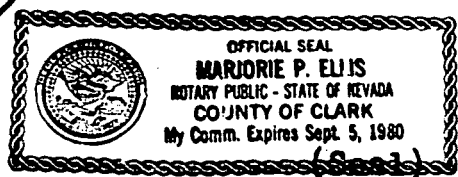
COUNTY OF CLARK)

(I, We) FRANK Burke being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property in-volved in this application and that the foregoing statements and answers here-in 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: Frank Burke MAILING ADDRESS: 953 E. Sahara #232 ZIP CODE: 89109 PHONE NO. 734-0077

Subscribed and sworn to before me this 6th day of November, 1978

Margorie P. Ellis
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIRE-MENTS 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 \$ 200.00 Received by: [Signature]
Receipt No. 334877 dated 11-7-78
Case No. E-10978 Date: 11/3/78
rec'd 11-7-78 11:30 A.M.

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) 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. Five (5) copies.
2. Minimum size - 18 X 24 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.
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.

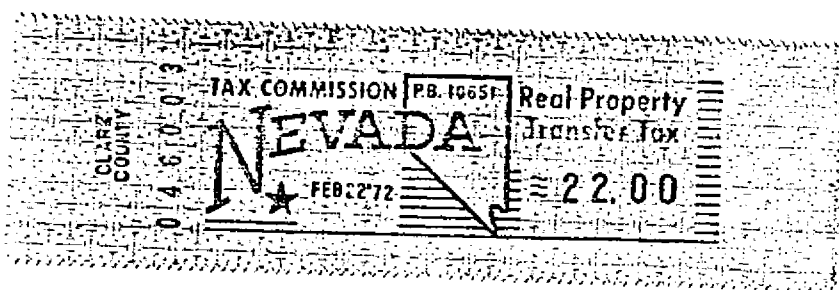
Affix I.R.S. Form 3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ERWIN G. SCHNEIDER

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MARION E. WIREY, a married man, LARRY B. SWANCIGER, a married man, and RALPH C. SWANCIGER, a married man, each as to an undivided 25% interest, and LAMAR WILSON, an unmarried man and FRANK J. BURKE, an unmarried man, each as to an undivided 12-1/2% interest in and to all that real property situate in the _____ County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE HEREBY MADE A PART HEREOF.



- SUBJECT TO: (1) Taxes for the fiscal year 1971-72
- (2) Rights, rights of way, reservations, conditions, restrictions, and easements now of record.

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

Witness my hand this 11th day of January, 19 72

Erwin G. Schneider

STATE OF NEVADA

County of Clark

On this 11th day of January, 19 72
personally appeared before me, a Notary Public
Erwin G. Schneider

who acknowledged that he executed the above
instrument.

Signed ERWIN G. SCHNEIDER
Notary Public

COURTESY OF
CHICAGO TITLE INSURANCE COMPANY
NEVADA TITLE OFFICE
118 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

Order No. LV 38587-AL

When Recorded, mail to Mr. MARION E. WIREY
c/o Wilson-Burke & Co. 2626
5th St. Las Vegas Nevada

Recorder's Stamp.

BOOK 207

166632

2-2

Escrow No. LV 38587-AL

To be attached to that certain Deed dated January 11, 1972

EXHIBIT "A"

That portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Twenty (20) South, Range Sixty-one (61) East, M.D.B.&M., described as follows:

COMMENCING at the point of intersection of the East line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-eight (28), said Township and Range, (hereinafter called Line 1), with the South boundary line of Clark Avenue, now known as Bonanza Road, produced Westerly, as the same is now established (hereinafter called Line 2):

Thence West along said Line 2 a distance of 100 feet, the point of beginning; thence South along a line parallel to said Line 1, a distance of 378 feet; thence North 89°36' West and parallel to said Line 2, a distance of 100 feet; thence North along a line parallel to said Line 1, a distance of 378 feet to said Line 2; thence East along said Line 2, 100 feet to the point of beginning.

Together with an undivided one-thirtieth (1/30th) interest of, in and to all water flowing or otherwise produced from that certain artesian well located in the N $\frac{1}{2}$, S $\frac{1}{2}$, SE $\frac{1}{4}$ of Section 29, Township 20 South, Range 61 East, M.D.B.&M., and known as the new Russell Well. Together with an undivided one-thirtieth (1/30th) interest in and to that certain pipeline connected to and running from said well Easterly to a point 100 feet West from said Line 1 above described; together with an easement for said pipeline in common with the other owners of said pipeline along a strip of ground three feet in width, the center line of which is located approximately 150 feet South of and runs parallel with said line 2, and which strip extends from said well to a point 100 feet West from said Line 1; together with the right to enter thereon for the purpose of repairing, replacing and removing said pipeline.

PROOFREAD

INST. NO. 166632
OFFICIAL RECORD BOOK NO. 207
RECORDED AT REQUEST OF
CHICAGO TITLE INSURANCE CO.

FEB 14 4 54 PM '72

CLARK COUNTY, NEVADA
PAULE HORN, RECORDER
FILE ~~400~~ DEPUTY ~~OT~~

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