

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0113-78

APN 140-32-101-005

Location SWC of Bonanza & Page

Applicant P&K Limited Partnership

Subject

Reclassification of property legally
described as a portion of the NE 1/4 of the
NW 1/4 of the NW 1/4 of Section 32, Township
20 South, Range 62 East, MDB&M.



Z-113-78

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. _____	<u>Gary Davis</u>
2. _____	<u>Wagon</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO. Z-113-78

RAY H. DAINES
Mayor

RAYMOND D. SCHWEITZER
City Manager



12/14 PC
Councilmen

THOMAS BROWN
CYNTHIA BAUMANN
MARY J. KINCAID
GARY J. DAVIS

Approved

City of North Las Vegas

2200 Civic Center Drive • P.O. Box 4086
NORTH LAS VEGAS, NEVADA 89030
Telephone 649-5811

December 1, 1978

Harold P. Foster, Acting Director
Community Planning and Development
City of Las Vegas
400 Stewart Street
Las Vegas, NV 89101

Dear Sir:

SUBJECT: Z-113-78

I am in receipt of your notice of public hearing for property to be reclassified, generally located on the Southwest corner of Bonanza Road and Page Street.

I own the second 2½ acre parcel east of Page on Bonanza and am in complete accord with the request for reclassification of the above property.

Yours truly,

Gary Davis

Gary Davis
Councilman

GD/sk

DEC 1 1978
PLANNING &
DEVELOPMENT

Z- 113-78

Diamond Head

060-300-1

no record

REQUESTED BY:

Organization CITY OF LAS VEGASName JIM ROBISONDept. COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

Date to be Completed _____

ID Code E-113-78Format: Roll List ☐ Extraction ☒

Remarks _____

Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:

Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book

2. Selection by District. List Districts needed:

Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.

3. Selection by Book Pages. List Book and Page:

Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page

4. Selection by Parcel. List Parcels needed:

Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
060	220	501	060	310	004						
	230	401			301						
	1	403			343						
	240	002			360						
	300	001		END							
		006									
		010									
		015									
		108									
		112									
		125									
		130									
		142									
		162									

5. Information needed:

- a. Listing to contain: Descriptions ☒ Valuations ☐
- b. Listing to be: One-Part ☒ Two-Part ☐ Three-Part ☐
- c. Labels needed: None ☐ One Set ☒ Two Sets ☐
- d. Label Sequence to be: Same as List ☒ Alpha on Name ☐

060-220-501 200 Z-113-78	JONES ANNA GRETA 1812 GOLDRING AVE LAS VEGAS NEVADA	89106	BOULDER HTS ADD TRACT #1 LOTS 1-50 BLK I LESS RD LOTS 1 & 26-50 DOCUMENT: 607:488683 02/19/65	5250 GROSS TOTAL	5250	NET TOTAL	5250
060-230-401 200 Z-113-78	BENNETT CHARLES H & LUELLA RTE 3 BOX 527 EUNICE LA	70535	BOULDER HGTS ADD TR #1 LOTS 1-18 BLK J DOCUMENT: 062:355916 99/99/99	1890 GROSS TOTAL	1890	NET TOTAL	1890
060-230-402 200 Z-113-78	MILLER ANGELA LOUISE 2908 HONOLULU AVE VERDUGO CITY CA	91046	BOULDER HTS ADD TR1 LOT 19,20 BLK J DOCUMENT: 146:116091 07/23/71	245 GROSS TOTAL	245	NET TOTAL	245
060-230-403 200 Z-113-78	BENNETT CHARLES H & LUELLA RTE 3 BOX 527 EUNICE LA	70535	BOULDER HTS ADD TRACT 1 LOTS 21-48 BLK J LESS RD LOTS 25-48 DOCUMENT: 062:355916 99/99/99	2940 GROSS TOTAL	2940	NET TOTAL	2940
060-240-002 200 Z-113-78	RONNOW C L 6216 CAMINO DELA COSTA LAJOLLA CA	92037	PT SE4 SW4 SEC 29 20 62 LEGAL ACRES: 37.74 DOCUMENT: 687:552113 01/19/66	28370 GROSS TOTAL	28370	NET TOTAL	28370

TAX YEAR 1978-79
AS OF 11/27/78

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

BATCH # A-255-372-79
PAGE 36

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
060-300-001 200 Z-113-78	SKAGGS DRUG CTRS INC BOX 30658 SALT LAKE CITY UT	PT NW4 NW4 SEC 32 20 62 LEGAL ACRES: 3.86 DOCUMENT: 948:907727 09/28/78	7110				
			GROSS TOTAL	7110		NET TOTAL	7110
060-300-002 200 Z-113-78	SKAGGS DRUG CTRS INC BOX 30658 SALT LAKE CITY UT	PT NW4 NW4 SEC 32 20 62 LEGAL ACRES: 4.55 DOCUMENT: 948:907727 09/28/78	7050				
			GROSS TOTAL	7050		NET TOTAL	7050
060-300-003 200 Z-113-78	P & K BOX 2777 LAS VEGAS NV	PT NW4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 9.14 DOCUMENT: 526:423259 03/31/64	12725				
			GROSS TOTAL	12725		NET TOTAL	12725
060-300-004 200 Z-113-78	UNDERWOOD A J BOX 14544 LAS VEGAS NV	PT NE4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 1.88 DOCUMENT: 277:224758 01/16/61	3600				
			GROSS TOTAL	3600		NET TOTAL	3600
060-300-005 200 Z-113-78	DAVIS GARY & PATRICIA 1112 E OWENS NO LAS VEGAS NV	LOT 2 PM 19-50 PT NE4 NW4 SEC 32-20-62 LEGAL ACRES: 1.76 DOCUMENT: 461:420470 09/19/74	3610				
			GROSS TOTAL	3610		NET TOTAL	3610
060-300-006 200 Z-113-78	HILL PAUL E & JACQUELINE R ETAL %G HOLLER 4011 DANFORD LAS VEGAS NV	PT NE4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 4.64 DOCUMENT: 709:668448 02/18/77	7285				
			GROSS TOTAL	7285		NET TOTAL	7285
060-300-010 200 Z-113-78	SCHOOL BOARD OF TRUSTEES CLARK CO BOX 551 LAS VEGAS NV	PT NE4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 9.46 DOCUMENT: 742:596477 08/31/66	11790				11790
			GROSS TOTAL	11790		NET TOTAL	
060-300-011 200 Z-113-78	BOEKER & HONEYCUTT 1111 LAS VEGAS BLVD S #Y LAS VEGAS NV	PT NW4 NW4 SEC 32-20-62 LESS RD LEGAL ACRES: 4.93 DOCUMENT: 887:846583 05/15/78	6900	880			
			GROSS TOTAL	7780		NET TOTAL	7780
060-300-012 200 Z-113-78	LELAK GEORGE ETAL %SPACE REALTY 5300 PARADISE RD LAS VEGAS NV	PT NW4 NW4 SEC 32 20 62 LEGAL ACRES: 5.16 DOCUMENT: 541:435602 05/26/64	7225				
			GROSS TOTAL	7225		NET TOTAL	7225
060-300-013 200 Z-113-78	MIDDLETON WILLIAM M & BETTY L 3812 APACHE LN LAS VEGAS NV	PT NW4 NW4 SEC 32 20 62 LEGAL ACRES: 2.40 DOCUMENT: 769:728290 07/28/77	4925				
			GROSS TOTAL	4925		NET TOTAL	4925

TAX YEAR 1978-79
AS OF 11/27/78

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

BATCH # A-255-372-79
PAGE 37

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
060-300-014 200 Z-113-78	BOEKER & HONEYCUTT 1111 LAS VEGAS BLVD S #Y LAS VEGAS NV	PT NW4 NW4 SEC 32 20 62 LEGAL ACRES: 4.70 DOCUMENT: 935:894478 08/28/78	6775 GROSS TOTAL	6775		NET TOTAL	6775
060-300-015 200 Z-113-78	CHURCH BAPTIST IMMANUEL 500 N LAMB LAS VEGAS NV	PT NW4 NW4 SEC 32-20-62 LEGAL ACRES: 2.06 DOCUMENT: 193:153732 12/21/71	6280 GROSS TOTAL	8750 15030		NET TOTAL	15030
060-310-004 200 Z-113-78	METROPOLITAN NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	PT SE4 NW4 SEC 32-20-62 LEGAL ACRES: 36.09 DOCUMENT: 782:741512 08/31/77	26530 GROSS TOTAL	26530		NET TOTAL	26530
060-310-301 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 1 BLK 11 DOCUMENT: 890:849784 05/22/78	2030 GROSS TOTAL	2030		NET TOTAL	2030
060-310-343 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 8 BLK 4 DOCUMENT: 890:849784 05/22/78	2330 GROSS TOTAL	2330		NET TOTAL	2330
060-310-344 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 9 BLK 4 DOCUMENT: 890:849784 05/22/78	2130 GROSS TOTAL	2130		NET TOTAL	2130
060-310-345 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 10 BLK 4 DOCUMENT: 890:849784 05/22/78	2030 GROSS TOTAL	2030		NET TOTAL	2030
060-310-346 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 11 BLK 4 DOCUMENT: 890:849784 05/22/78	2030 GROSS TOTAL	2030		NET TOTAL	2030
060-310-347 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 12 BLK 4 DOCUMENT: 890:849784 05/22/78	2030 GROSS TOTAL	2030		NET TOTAL	2030
060-310-348 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 13 BLK 4 DOCUMENT: 890:849784 05/22/78	2030 GROSS TOTAL	2030		NET TOTAL	2030

TAX YEAR 1978-79
AS OF 11/27/78

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

BATCH # A-255-372-79
PAGE 38

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
060-310-349 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 14 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-350 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 15 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-351 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 16 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-352 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 17 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-353 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 18 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-354 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 19 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-355 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 20 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-356 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 21 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-357 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 22 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
060-310-358 200 Z-113-78	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	METROPOLITAN PARK UNIT #18 LOT 23 BLK 4 90211 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030

TAX YEAR 1978-79
AS OF 11/27/78

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

BATCH # A-255-372-79
PAGE 39

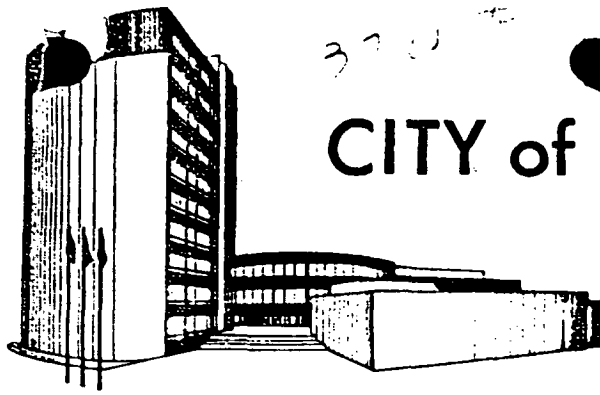
PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
060-310-359 200	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	90211 METROPOLITAN PARK UNIT #18 LOT 24 BLK 4 DOCUMENT: 890:849784 05/22/78	2030	GROSS TOTAL	2030	NET TOTAL	2030
Z-113-78			2230				
060-310-360 200	METROPOLITAN-NV CORP 8447 WILSHIRE BLVD BEVERLY HILLS CA	90211 METROPOLITAN PARK UNIT #18 LOT 25 BLK 4 DOCUMENT: 890:849784 05/22/78	2230	GROSS TOTAL	2230	NET TOTAL	2230
Z-113-78							
		GRAND TOTALS	3326400		114360		
				3931990		1119335	
			GROSS TOTAL	7372750	NET TOTAL		6253415

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER

CITY ATTORNEY
RICHARD C. MAURER

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 6, 1979

Mr. Paul M. Sprague
General Partner
P & K, A Limited Partnership
1502 Las Vegas Boulevard, South
Las Vegas, Nevada 89104

Re: Z-113-78
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held March 21, 1979, DENIED your request for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3.

EDWINA M. COLE, CMC
CITY CLERK

EMC:dh

cc: Dept. of Community Planning & Development
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety
Kenneth S. Huff, General Partner, P & K, A Limited Partnership
1502 Las Vegas Blvd. South, Las Vegas, Nevada 89104

AGENDA*City of Las Vegas*

March 21, 1979

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 33

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)C. ZONE CHANGE - Z-9-79 - WILLIAM R.
ELSWICK

Property generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street.

From: R-4 (Apartment Residence)

To: C-2 (General Commercial)

Proposed Use: Efficiency Apartments
(33 Units)

Planning Commission unanimously recommends DENIAL.

If approved, following is the recommended condition:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

PROTESTS: Approx. 19

Denied as recommended by Planning Commission
Lurie - unanimous

Clerk to notify Planning to proceed

D. ZONE CHANGE - Z-113-78 - P & K
LIMITED PARTNERSHIP

Property generally located on the southwest corner of Bonanza Road and Page Street.

From: R-E (Residence Estates)

To: R-3 (Limited Multiple Residence)

Proposed Use: 41 Four-Plex Apts.

Planning Commission unanimously recommends DENIAL.

If approved, following are the recommended conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The design of the site plan shall conform to the requirements of the Department of Community Planning and Development.

Denied as recommended by Planning Commission
Lurie
Commissioners Levy and Christensen voted "no"

Clerk to notify Planning to proceed

AGENDA*City of Las Vegas*

March 21, 1979

BOARD OF CITY COMMISSIONERS

Page 34

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM	Commission Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)</u>		
3. Dedication of 30 ft. of right-of-way on Diamond Head Drive as required by the Department of Public Services.	See Page 33	See Page 33
PROTESTS: 0		
E. <u>ZONE CHANGE - Z-10-79 - JACK H. HOOPER, TRUSTEE</u>		
Property located at 1100 Campbell Avenue.	Approved as recommended by Planning Commission Lurie - unanimous	Clerk to notify Planning to proceed
From: R-E (Residence Estates) To: P-R (Professional Offices and Parking)		
Proposed Use: Office	Commissioner Levy abstained	
Planning Commission unanimously recommends APPROVAL, subject to the following conditions:		
1. Resolution of Intent to be restricted to a twelve (12) month time limit. 2. The property address shall be from Charleston Boulevard. 3. The parking layout on the east side of the property shall be reversed as required by the Department of Community Planning and Development.		
PROTESTS: 0		
F. <u>ZONE CHANGE - Z-12-79 - ELIZABETH AND STAN KROLAK</u>		
Property located at 2036 Bonita Avenue.	Approved as recommended by Planning Commission Woofter - unanimous	Clerk to notify Planning to proceed
From: R-1 (Single Family Residence) To: P-R (Professional Offices & Parking)		
Proposed Use: Office		
Planning Commission unanimously recommends APPROVAL, subject to the		

MAYOR BRIARE:

The next application is a zone change - Z-113-78 - for P & K LIMITED PARTNERSHIP on property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3 (Limited Multiple Residence). The Planning Commission's recommendation was denial. At the Planning Commission there were no protests. Yes, sir.

PAUL SPRAGUE:

My name is Paul Sprague. I live at 3217 Burnham. I'm one of the general partners involved in this property and we feel by virtue of its location that R-3 is a judicial use of the land. It is not out of harmony. We've got commercial on one side and even a little to the east except for a little green spot there. There is commercial on the east side. We've had one man appear and he's for the project. I don't think we've got any protests. We feel an R-3 would be at this time the highest and best use and we want you to approve this.

MAYOR BRIARE:

Thank you, Mr. Sprague. Is there anyone else in the audience that wish to be heard on this application? Mr. Foster, do you have any comments on the application?

HAROLD P. FOSTER:

This is the application that was before you a couple of meetings ago. You referred it back to the Planning Commission when the applicant determined he couldn't live with the R-2 that he agreed upon at the Planning Commission Meeting. So then the Planning Commission considered it on the R-3 basis and recommended denial. I think, basically, because they feel it's a little lower density in that area. There is an approved R-PD6 on that ten acre parcel immediately to the south. Then you have the elementary school to the southeast.

MAYOR BRIARE:

Thank you, Mr. Foster.

COMMISSIONER LURIE:

So what you're saying is the applicant -- he can't live with R-2 and you're coming in here asking us to overturn the Planning Commission from the -- and want the R-3.

PAUL SPRAGUE:

Yes. The soil condition out there is such that 24 inches of the top soil must be removed and replaced with new soil and that's one of the problems that it just doesn't become feasible at R-2.

MAYOR BRIARE:

--the west -- the one to the west.

HAROLD P. FOSTER:

That's C-1. That's for a new Skaggs store shopping center and we had that plot plan review, I believe, at your last meeting.

MAYOR BRIARE:

Any questions? Any other questions, comments? What's the pleasure of the Commission?

COMMISSIONER LURIE:

I would move that we follow the recommendation of the Planning Commission.

MAYOR BRIARE:

Any comments on the motion? Cast your votes.
Post.

(Voting was as follows:

"AYES" Commissioner Lurie, Commissioner Woofter,
Mayor Briare.

"NOES" Commissioner Christensen, Commissioner
Levy.)

MAYOR BRIARE:

The motion's approved and the application is
denied.

/sk

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. 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, Mr. Jones, Mr. Swessel and Mr. Canul

"NOES" None

Motion carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1979 at 2:00 P.M.

✓ Z-113-78
(12.) Z-113-78
ABEYANCE

Application of P & K LIMITED PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M.

Proposed Use: 41 Four-Plex Apartments

MR. SWESSEL, at the request of the applicant, made a motion for ABEYANCE of Z-113-78.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

13. Z-6-66(28)
PLOT PLAN REVIEW
APPROVED

Request of BATES & SPRINGER REALTORS OF NEVADA, INC. for a Plot Plan Review to allow a realty office on property located at 4532 West Charleston Boulevard, R-1 zone (under resolution of intent to P-R).

MR. BROWN presented the staff report and stated the request is in concert with the development of the area. The plot plan is acceptable with adequate parking, and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Plot Plan Review under Z-6-66(28), subject to the following conditions:

MR. NULL replied that the reason for reducing this street width is due to the Freeway located to the west.

ERNIE BECKER, SR., 4401 West Washington, stated within 1100' of Lorenzi there is going to be a Freeway with limited access and further Michael is an 80' street and he could not understand why 80' on Lorenzi was needed in a half mile area. He added the majority of the dwellings in the area will only be two lots to the acre and, therefore, will not generate much traffic. He added he could not see the area expanding to anything more than R-1 subdivision in density. Further, a 60' street has the same amount of land as an 80' street.

MR. FOSTER stated that a 60' street does have less lanes.

MR. GUTHRIE asked for staff's recommendation.

MR. NULL stated that Public Services/Traffic Division had done a thorough analysis on this and the main concern was the increase in residential density in the area which will cause a lot of traffic between the interchanges on the Expressway.

MRS. COLEMAN stated that it appeared there would be requests for higher density and that she personally felt it might be short-sighted to cut down the street any more than the 80' at this time.

MRS. COLEMAN made a Motion to follow staff's recommendation of reducing the width of Lorenzi from 100' to 80'.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" Chairman Miller

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 17, 1979 at 2:00 P.M.

Application of P & K LIMITED PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3.

Proposed Use: 41 Four-Plex Apartments

MR. BROWN presented the staff report and stated this item was held in abeyance at the request of the applicant. The subdivision desired is as depicted. There are four lots in the interior with less than 7000 sq. ft. Staff must take exception to the design of the subdivision. If this is approved, staff would recommend it be done without approval of the design of the subdivision. Further, 30' of right-of-way is required for Diamond Head. In view of the zoning in the area, staff feels this property should remain residential and would recommend the R-3 be denied.

CHAIRMAN MILLER declared the public hearing open.

✓ Z-113-78
(2.) Z-113-78
(Abeyance Item
from 12/14/78)

APPROVED AS
AMENDED

MRS. COLEMAN asked if the entire subdivision would consist of four-plex development.

MR. BROWN replied that it would.

PAUL SPRAGUE, part-owner of the property in question, stated they would follow staff's suggestion with regard to the engineering. He added it was also felt with the road frontages on this property, high density was in order. Further they have talked to the people at the school in the immediate area and the principal stated he would welcome new students and further, this particular request would be compatible with the area.

KENNETH HUFF, 615 Park Paseo, appeared in approval of the application.

MRS. COLEMAN asked how many acres were involved in the rezoning request.

MR. SPRAGUE replied approximately nine.

CHAIRMAN MILLER asked how many four-plexes were proposed.

MR. SPRAGUE replied thirty-four or thirty-five.

MRS. COLEMAN asked if the four-plexes would be sold and then rented out individually or would they have the same owner.

MR. SPRAGUE stated they are for resale and that they would develop and sell to others.

MRS. COLEMAN stated there would be no master plan, each developer would do something different.

MR. SPRAGUE stated they would have a specific plan and the others would have to do the same or better.

NORMAN MOTT, 4792 East Utah, appeared in favor of the application and presented photographs to the Commission.

MR. JONES inquired as to the parking adequacy.

MR. MOTT stated there would be six as required on each lot.

NICK HORN, Assemblyman from District 15, appeared in favor of the application.

R. KOCHER, 3361 South Verdezer, stated he did not object to the density and felt it was fairly compatible, but did question whether it was too high a density and that he was concerned about the view across Diamond Head.

MRS. COLEMAN stated the roof mechanics would be screened from view.

MR. KOCHER asked if Diamond Head would be fully improved.

MR. BROWN stated that would be part of the approval.

MRS. COLEMAN asked the applicant if he would agreed to RPD 10.

MR. SPRAGUE stated it would be easier to work with R-2 and R-3 to make the project economically feasible.

MR. BROWN stated some indication of the zoning was needed from the Planning Commission.

MRS. COLEMAN stated that R-1 would be hard to develop, but the R-3 was much too dense and there should be a happy medium.

MR. SPRAGUE suggested the density be reduced to R-2.

MR. MOTT stated the R-2 would reduce the number of units to 84.

MR. BROWN stated staff would be receptive to R-2 with 10 units per acre.

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

MR. JONES made a Motion for APPROVAL of Z-113-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Application be amended to R-2 and have a maximum density of ten dwellings units per acre.
3. The design of the site plan shall conform to the requirements of the Department of Community Planning and Development.
4. Dedication of 30 ft. of right-of-way on Diamond Head Drive as required by the Department of Public Services.
5. Conformance to the plot plan as amended to reflect the above conditions.
6. 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, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

process of seeking financing for another location.

ERNIE BECKER, 4401 West Washington, appeared representing Tom Moore and four other persons who protested the use. He stated there has been problems since the school has been in operation with the children who are not confined to the school premises.

MR. BROWN stated the applicants are seeking permission to have a school at this location. Staff is neutral in its position. If the neighbors do not object, neither does staff.

MRS. COLEMAN stated the wrong was done when this property was zoned C-1. And, it was zoned C-1 because those persons voting for it thought it would only be a printing operation, which would not expand to anything else.

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

MR. MILLER made a Motion for DENIAL of the Use Review under Z-49-77 because this use would not be compatible with the surrounding neighborhood.

Voting was as follows:

"AYES" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for DENIAL carried unanimously.

VICE CHAIRMAN JONES announced this item would be heard by the City Commission on March 21, 1979 at 2:00 P.M.

Application of P & K LIMITED PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3.

Proposed Use: 41 Four-Plex Apartments

MR. BROWN presented the staff report and stated when this item was heard by the Planning Commission in January there was discussion as to the density that would be permitted and staff thought at the conclusion of that hearing a meeting of the minds had been arrived at with 10 units per acre. Consequently, R-2 was recommended to the City Commission. At the City Commission meeting, the applicant did not concur with this recommendation and wanted R-3 or nothing. Hence, the application was returned to the Planning Commission for further consideration. In view of the fact the applicant will settle for nothing less than R-3, staff stands behind the R-2 recommendation and would recommend denial of the R-3.

PAUL SPRAGUE, 3217 Burnham, represented the application. He stated this was brought back because the R-2 would not

File: Z-113-78

(2.) Z-113-78

(Referred back from
City Commission)

DENIED

be economically feasible inasmuch as two feet of top soil would have to be replaced. Further, the area is conducive to a high density development.

MR. KENNEDY asked how many units were permitted in the R-2.

MR. BROWN replied a maximum of thirteen.

MR. FOSTER stated that up to 24 was permissible in the R-3.

MR. GUTHRIE made a Motion for DENIAL of Z-113-78 because the density would not be compatible with the other uses in this area.

Voting was as follows:

"AYES" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for DENIAL carried unanimously.

VICE CHAIRMAN JONES announced this item would be heard by the City Commission on March 21, 1979 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP AND REQUEST FOR WAIVER TO ALLOW VEHICULAR ACCESS TO LOTS FRONTING ON A SECONDARY STREET

CHARLESTON RAINBOW
UNIT 17

WITHDRAWN

2. TENTATIVE MAP AND REQUEST FOR WAIVER TO ALLOW VEHICULAR ACCESS TO LOTS FRONTING ON A SECONDARY STREET

GRANDVIEW

APPROVED

Property generally located at the southeast corner of Westcliff Drive and Cimarron Road, R-1 zone.

Owner/Subdivider: Sproul Homes

No. of Acres: 45+ No. of Lots: 202

MR. NULL stated that this particular item has been withdrawn by the applicant.

Property generally located at the southwest corner of Owens Avenue and Marion Drive, R-1 zone.

Owner/Subdivider: Desert Sun Co.

No. of Acres: 10.7+ No. of Lots: 43

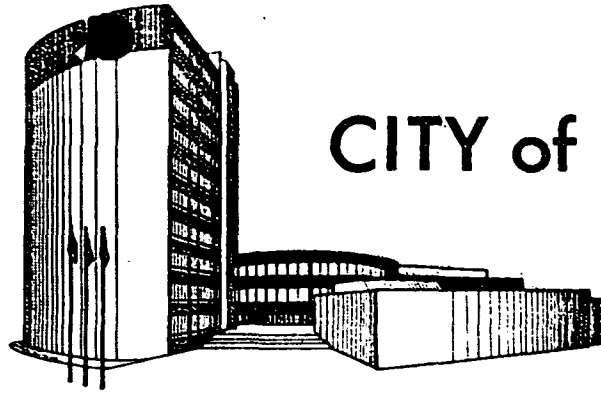
MR. NULL presented the staff report and stated this item has been before the Commission previously, but because the first and second units were not recorded, the applicant must now resubmit. Staff would recommend no vehicular access to Owens, a wall statement and that the street grades meet the requirements of Public Services plus the normal conditions. With these conditions, approval is recommended. The applicant has requested a waiver. This is necessary because five lots front on an 80' street and they are less than 100' wide. Since only 5 lots are involved and the additional lots that now front on Marion, are also less than 100' wide, staff does not object to the waiver.

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
AL LEVY
ROY WOOFER

CITY ATTORNEY
RICHARD C. MAURER

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 6, 1979

Mr. Paul M. Sprague
General Partner
P & K, A Limited Partnership
1502 Las Vegas Boulevard, South
Las Vegas, Nevada 89104

Re: Z-113-78
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held March 21, 1979, DENIED your request for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3.

EDWINA M. COLE, CMC
CITY CLERK

EMC:dh

cc: Dept. of Community Planning & Development ✓
Dept. of Public Services
Dept. of Fire Services
Division of Building & Safety
Kenneth S. Huff, General Partner, P & K, A Limited Partnership
1502 Las Vegas Blvd. South, Las Vegas, Nevada 89104

AGENDA

City of Las Vegas

March 21, 1979

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 33

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

C. ZONE CHANGE - Z-9-79 - WILLIAM R. ELSWICK

Property generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street.

From: R-4 (Apartment Residence)

To: C-2 (General Commercial)

Proposed Use: Efficiency Apartments (33 Units)

Planning Commission unanimously recommends DENIAL.

If approved, following is the recommended condition:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

PROTESTS: Approx. 19

Denied as recommended by Planning Commission
Lurie - unanimous

Clerk to notify Planning to proceed

D. ZONE CHANGE - Z-113-78 - P & K LIMITED PARTNERSHIP

Property generally located on the southwest corner of Bonanza Road and Page Street.

From: R-E (Residence Estates)

To: R-3 (Limited Multiple Residence)

Proposed Use: 41 Four-Plex Apts.

Planning Commission unanimously recommends DENIAL.

If approved, following are the recommended conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The design of the site plan shall conform to the requirements of the Department of Community Planning and Development.

Denied as recommended by Planning Commission
Lurie
Commissioners Levy and Christensen voted "no"

Clerk to notify Planning to proceed

10-11-79

AGENDA

City of Las Vegas

March 21, 1979

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 34

ITEM	Commission Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)</u> 3. Dedication of 30 ft. of right-of-way on Diamond Head Drive as required by the Department of Public Services. PROTESTS: 0	See Page 33	See Page 33
E. <u>ZONE CHANGE - Z-10-79 - JACK H. HOOPER, TRUSTEE</u> Property located at 1100 Campbell Avenue. From: R-E (Residence Estates) To: P-R (Professional Offices and Parking) Proposed Use: Office Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. 2. The property address shall be from Charleston Boulevard. 3. The parking layout on the east side of the property shall be reversed as required by the Department of Community Planning and Development. PROTESTS: 0	Approved as recommended by Planning Commission Lurie - unanimous Commissioner Levy abstained	Clerk to notify Planning to proceed
F. <u>ZONE CHANGE - Z-12-79 - ELIZABETH AND STAN KROLAK</u> Property located at 2036 Bonita Avenue. From: R-1 (Single Family Residence) To: P-R (Professional Offices & Parking) Proposed Use: Office Planning Commission unanimously recommends APPROVAL, subject to the	Approved as recommended by Planning Commission Woofter - unanimous	Clerk to notify Planning to proceed

AGENDAS

B. ZONE CHANGE - Z-11-79 - EDWIN L. AND ROSE M. HARTWELL

Property generally located on the north side of Alpine Place between Mohawk Street and Brush Street.

From: R-1 (Single Family Residence)
To: R-3 (Limited Multiple Residence)
Proposed Use: Apartments

The request is for a 48 unit apartment complex in essentially an R-1 area. To the east is a vacant City owned park site and to the northeast is the new branch library/cultural center. Further to the east there are apartments on the east side of Brush Street. To the south backing up to Alpine Place is C-1 that fronts on Charleston Boulevard. There have been other requests for apartments in this area which have been denied by the City Commission. The Planning Commission recommended denial on the basis it was contrary to its policy of not allowing any apartments west of Brush Street. There was a protest factor from the residents in the area who were opposed to any more apartments in their neighborhood. There were 12 approvals from property owners who own vacant land in this area.

C. ZONE CHANGE - Z-9-79 - WILLIAM R. ELSWICK

Property generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street, from R-4 to C-2.

Proposed Use: Efficiency Apartments

A request for this same zoning was before you in July of 1978, and denied. It was denied on the basis that the project would more than double the number of units allowed in the R-4 zoning and would add to the parking problems that presently exist in this area. There are 33 units proposed with 34 parking spaces whereas the R-4 zone would allow a maximum of 14 units and requires 1½ parking spaces per unit. The Planning Commission recommended denial on the basis that there has been no change to the neighborhood since the previous denial to justify approval of this project. There was a petition of protest in objection to the increased density and parking problems that this project would generate.

D. ZONE CHANGE - Z-113-78 - P & K LIMITED PARTNERSHIP

Property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3.

Proposed Use: 41 Four-Plex Apartments

This item was before you several meetings ago and referred back to the Planning Commission when the applicant indicated he could no longer agree with the amendment to his application that it be changed from R-3 to R-2 with a maximum density of 10 units per acre. The applicant was in agreement with the amendment at the

initial Planning Commission meeting. It was pointed out at the last Planning Commission meeting that soil conditions would increase construction costs and necessitated the R-3 zoning. The Planning Commission recommended denial because R-3 zoning would not be compatible with the surrounding area. There were no protests.

E. ZONE CHANGE - Z-10-79 - JACK H. HOOPER, TRUSTEE

Property located at 1100 Campbell Avenue, from R-E to P-R.
Proposed Use: Office

The request is in keeping with the C-D pattern along Charleston Boulevard and the Planning Commission recommended approval subject to the usual conditions and minor revisions to the plot plan. There were no protests.

F. ZONE CHANGE - Z-12-79 - ELIZABETH AND STAN KROLAK

Property located at 2036 Bonita Avenue, from R-1 to P-R.
Proposed Use: Office

The request is in accordance with the P-R pattern that is taking place along Eastern Avenue and the Planning Commission recommended approval. There were no protests.

G. ZONE CHANGE - Z-13-79 - JOE REYES AND OLGA REYES

Property located at 4324 West Charleston Boulevard, from R-1 (under resolution of intent to P-R) to C-1.
Proposed Use: Office & Showroom (Tile Supplies)

The request is on a segment of Charleston Boulevard that has been retained for P-R zoning. An application for C-1 zoning to the east was denied in 1976. The Planning Commission recommended denial because of its established policy and the fact that these lots are relatively small and are more suitable for professional office use. There were no protests.

H. ZONE CHANGE - Z-14-79 - PACIFIC COAST BUILDING PRODUCTS, INC.

Property located at 1110 West Bonanza Road, from C-M and C-1 to C-M.
Proposed Use: Wholesale Storage (Lumber)

The application is to allow the O'Neil Lumber Company to expand its operation to the east. Initially, the north portion of the property will be used for this wholesale lumber operation; and as soon as the current lease expires on the automobile storage

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

February 28, 1979

Mr. Paul M. Sprague
General Partner
P & K, A Limited Partnership
1502 Las Vegas Boulevard South
Las Vegas, Nevada 89104

✓Re: 2-113-78

Dear Mr. Sprague:

Your request for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3, was considered by the City Planning Commission on February 27, 1979.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because the density would not be compatible with the other uses in this area.

This item will be considered by the Board of City Commissioners on March 21, 1979, 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, DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

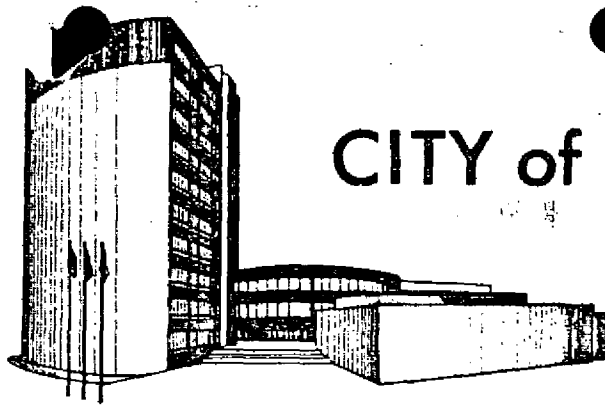
cc: City Clerk
Kenneth S. Huff, General Partner, P & K, A Limited Partnership,
1502 Las Vegas Boulevard South, Las Vegas, Nevada 89104

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

February 20, 1979

Mr. Paul M. Sprague
General Partner
P & K, A Limited Partnership
1502 Las Vegas Boulevard South
Las Vegas, Nevada 89104

Re: Z-113-78 (Referred back from City Commission)

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 February 27, 1979.

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:bjl
attachment

cc: Kenneth S. Huff, General Partner, P & K, A Limited Partnership,
1502 Las Vegas Boulevard South, Las Vegas, Nevada 89104

AGENDA

City of Las Vegas

February 7, 1979

BOARD OF CITY COMMISSIONERS

Page 35

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)**

2. Conformance to the improvement requirements along Harris Avenue as required by the Department of Public Services.

PROTESTS: 1

**C. ZONE CHANGE - Z-113-78 - P & K
LIMITED PARTNERSHIP**

Property generally located on the southwest corner of Bonanza Road and Page Street.

From: R-E (Residence Estates)

To: R-3 (Limited Multiple
Residence)

Proposed Use: 41 Four-Plex Apts.

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

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Application be amended to R-2 and have a maximum density of ten dwelling units per acre.
3. The design of the site plan shall conform to the requirements of the Department of Community Planning and Development.
4. Dedication of 30 ft. of right-of-way on Diamond Head Drive as required by the Department of Public Services.

PROTESTS: 0

APPROVED AGENDA ITEM

See Page 34

See Page 34

Referred back to
Planning
Commission

(Applicant
represented by
Paul Sprague)

A. ZONE CHANGE - Z-117-78 - WILLIAM AND CHARLOTTE KNUDSEN

Property generally located at the northeast corner of Del Rey Avenue and Arville Street, from R-E to P-R. Proposed Use: Offices

The property is located east of the Westland Mall Shopping Center. There is R-E zoning east of Arville except for the property immediately to the north which is C-1 for the Brower Printing Operation. Previously the property involved in this application was approved for P-R zoning but the resolution expired. The proposed plot plan on this development indicates offices and a branch office for Nevada State Employment Security. The Planning Commission recommended denial because the proposed State Employment Office would be a high traffic generator that would not be compatible with the surrounding R-E development. There were three protestants, one who lives across the street who pointed out people loiter outside Employment Offices and the traffic and parking situation would be a nuisance for the residents.

B. ZONE CHANGE - Z-116-78 - BISHOP OF NEVADA, EPISCOPAL CHURCH

Property generally located on the northeast corner of Eastern Avenue and Harris Avenue, from R-E to R-3. Proposed Use: 115 Unit Senior Citizens Apartment

The proposed development is the same complex that was denied on the southeast corner of Alta and Rancho Road. At this location on Eastern, there is an existing R-3 pattern to the south and vacant City property to the east. To the north is the Episcopal Church. To the west is R-1 zoning backing up to Eastern Avenue. The plot plan indicates a reduced amount of parking based on other senior citizens projects. The applicant will be filing a variance application to provide parking at approximately a 1:2 ratio that has been found to be satisfactory in other senior citizen projects. There is also a vacation petition filed for a 30 ft. unimproved half-street along the easterly portion of this five acre parcel. The Planning Commission recommended approval as being in accordance with the zoning pattern in the area. There was one protestant who was concerned primarily with this apartment project altering the drainage pattern in this neighborhood.

C. ZONE CHANGE - Z-113-78 - P & K LIMITED PARTNERSHIP

Property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3. Proposed Use: 41 Four-Plex Apartments

This parcel contains approximately 9.5 acres and is located northwest of the Albert Edwards Elementary School. There is C-1 zoning to the west and a resolution approved for an R-PD6

to the south. To the east is some undeveloped R-E and a small site approved for C-1. To the north is R-1 that is undeveloped. Due to the surrounding uses, the Planning Commission recommended approval of the application subject to it being amended to R-2 and having a maximum density of ten dwelling units per acre. This amendment will allow approximately 95 units compared to the original request of 164 units. The applicant was in agreement to the amendment and there were no protests.

D. ZONE CHANGE - Z-115-78 - CENTRAL TELEPHONE COMPANY

Property generally located at the northwest corner of Lorenzi Boulevard and Lone Mountain Road, from R-E and C-2 to C-2.
Proposed Use: Telephone Exchange Facility

There is an existing telephone exchange on the property that was approved by means of a use permit a number of years ago. Presently there are portable structures on the property for the exchange. The Telephone Company is proposing to construct permanent structures on the site and would like to have commercial zoning which would allow more flexibility in their development. The property is adjacent to the strip of C-2 zoning along the west side of Rancho Drive. The Planning Commission recommended approval and there were no protests.

E. AESTHETIC REVIEW - Z-20-78 - JAMES WEBER & ASSOCIATES

Request for an Aesthetic Review to allow the modification of the approved elevations on property generally located on the east side of 28th Street, between Valley Street and Charleston Boulevard, R-1 zone (under resolution of intent to R-PD39).

This is a change in the approved elevations for a planned development. The applicant proposes to change the elevations to the same design as exists on his adjacent project called Turtle Rock. The Planning Commission recommended approval subject to the building elevations resembling the Turtle Rock Apartment development.

F. EXTENSION OF TIME - Z-136-77 - GARY E. SILVA

Request for an Extension of Time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakey Blvd.

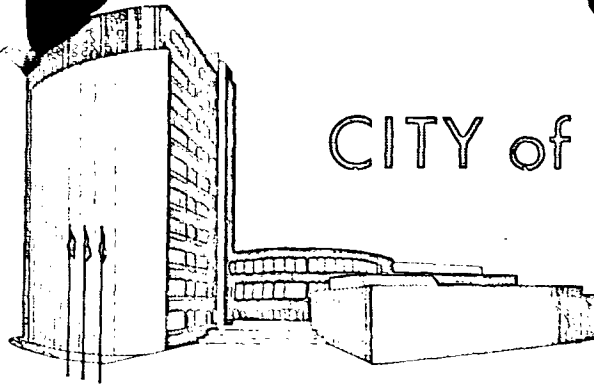
The applicant is requesting a one year extension because he has not been able to obtain the funds to convert the structure to an office use. He indicated that he would be obtaining the necessary financing this year. The Planning Commission recommended approval of a one year extension.

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

January 15, 1979

Mr. Paul M. Sprague, General Partner
P & K, A Limited Partnership
1502 Las Vegas Boulevard South
Las Vegas, Nevada 89104

✓Re: Z-113-78

Dear Mr. Sprague:

Your request for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3, was considered by the City Planning Commission on January 11, 1979.

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. Application be amended to R-2 and have a maximum density of ten dwelling units per acre.
3. The design of the site plan shall conform to the requirements of the Department of Community Planning and Development.
4. Dedication of 30 ft. of right-of-way on Diamond Head Drive as required by the Department of Public Services.
5. Conformance to the plot plan as amended to reflect the above conditions.
6. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

-continued-

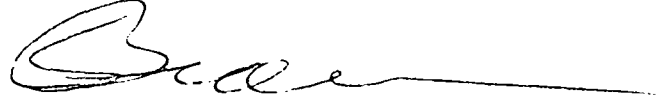
Mr. Paul M. Sprague General Partner
Re: Z-113-78

January 15, 1979
Page 2

This item will be heard by the Board of City Commissioners on February 7, 1979, 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
Kenneth S. Huff, General Partner, P & K, A Limited Partnership,
1502 Las Vegas Boulevard South, Las Vegas, NV 89104

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 18, 1978

Mr. Paul M. Sprague, General Partner
P & K, A Limited Partnership
1502 Las Vegas Boulevard South
Las Vegas, Nevada 89104

✓Re: Z-113-78

Dear Mr. Sprague:

Your request for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3, was considered by the City Planning Commission on December 14, 1978.

The Commission voted to hold the application in abeyance per your request.

This item will again be heard by the City Planning Commission on January 11, 1979, at 7:30 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: Kenneth S. Huff, General Partner, P & K, A Limited Partnership

November 29, 1978

NOTICE OF PUBLIC HEARING

DECEMBER 14, 1978

Notice is hereby given that on December 14, 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-113-78 P & K LIMITED PARTNERSHIP, FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER
OF BONANZA ROAD AND PAGE STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: 41 FOUR-PLEX APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST
QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION
32, TOWNSHIP 20 SOUTH, RANGE 62 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)

12/14/78
DATE: Nov. 28, 1978

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : PtX, A Limited Partnership
2-113-78

- ☒ 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

INTER-OFFICE MEMORANDUM

Date

December 4, 1978

TO:

COMMUNITY PLANNING AND DEVELOPMENT

FROM:

FIELD OPERATIONS ENGINEER

SUBJECT:

P & K, A LIMITED PARTNERSHIP
Z-113-78

COPIES TO:

Your memorandum of November 21, 1978 requested comments from the Public Services Department on the request for reclassification of property generally located near the southwest corner of Bonanza Road and Page Street from R-E (Residence Estates) to R-3 (Limited Multiple Residence) submitted by P & K, a limited partnership.

It will be required that the applicant:

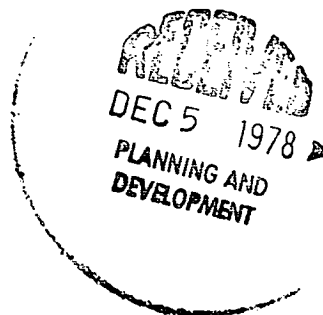
1. Dedicate 30' of right of way for Diamond Head Street on the south boundary plus radius corners as required.
2. At the time of development, construct half street improvements on exterior streets; and full street improvements on interior streets if public, per approved designs and performance bond.

It will be necessary to coordinate all final designs with the Subdivisions Engineer.

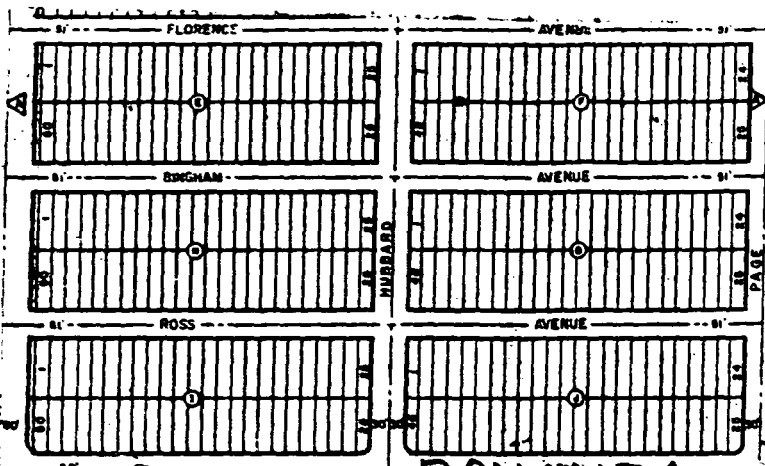


ROBERT D. WEBER, P.E.

RDW/JSH/blc



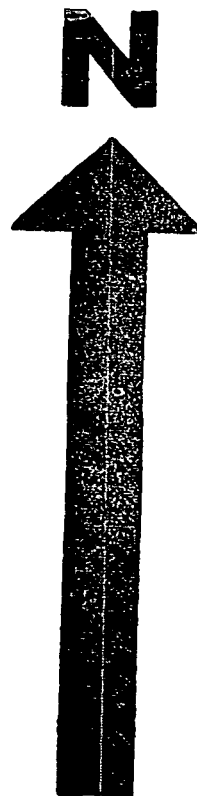
LAMB BLVD



BONANZA RD.

PAGE ST

ELBERT EDWARDS
ELEMENTARY SCHOOL



2-113-78

11/21/78

NOTICE OF PUBLIC HEARING

DECEMBER 14, 1978

November 29, 1978

Notice is hereby given that on December 14, 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-113-78 P & K ~~LIMITED PARTNERSHIP~~ ^{ON} FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ~~NEAR~~ THE SOUTHWEST CORNER OF BONANZA ROAD AND PAGE STREET (9).

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: **42-4plex Apartments**

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER
(NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 32,
TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B.&M.

1. 4 lots less than 7000[#]
2. PARKING will BE DIFFICULT OR IMPOSSIBLE TO PROVIDE on some lots.

*Poor design -
66' R/W; Utility system should be considered for Block 2*

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. **11-21-78**

CLEMMER **11/24/78**

BROWN, D.W. **11/22/78**

BARBARA

(THIS FILE MUST BE RETURNED TO ~~TOUCH~~ BY 11/21/78 @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 21, 1978

Date

TO: PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICESFROM: HAROLD P. FOSTER, ACTING DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: P & K, A LIMITED PARTNERSHIP
Z-113-78

COPIES TO:

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

generally located near the southwest corner of Bonanza Road and Page Street

From: R-E (Residence Estates)
To: R-3 (Limited Multiple Residence)

The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, M.D.B.&M.

CITY PLANNING COMMISSION MEETING: December 14, 1978

Your remarks regarding this application prior to December 5, 1978, will be greatly appreciated.

Plot Plan Attached: Yes XXXXXX

No

HPF:bjl

cc: Traffic Engineer (copy of plot plan on file in Public Services)
Bldg. & Safety (plot plan attached)
Permit Desk (copy of plot plan on file in Public Services)

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 property be reclassified from the R-E Use District to a R-3 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:

NE 1/4 NW 1/4 SEC. 30 T20S R62E MDB&M Las Vegas Clark County, Nevada.

32

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) P & K A Limited Partnership being duly sworn, depose and say that (I, ~~us~~, 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: MAILING ADDRESS: ZIP CODE: PHONE NO.

<u>Paul M. Sprague</u>	1502 Las Vegas Bl. SO.	89104	3848787
Paul M. Sprague Gen. Partner			
<u>Kenneth S. Huff</u>	1502 Las Vegas Bl. So.	89104	384-8787
Kenneth S. Huff, Gen. Partner			

Subscribed and sworn to before me this 20th day of November, 1978.

Jason D. Hays
Notary Public in and for said County and State



Notary Public-State of Nevada
CLARK COUNTY
Jason D. Hays
My Commission Expires May 17, 1982
(Seal)

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 \$ 200.00

Received by: [Signature]

Receipt No.: 340805

Case No. 243-63

Date: 11/24/78

Rec'd 11-21-78 - after closing

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, turnaround 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.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

✓ JOSEPH M. GEORGE, JR.

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ✓ P. & K., a Limited Partnership

all that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

The Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, M.D.B. & M.

EXCEPTING AND RESERVING therefrom a road right away for ingress and egress over the North 40 feet and the South 20 feet for general public use as reserved in deed recorded in Book 18 of Deeds, page 444.

ALSO EXCEPT therefrom the East 30 feet of said land as granted to the City of Las Vegas as recorded in deed recorded in Book 502 as Document No. 404136.

SUBJECT TO: Taxes for the fiscal year 1963/1964; and
Rights of way, reservations, restrictions, conditions and easements of record.



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

Witness my hand this 27th day of May 1964

Joseph M. George, Jr.

STATE OF NEVADA

COUNTY OF Clark

SS.

On May 27th 1964
before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Joseph M. George, Jr.

SEAL
AFFIXED

known 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.

WITNESS my hand and official seal.

Notary Public in and for Said County and State.

ESCROW NO. { 2253 RE RECORDER'S
ORDER NO. INSTRUMENT NO.
WHEN RECORDED MAIL TO:
✓ P. & K.
c/o Frontier Realty
1624 East Charleston Blvd. Las Vegas, Nev.

SPACE BELOW FOR RECORDER'S USE ONLY

NO 423259
RECORDED AT THE REQUEST OF

BROKERS TITLE
COMPANY INC

MAR 31 2 42 PM 64

OFFICIAL RECORDS BOOK NO. 526
CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE \$20.00 DEPUTY

Paul Spague, P&K, A Limited Partnership

Location

Near the Southwest corner of
Bonanza and Page

Density

- 42 4plexs on 9.5 acres
- 18 units per acre

South of location - RPD 6

East of location - R-1, C-V

North " - R-1

West " - R-E

Use: 4 plex studio apartments
to be converted, in the future,
to condo units

File: 2-93-63

Misc: Elevations included in plans.