

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0114-78

APN 162-03-211-021

Location 1306-1308 Rexford Pl

Applicant T.E. Mitton

Subject

Reclassification of property legally
described as Lot 22, Paradise Grove.



4-8-79 (cc 5-2-79)

Z114-78

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1.		<u>Wayne Zaenzlin</u>
2.		
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FILE NO. Z-114-78

December 27, 1978

NOTICE OF PUBLIC HEARING

JANUARY 11, 1979

Notice is hereby given that on January 11, 1979, 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-114-78 T. E. MITTON FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 1306-1308 REXFORD PLACE.

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

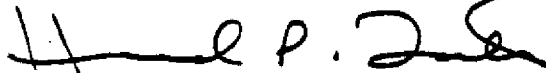
PROPOSED USE: THREE DWELLING UNITS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 22,

PARADISE GROVE.

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.)

(SEE ATTACHED LOCATION MAP.)

I approve of the proposed reclassification.

Wayne E. Lorenzen
1314-16-18-20 Rexford St.

REQUESTED BY: Organization <u>CITY OF LAS VEGAS</u> Name <u>JIM ROBISON</u> Dept. <u>COMMUNITY DEVELOPMENT</u> Phone <u>386-6301</u> Ext. _____		Date to be Completed _____ ID Code <u>2-114-78</u> Format: Roll List ☐ Extraction ☒ XX Remarks _____
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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:

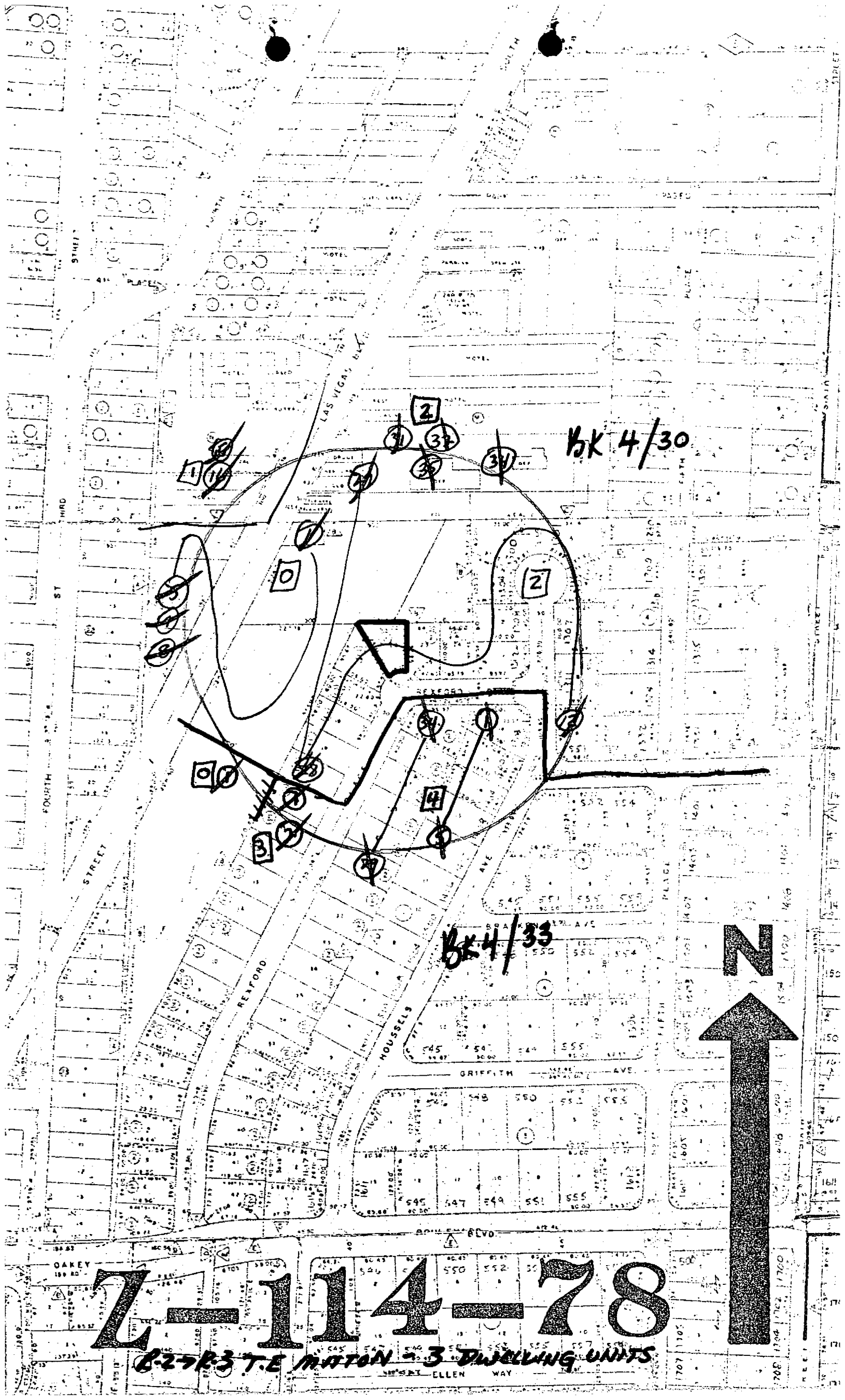
Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page

4. Selection by Parcel. List Parcels needed:

Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
040	300	001	040	330	401						
		005			405						
		007			429						
		008			434						
		115		END							
		116									
		212									
		229									
		231									
		232									
		234									
		235									
	330	001									
		301									
		302									

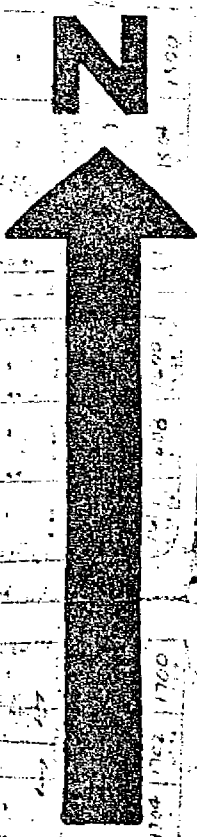
5. Information needed:

- | | |
|---|---|
| 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 ☐ |



BK 4/30

BK 4/33



L-114-78

B-2-R3 T.E. MATTON - 3 DWELLING UNITS

040-300-001 200 Z-114-78	LITTLE WHITE CHAPEL INC 1301 LAS VEGAS BLVD SJ LAS VEGAS NV	PT NW4 SEC 3 21 61 LEGAL ACRES: .08 DOCUMENT: 230:186702 02/02/60	8760 GROSS TOTAL	5100 14110	250 NET TOTAL	14110
040-300-002 200 Z-114-78	HWANG BENJAMIN MING ETAL 1401 LAS VEGAS BLVD S LAS VEGAS NV	PT SE4 NW4 SEC 3 21 61 LEGAL ACRES: 1.76 DOCUMENT: 684:643049 12/01/76	58560 GROSS TOTAL	120370 186000	7070 NET TOTAL	186000
040-300-003 200 Z-114-78	KRENN EDGAR & L 1411 LAS VEGAS BLVD S LAS VEGAS NV	PT SE4 NW4 SEC 03 21 61 LEGAL ACRES: 1.28 DOCUMENT: 122:097238 05/03/71	63390 GROSS TOTAL	47570 132940	21980 NET TOTAL	132940
040-300-004 200 Z-114-78	YODUM EVA R ETAL 815 SHELLEND RD LAS VEGAS NV	PT SE4 NW4 SEC 03 21 61 LEGAL ACRES: .27 DOCUMENT: 472:431143 11/09/74	19090 GROSS TOTAL	11160 30250	NET TOTAL	30250

TAX YEAR 1978-79
AS OF 12/22/78

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

BATCH # A-274-408-79
PAGE 11

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
040-300-005 200 Z-114-78	YOCUM EVA M ETAL 615 SHELLEND RD LAS VEGAS NV	PT SE4 NW4 SEC 03 21 61 LEGAL ACRES: .40 DOCUMENT: 472:431143 11/05/74	32020	25750			
	89107		GRUSS TOTAL	57770	NET TOTAL		57770
040-300-007 200 Z-114-78	YOCUM DONALD R & EVA M 615 SHELLEND RD LAS VEGAS NV	PT SE4 NW4 SEC 03 21 61 LEGAL ACRES: .12 DOCUMENT: 520:479285 05/22/75	13010	4370			
	89107		GRUSS TOTAL	17380	NET TOTAL		17380
040-300-008 200 Z-114-78	SMITH ROBERT S & CINDY 5555 CAR ST LAS VEGAS NV	PT SE4 NW4 SEC 3 21 61 LEGAL ACRES: .09 DOCUMENT: 792:636225 04/24/69	11560	7610			
	89120		GRUSS TOTAL	19170	NET TOTAL		19170
040-300-115 200 Z-114-78	ECONOMY & MOTEL OF AMERICA 2380 ROCHELLE AVE LAS VEGAS NV	PARK PL ADD PT LOT N DOCUMENT: 446:405311 07/26/74	78090	44540	6830		
	89109		GRUSS TOTAL	129460	NET TOTAL		129460
040-300-116 200 Z-114-78	SHAMROCK HOLDINGS INC 1300 LAS VEGAS BLVD S LAS VEGAS NV	PARK PL ADD PT LOT N DOCUMENT: 688:647787 12/16/76	27005	57600	17150		
	89104		GRUSS TOTAL	101755	NET TOTAL		101755
040-300-212 200 Z-114-78	WIENER GRA JANE 28 SINGLETON 8300 LA MADRE WY LAS VEGAS NV	DESERT PARK #3 LOT 09 BLK 02 DOCUMENT: 762:741854 08/31/77	2835	12180	410		
	89108		GRUSS TOTAL	15425	NET TOTAL		15425
040-300-213 200 Z-114-78	APPLE CARL L 1311 HOUSSELS ST LAS VEGAS NV	DESERT PARK #3 LOT 08 BLK 02 DOCUMENT: 454:413660 08/27/74	3010	10470	2310	1000	
	89104		GRUSS TOTAL	15790	NET TOTAL		14790
040-300-214 200 Z-114-78	GRANA JOHN FRANCIS 1307 HOUSSELS ST LAS VEGAS NV	DESERT PARK #3 LOT 07 BLK 02 DOCUMENT: 859:689789 03/12/68	3115	10460	380	1000	
	89104		GRUSS TOTAL	13955	NET TOTAL		12955
040-300-215 200 Z-114-78	NEFF JERRY W & MARTHA E 1305 HOUSSELS LAS VEGAS NV	DESERT PARK #3 LOT 06 BLK 02 DOCUMENT: 942:756240 04/14/69	2165	11400	400		
	89104		GRUSS TOTAL	13965	NET TOTAL		13965
040-300-216 200 Z-114-78	ESCALANTE GILGARDO G 1301 HOUSSELS AVE LAS VEGAS NV	DESERT PARK #3 LOT 05 BLK 02 DOCUMENT: 958:897645 09/01/78	3035	16220	530		
	89104		GRUSS TOTAL	19785	NET TOTAL		19785

TAX YEAR 1978-79
AS OF 12/22/78

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

BATCH # A-274-408-79
PAGE 12

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEASE * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
040-300-217 200 Z-114-78	HWANG BENJAMIN MING ETAL WESTERN TITLE CO 770 E SAHARA LAS VEGAS NV	DESERT PARK #3 LOT 04 BLK 02 DOCUMENT: 884:843049 12/01/78	3170				
	89104		GROSS TOTAL	3170		NET TOTAL	3170
040-300-218 200 Z-114-78	BROD DONALD L & ANN L 1304 HOUSSELS LAS VEGAS NV	DESERT PARK #3 LOT 03 BLK 02 DOCUMENT: 925:884057 08/04/78	2330	13580	380		
	89104		GROSS TOTAL	16290		NET TOTAL	16290
040-300-219 200 Z-114-78	HUGGINS THANH THI 1308 HOUSSELS AVE LAS VEGAS NV	DESERT PARK #3 RESUB LOT 02 BLK 02 DOCUMENT: 886:825939 03/31/78	2270	11400	380		
	89104		GROSS TOTAL	14050		NET TOTAL	14050
040-300-220 200 Z-114-78	GREAT FALLS FOREST PROD INC 1312 HOUSSEL AVE LAS VEGAS NV	DESERT PARK #3 RESUB LOT 01 BLK 02 DOCUMENT: 837:590432 07/02/78	2650	12330			
	89104		GROSS TOTAL	14980		NET TOTAL	14980
040-300-221 200 Z-114-78	MITTON T E BOX 329 LAS VEGAS NV	PARADISE GROVE LOT 24 DOCUMENT: 737:696563 05/11/77	2175	8040	320		
	89101		GROSS TOTAL	10535		NET TOTAL	10535
040-300-222 200 Z-114-78	MITTON T E BOX 329 LAS VEGAS NV	PARADISE GROVE LOT 23 DOCUMENT: 737:696563 05/11/77	2140	7050			
	89101		GROSS TOTAL	9190		NET TOTAL	9190
040-300-223 200 Z-114-78	MITTON T E BOX 329 LAS VEGAS NV	PARADISE GROVE LOT 22 DOCUMENT: 737:696563 05/11/77	1990	8630			
	89101		GROSS TOTAL	10620		NET TOTAL	10620
040-300-224 200 Z-114-78	STERGIOU JERRY 15000 HIALEAH LAS VEGAS NV	PARADISE GROVE LOT 21 DOCUMENT: 840:799769 01/27/78	2040	7630	320		
	89109		GROSS TOTAL	9990		NET TOTAL	9990
040-300-225 200 Z-114-78	LORENZEN WAYNE E & MARGUERITE M 1314 REXFORD PL LAS VEGAS NV	PARADISE GROVE LOT 20 DOCUMENT: 889:848150 05/17/78	2130	7200	320		
	89109		GROSS TOTAL	9650		NET TOTAL	9650
040-300-226 200 Z-114-78	LORENZEN WAYNE E & MARGUERITE M 1314 REXFORD PL LAS VEGAS NV	PARADISE GROVE LOT 19 DOCUMENT: 889:848150 05/17/78	2125	7270	320		
	89109		GROSS TOTAL	9715		NET TOTAL	9715

TAX YEAR 1978-79
AS OF 12/22/78

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

BATCH # A-274-408-79
PAGE 13

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
040-300-227 200 Z-114-78	PAR WEST FINANCIAL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	PARADISE GROVE LOT 18 DOCUMENT: 932:748026 02/21/69	2125	7040			
			GROSS TOTAL	9165	NET TOTAL		9165
040-300-228 200 Z-114-78	GILLIGAN SIDNEY T & ANTOINETTE 1406 REXFORD PL LAS VEGAS NV 89104	PARADISE GROVE LOT 17 DOCUMENT: 830:789583 01/04/78	2125	7070			
			GROSS TOTAL	9195	NET TOTAL		9195
040-300-229 200 Z-114-78	DALY THOMAS J 623 S 8TH ST LAS VEGAS NV 89101	PARK PL ADD PT LOT M DOCUMENT: 622:581337 05/17/76	11290	8210	150		
			GROSS TOTAL	19650	NET TOTAL		19650
040-300-231 200 Z-114-78	LIEBOFF AL TRS FT ETAL 1245 S 5TH ST LAS VEGAS NEVADA 89104	PARK PLACE ADD 108' PT LOT M .75A DOCUMENT: 736:695762 05/09/77	32165	42940			
			GROSS TOTAL	75105	NET TOTAL		75105
040-300-232 200 Z-114-78	GSM-78A LTD 21804 RUSCUE BLVD #26 CANOGA PARK CA 91304	PARK PLACE ADD 120.23' LOT M 1.75A DOCUMENT: 929:888803 08/15/78	51385	250540	84290		
			GROSS TOTAL	386215	NET TOTAL		386215
040-300-234 200 Z-114-78	ZUNAMON SIMON TRUSTEE & LOTUS INN 1213 LAS VEGAS BLVD SU LAS VEGAS NV 89104	PARK PL ADD PT LOT M DOCUMENT: 895:718840 08/26/68	5175				
			GROSS TOTAL	5175	NET TOTAL		5175
040-300-235 200 Z-114-78	HWANG BENJAMIN MING ETAL & WESTERN TITLE CO 770 E SAHARA LAS VEGAS NV 89104	PARK PL ADD PT LOT M DOCUMENT: 684:643049 12/01/76	7460	7230	500		
			GROSS TOTAL	15190	NET TOTAL		15190
040-330-001 200 Z-114-78	GODFREY THOMAS ETAL 1010 W 2610 S SALT LAKE CITY UT 84119	PT SE4 NW4 SEC 03 21 61 LEGAL ACRES: .36 DOCUMENT: 725:582526 06/21/66	19780				
			GROSS TOTAL	19780	NET TOTAL		19780
040-330-301 200 Z-114-78	BAILEY RAY 1001 E BUNANZA RD LAS VEGAS NV 89101	PARADISE GROVE LOT 16 DOCUMENT: 852:811960 02/28/78	2375	8100	320		
			GROSS TOTAL	10795	NET TOTAL		10795
040-330-302 200 Z-114-78	BAILEY RAY 1001 E BUNANZA RD LAS VEGAS NV 89101	PARADISE GROVE LOT 15 DOCUMENT: 852:811976 02/28/78	2375	8100	320		
			GROSS TOTAL	10795	NET TOTAL		10795

TAX YEAR 1975-79
AS OF 12/22/76

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

BATCH # A-274-408-79
PAGE 14

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
040-330-401 200 Z-114-76	SNEKSON, OLIVER W & LOIS F 1316 HOUSSELS AVE LAS VEGAS NEVADA 89104	RESUB DESERT PARK #3 LOT 16 BLK 01 DOCUMENT: 614:494025 03/24/65	2955	9550	340		
			GROSS TOTAL	12855	NET TOTAL		12855
040-330-402 200 Z-114-76	PASQUA GAETANO M & BARBARA L 1400 HOUSSELS AVE LAS VEGAS NV 89104	RESUB DESERT PARK #3 LOT 15 BLK 01 DOCUMENT: 375:334608 10/26/73	2310	12180	420		
			GROSS TOTAL	14910	NET TOTAL		14910
040-330-403 200 Z-114-76	GARBIAN ALBERT 1404 HOUSSELS AVE LAS VEGAS NV 89104	RESUB DESERT PARK #3 LOT 14 BLK 01 DOCUMENT: 486:425225 10/08/74	2265	11980	380		
			GROSS TOTAL	14625	NET TOTAL		14625
040-330-404 200 Z-114-78	FOUST PAUL F & JEAN H 1408 HOUSSELS AVE LAS VEGAS NEV 89105	RESUB DESERT PARK #3 LOT 13 BLK 01 DOCUMENT: 440:399011 07/02/74	2265	8350	300		
			GROSS TOTAL	10915	NET TOTAL		10915
040-330-405 200 Z-114-78	SIRK GISEK H JR & LUCILLE 1410 HOUSSELS AVE LAS VEGAS NV 89104	RESUB DESERT PARK #3 LOT 12 BLK 01 DOCUMENT: 819:778782 12/06/77	2265	10800	410		
			GROSS TOTAL	13475	NET TOTAL		13475
040-330-429 200 Z-114-78	PAR WEST FINANCIAL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	PARADISE GROVE LOT 30 DOCUMENT: 932:748044 02/21/69	2375	9240	320		
			GROSS TOTAL	11935	NET TOTAL		11935
040-330-430 200 Z-114-78	PAR WEST FINANCIAL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	PARADISE GROVE LOT 29 DOCUMENT: 932:748041 02/21/69	2375	9150	320		
			GROSS TOTAL	11845	NET TOTAL		11845
040-330-431 200 Z-114-78	PAR WEST FINANCIAL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	PARADISE GROVE LOT 28 DOCUMENT: 932:748038 02/21/69	2375	8730	320		
			GROSS TOTAL	11425	NET TOTAL		11425
040-330-432 200 Z-114-76	PAILEL HARRY D & LOIS T 1229 S 8TH PL LAS VEGAS NV 89104	PARADISE GROVE LOT 27 DOCUMENT: 684:645201 12/02/76	2375	9160	320		
			GROSS TOTAL	11855	NET TOTAL		11855
040-330-433 200 Z-114-76	PAR WEST FINANCIAL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	PARADISE GROVE LOT 26 DOCUMENT: 932:748032 02/21/69	2395	9100	320		
			GROSS TOTAL	11815	NET TOTAL		11815

TAX YEAR 1978-79
AS OF 12/22/78

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

BATCH # A-274-408-79
PAGE 15

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
040-530-434 200	PAK WEST FINANCIAL 19839 SANTA MONICA BLVD LOS ANGELES CA	PARADISE GROVE LOT 25 DOCUMENT: 952:748029 02/21/89	2990	8180	320		
Z-114-78			GRASS TOTAL	11490	NET TOTAL		11490

1. That 10 ft. of right-of-way is to be provided for a pedestrian access with the location to be determined by the Department of Public Services.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to Code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been made.

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 before the City Commission on January 17, 1979 at 2:00 P.M., at which time a date for public hearing would be set.

9. A-19-78
APPROVED

Petition of Annexation submitted by BECKER & SONS to annex property generally located on the north side of Vegas Drive approximately 673 feet east of Lorenzi Boulevard (a portion of Charleston Heights Tract No. 61).

MR. NULL presented the staff report and stated the property in question encompasses approximately 8 acres, is zoned County Low Density Residential, and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of A-19-78.

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.

10. Z-114-78
ABEYANCE

Application of T.E. MITTON for reclassification of property located at 1306-1308 Rexford Place, from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as Lot 22, Paradise Grove.

Proposed Use: Three Dwelling Units

MR. BROWN presented the staff report and stated staff has had a number of requests along Rexford for duplexes. This request is for R-3 in the middle of R-2, next to C-2 and is more unique than any lot in the area and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

ED MITTON, 1300 Rexford, stated the smaller building on the plot plan is an existing cottage and is a complete living unit and has been in existence for 14½ years. The larger building depicted on the plot plan is two dwelling units. All three units are occupied. He added he had purchased the property 2½ years previously.

CHAIRMAN MILLER stated this would really open a can of worms in this area.

MRS. COLEMAN suggested the applicant apply to the BZA and added that granting this request would be precedent setting.

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 ABEYANCE of Z-114-78 so the applicant could file a Variance application for the additional dwelling unit on his property.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

11. Z-115-78

APPROVED

Application of CENTRAL TELEPHONE COMPANY for reclassification of property generally located at the northwest corner of Lorenzi Boulevard and Lone Mountain Road, from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial). The above property is legally described as a portion of the South Half (S½) of the Southeast Quarter (SE¼) of Section 34, Township 19 South, Range 60 East, MDB&M.

Proposed Use: Telephone Exchange Facility

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

RALPH REILLY, 4722 Halson, appeared seeking clarification of the application.

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-115-78, subject to the following conditions:

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

2-11-78

6-1-79

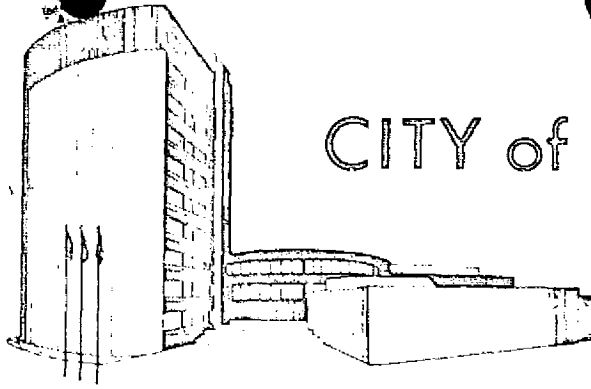
called Mr. Mutton -
he is sending in
tr. of withdrawal

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL BORN



CITY of LAS VEGAS

January 15, 1979

Mr. T. E. Mitton
P. O. Box 329
Las Vegas, Nevada 89101

✓ Re: Z-114-78

Dear Mr. Mitton:

Your request for reclassification of property located at 1306-1308 Rexford Place, from R-2 to R-3, was considered by the City Planning Commission on January 11, 1979.

The Commission voted to hold this item in ABEYANCE so you can file a Variance application for the additional dwelling unit on your property.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

December 27, 1978

NOTICE OF PUBLIC HEARING

JANUARY 11, 1979

Notice is hereby given that on January 11, 1979, 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-114-78 T. E. MITTON FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 1306-1308 REXFORD PLACE.

FROM: R-2 (TWO FAMILY RESIDENCE)

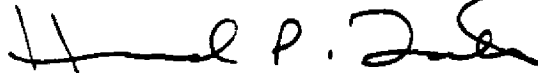
TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: THREE DWELLING UNITS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 22,
PARADISE GROVE.

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.)

(SEE ATTACHED LOCATION MAP.)

LAS VEGAS BLVD SOUTH

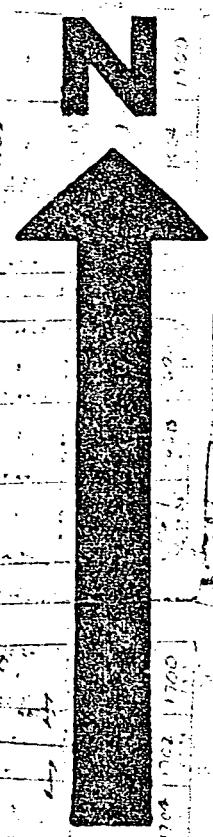
REXFORD PLACE

HOUSSELS AVE

SWEENEY AVE

OAKLEY BLVD

Z-114-78



INTER-OFFICE MEMORANDUM

December 7, 1978

TO:

COMMUNITY PLANNING AND DEVELOPMENT

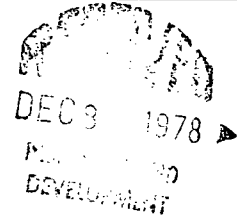
FROM:

FIELD OPERATIONS ENGINEER

SUBJECT:

T. E. MITTON
Z-114-78

COPIES TO:



Your memorandum of November 28, 1978 requested comments from the Public Services Department on the application for reclassification of property located at 1306-1308 Rexford Place from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence) submitted by T. E. Mitton.

All offsite improvements are existing.

This frontage is not large enough to allow two driveways as proposed. Parking onsite for the three dwellings shown is 1 space per lot under the ordinance at time of construction and 1½ spaces per dwelling currently.

Building and Safety comments will be forwarded later.

A handwritten signature in cursive script that reads 'Robert D. Weber'.

ROBERT D. WEBER, P.E.

RDW/JSH/blc

DATE: Dec. 6, 1978

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : T. E. Mitten
Z-114-78



- ☒ 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

11/28/78

NOTICE OF PUBLIC HEARING

JANUARY 11, 1979

December 27, 1978

Notice is hereby given that on January 11, 1979, 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-114-78 T. E. MITTON FOR RECLASSIFICATION OF PROPERTY LOCATED AT
1306-1308 REXFORD PLACE.

FROM: R-2 (TWO FAMILY RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: THREE DWELLING UNITS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 22,
PARADISE GROVE.

1. VARIANCE FOR SETBACKS
2. PARKING?

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. db 11-28-78

CLEMMER

BROWN, D.W. DB 11/29/78

BARBARA

(THIS FILE MUST BE RETURNED TO ~~XXXXXX~~ BY 12/5/78).

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

NOVEMBER 28, 1978

Date

TO: PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICES**FROM:** HAROLD P. FOSTER, ACTING DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT**SUBJECT:** T. E. MITTON
Z-114-78**COPIES TO:**

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

1306-1308 Rexford Place

From: R-2 (Two Family Residence)

To: R-3 (Limited Multiple Residence)

The above property is legally described as Lot 22, Paradise Grove

CITY PLANNING COMMISSION MEETING: January 11, 1979

Your remarks regarding this application prior to December 19, 1978 will be greatly appreciated.

Plot Plan Attached: Yes XXXX

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)

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be reclassified from the R-2 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:

LOT 22 PARADISE GROVE.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK)

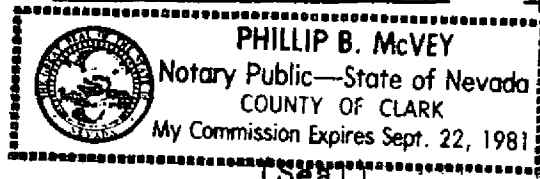
ss:

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

SIGNATURE OF OWNER(S) OF RECORD: R. M. Hutton MAILING ADDRESS: P.O. BOX 329 LV. NEV. 89101 ZIP CODE: 89101 PHONE NO. 386 2830

Subscribed and sworn to before me this 27 day of November, 1978

Phillip B. McVey
Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200.00

Received by: [Signature]

Receipt No.: 310813

Case No. Z-114-78

Date: 11/27/78

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:

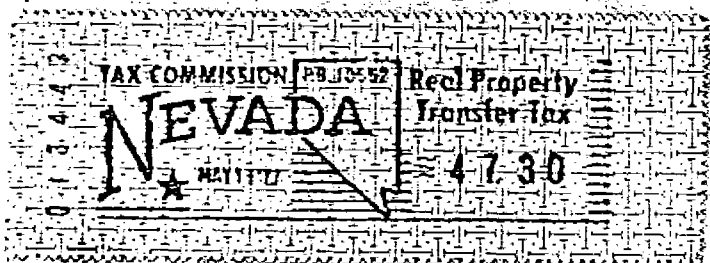
1. Five (5) copies.
2. Minimum size - 24 X 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
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 HENRY EDWARD MOORE and MARY A. MOORE, husband and wifein consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
T. E. MITTON, an unmarried manall that real property situate in the City of Las Vegas County of Clark
State of Nevada, bounded and described as follows:Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24) of PARADISE GROVE,
as shown by map thereof on file in Book 3 of Plats, page 92, in the Office of the
County Recorder of Clark County, Nevada.

- SUBJECT TO:
1. Taxes for the fiscal year 1976-1977.
 2. Rights of way, reservations, restrictions, easements and conditions of record.
 3. Deeds of Trust now of record.

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

Witness OUR hand S this 25th day of May 1977
Henry Edward Moore Mary A. Moore
 Henry Edward Moore Mary A. Moore

STATE OF NEVADA

County of CLARKOn this 26th day of May 1976personally appeared before me, a Notary Public in and for said
County and StateHenry Edward Moore and Mary A. Mooreknown to me to be the persons described in and who executed
the foregoing instrument, who acknowledged to me that like it
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Joe Johnston
 Notary Public in and for said County and State
 Clark County
 My Commission Expires May 19, 1977

ESCROW NO. NSE 14739-JWHEN RECORDED MAIL TO: Mr. T. E. Mitton,
P. O. Box 329, Las Vegas, Nevada 89101

INST. NO. 696563
 OFFICIAL RECORD BOOK NO. 737
 RECORDED AT REQUEST OF
 NEVADA SOUTHERN TITLE, INC.

MAY 11 12 04 PM '77

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDERFEE 3.00 DEPUTY fg