

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0114-87

APN 162-03-199-040

Location 1305, 1307 and 1317 S 4th St

Applicant Alan E. Southerland

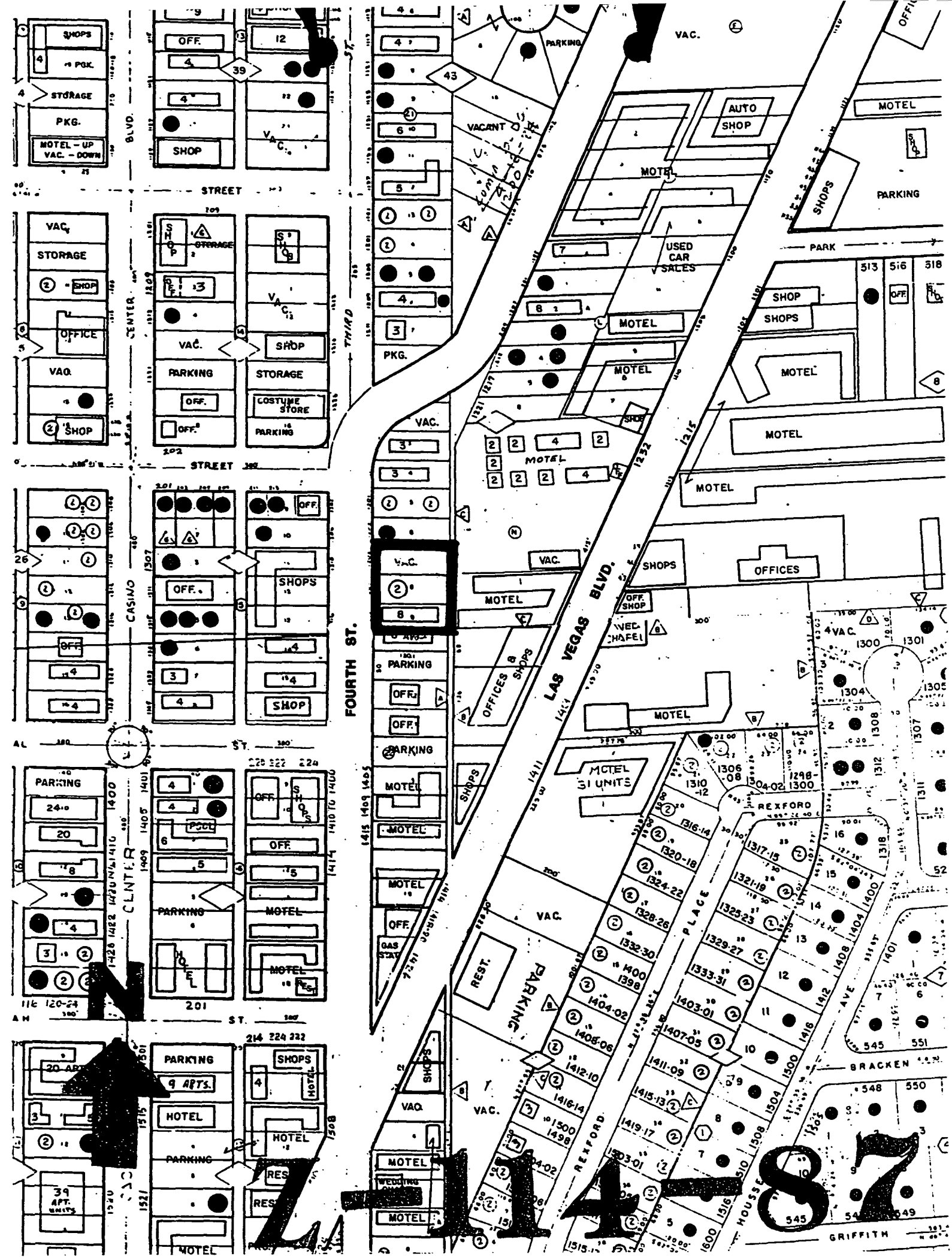
Subject

Reclassification of property legally
described as Lots 7, 8 and 9 in Block 22 of
the Boulder Addition to the City of Las
Vegas.



FILE HISTORY

[illegible]



NOTICE OF PUBLIC HEARING

NOVEMBER 24, 1987

Notice is hereby given that on **NOVEMBER 24, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-114-87 APPLICATION OF ALAN E. SOUTHERLAND FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1305, 1307 AND 1317 SOUTH FOURTH
STREET

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: MOTEL

The above property is legally described as Lots Seven,
(7), Eight (8) and Nine (9) in Block Twenty-Two (22) of
the Boulder Addition to the City of Las Vegas.

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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", is written over the department name.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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

FILE NO.: 7-114-87

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 11-10-87	DATE RETURNED	COMMENTS
<u>BUILDING DEPARTMENT</u> ✓		
PUBLIC WORKS 11-3 ✓ ✓		
<u>FIRE SERVICES</u> ✓		
<u>DESIGN & DEVELOPMENT</u>		
<u>LAND DEVELOPMENT</u> ✓		
<u>POLICE DEPARTMENT</u>		
<u>LICENSE DEPARTMENT</u>		
<u>HEALTH DEPARTMENT</u>		
<u>CITY ATTORNEY</u>		
<u>CITY MANAGER</u>		

FILE NO. 2-114-87

NOTICE OF PUBLIC HEARING

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

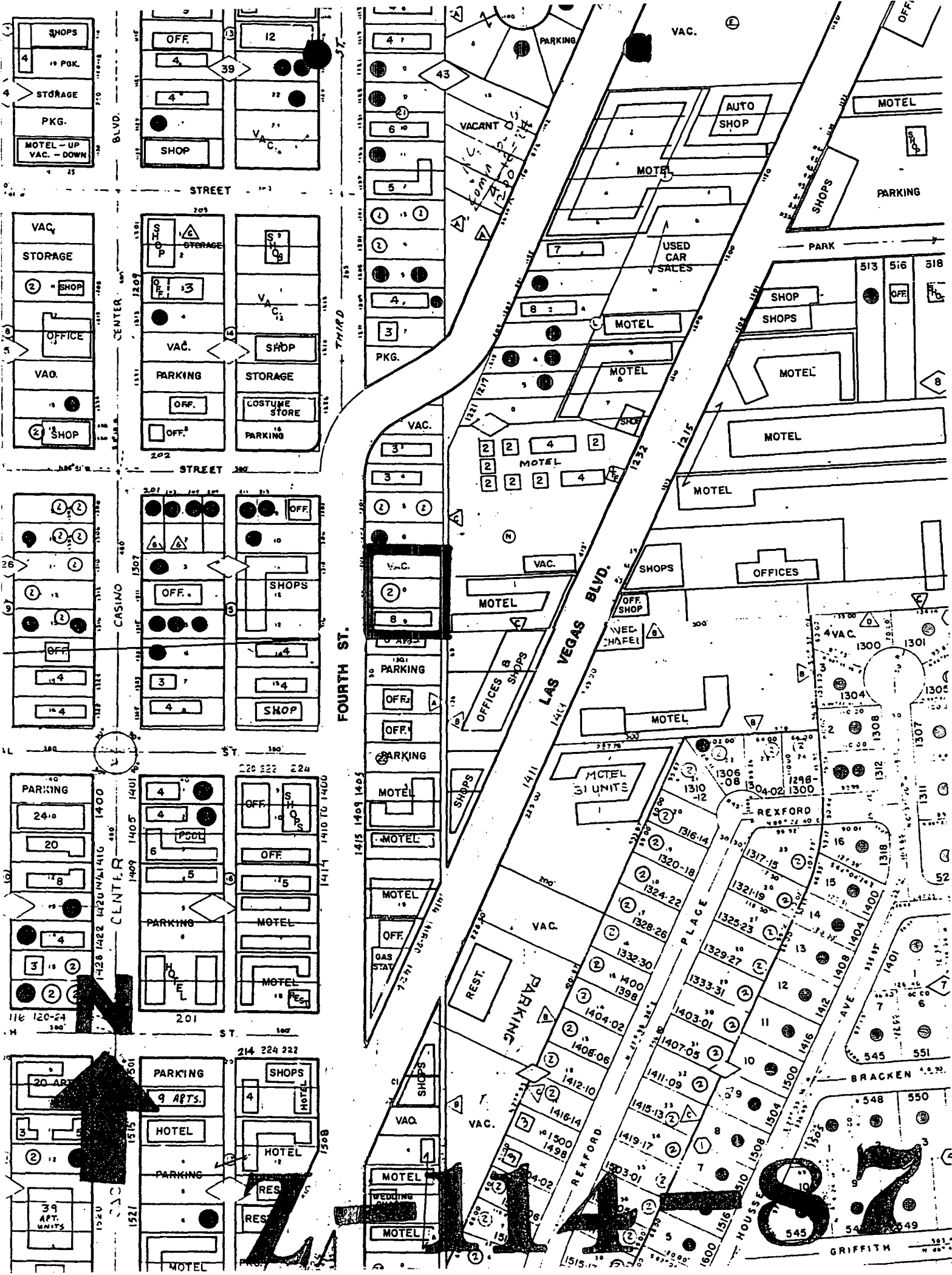
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HAROLD P. FOSTER, DIRECTOR

HPF:erh

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SEE LOCATION MAP ON REVERSE SIDE.



48

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 11/3/87
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRALDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____I. D. Code 2-114-87 Date to Be Completed _____

Remarks _____

Information Needed:

1. Labels ☒ XXX No. of Sets ☒ 1 Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒ XXX

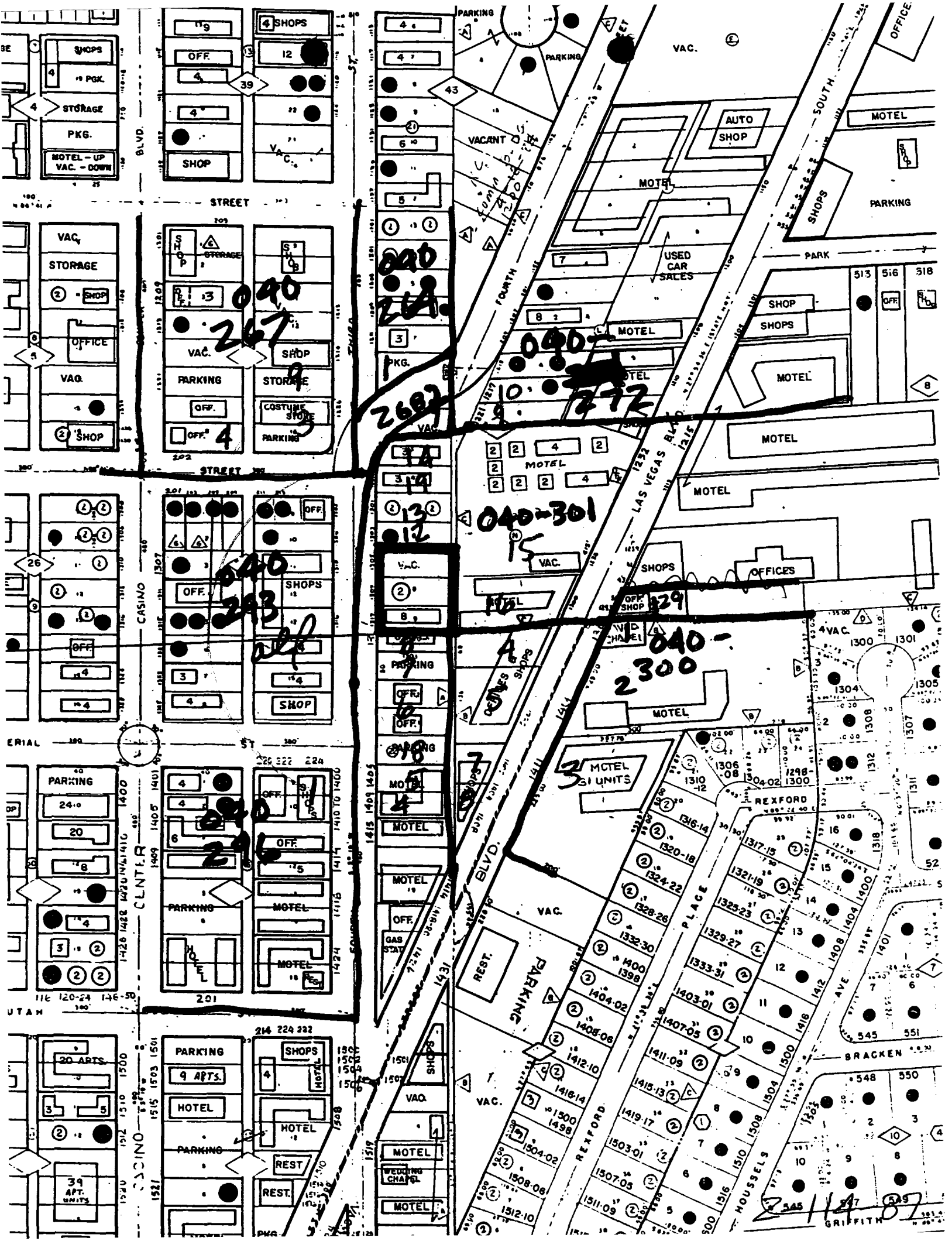
3. Selection by Tax District (List Tax Districts Needed):

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

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
040	26	4	001	040	30	0	001	— END —							
		7	003				007								
							008								
			004			1	004								
			009				008								
		8	001				012								
	27	12	009				016								
			010				018								
	29	3					019								
		6	001			2	029								

Assessor Approval _____ Billing No. _____

OK



NOTICE OF PUBLIC HEARING

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Z-114-87 APPLICATION OF ALAN E. SOUTHERLAND FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 1305, 1307 AND 1317 SOUTH FOURTH
STREET

FROM: R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: MOTEL

The above property is legally described as Lots Seven,
(7), Eight (8) and Nine (9) in Block Twenty-Two (22) of
the Boulder Addition to the City of Las Vegas.

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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

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HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

NOVEMBER 24, 1987

Notice is hereby given that on November 24, 1987 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-114-87 APPLICATION OF ALAN E. SOUTHERLAND FOR RECLASSIFICATION OF
PROPERTY LOCATED AT 1305, 1307 and 1317 SOUTH FOURTH STREET
FROM: R-4 (APARTMENT RESIDENCE)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: MOTEL *addition*

The above property is legally described as a ~~portion of the~~
~~Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section~~
~~3, Township 21 South, Range 61 East, M.D.B. & M.~~
LOTS SEVEN (7), EIGHT (8), & NINE (9) IN BLOCK
TWENTY-TWO (22) OF THE BOULDER ADDITION TO
THE CITY OF LAS VEGAS

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 11/12/87

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Nov 12th 87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

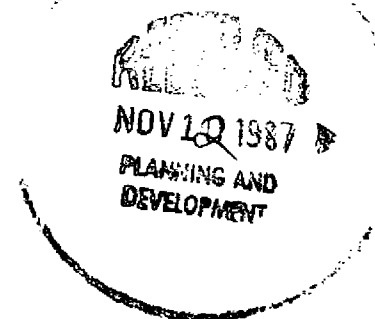
SUBJECT:

Z11A-87 Zone Reelass
Alan Southerland Zone: R-4
Parcel No's: 040-301-011, 010 & 009

COPIES TO:

In answer to your memorandum of Nov 9th 87
on the above zone request at 1305, 1307 & 1317 S. 4th St.

this department has no objections provided all required permits and inspections
are obtained.



INTER-OFFICE MEMORANDUM

November 9, 1987

TO: LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY
PUBLIC WORKS
FIRE SERVICES
BUILDING & SAFETY
LAND DEVELOPMENT

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

SUBJECT:

ZONING RECLASSIFICATION - Z-114-87

ALAN E. SOUTHERLAND

FROM: R-4 TO: C-2

COPIES TO:

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

1305, 1307, 1317 South Fourth Street

Parcel No.: 040-301-011, 010 and 009

Proposed Use: Motel Addition (24 Rooms)

A copy of the plans is available in the Department of Community Planning and Development.

CITY PLANNING COMMISSION MEETING: November 24, 1987

Your remarks regarding this application prior to November 17, 1987 will be greatly appreciated.

Plot Plan Attached: Yes XX
No

HPF:erh

Attachment

INTER-OFFICE MEMORANDUM

11/3/87

TO: PUBLIC WORKS: ☒ ED BYRGE, RIGHT-OF-WAY ☒ GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES ☒ LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION APPLICANT: <i>ALAN E. Southerland</i> Z-114-87 FROM: R-4 TO: C-2	COPIES TO:

This is concerning a request for reclassification on the following described property: *1305, 1307, and 1317 South Fourth St.*

Parcel No.: *040-301-011, -010, -009*

Proposed Use: *motel addition (24 rooms)*

CITY PLANNING COMMISSION MEETING: *November 24, 1987*

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME ALAN E. Southerland
 REPRESENTATIVE'S NAME _____
 ADDRESS 695 Town Center Dr. #1000 Costa Mesa, CA.
 PHONE _____ 92626

AGENT: NAME A. E. Southerland
 REPRESENTATIVE'S NAME _____
 ADDRESS 1300 Las Vegas Blvd. South, LV, NV 89104
 PHONE 382-8080

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____

FOR NW 1/4, NW 1/4, Sec. 3,
 T. 21 S., R. 61 E.

ZONING: EXISTING R-4 PROPOSED C-2
 LAND USE: EXISTING motel
 PROPOSED motel addition (24 rooms)

PAST ACTIONS:

CASE NO. V-48-75 ACTION App'd. DATE 8/28/75
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-3-1 ASSESSOR'S PARCEL NO. 040-301-009, -010, -011
 FLOOD ZONE "A": YES _____ NO ☒

GENERAL LOCATION: 1305, 1307, 1317 S. Fourth St.

SPECIAL NOTICE REQUIRED: YES _____ NO ☒

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES ☒ NO _____

CHECKED BY: R.P. DATE 11/3/87

GENERAL RECEIPT NO. 25223 CASE NO. 2-114-87

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the R-4 Use District to a C-2 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200⁰⁰.

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

SEE ATTACH LEGAL DESCRIPTION

HIGH HAT REGENCY MOTEL

PROPOSED USE: 20 ROOM ADDITION

Assessor's Parcel Number: 040-301-009, -010, -011

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), ALAN E. SOUTHERLAND,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) 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)

(1) [Signature]
SIGNATURE OF OWNER OF RECORD

1300 LAS VEGAS BLVD. SO.
MAILING ADDRESS

382-8080
PHONE NUMBER

LV. NEVADA 89104
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 29 day of October, 19 87.

[Signature] Clark Nevada
Notary Public in and for said County and State

9-2-90
My Commission Expires

(seal)



MJ REED
Notary Public - State of Nevada
Appointment Recorded In Clark County
MY APPOINTMENT EXPIRES SEPT. 2, 1990

FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200⁰⁰

Received by: [Signature]

Receipt No.: 25223

Date: 10-29-87

Case No.: 2-114-87

Meeting Date: 11-24-87

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That MOTEL PROPERTIES, a Limited Partnership

in consideration of \$ TEN-----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to A. E. SOUTHERLAND and LUCY H. SOUTHERLAND, husband and wife as community property

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

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

- Subject to:
- 1) Taxes for the fiscal year 1986-87.
 - 2) Covenants, Conditions, Restrictions, Rights, Rights of Way, Easements and Reservations of Record.
 - 3) Deed of Trust of Record.
 - 4) Deed of Trust of Record.

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

Witness our hands this 10th day of March, 19 86

STATE OF NEVADA

COUNTY OF CLARK

} ss.

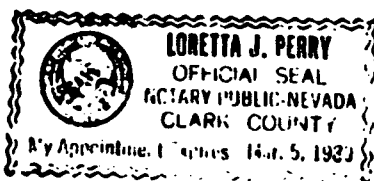
On MARCH 10, 1986

personally appeared before me, a Notary Public, _____

George Padgettwho acknowledged that he executed the above instrument.Signature Loretta J. Perry

(Notary Public)

(Notarial Seal)



MOTEL PROPERTIES, a Limited Partnership

By: George Padgett

George Padgett

ESCROW NO. { RECORDER'S
ORDER NO. LV { 225257-LSC INSTRUMENT NO.
WHEN RECORDED MAIL TO: A. E. Southerland
695 Town Center Drive #1000, Costa Mesa, CA
92621

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA:

PARCEL I:

THAT PORTION OF LOT 'N' OF PARK PLACE ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 48, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 'N';
THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 'N', A DISTANCE OF 113 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 'N' TO A POINT ON THE WEST LINE OF SAID LOT 'N';
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 'N', TO THE SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 'N' TO THE SOUTHEAST CORNER, THE POINT OF BEGINNING.

PARCEL II:

LOT NINE (9) IN BLOCK TWENTY-TWO (22) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK TWENTY-TWO (22) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

TICOR TITLE INSURANCE COMPANY

JUL 31 8 20 AM '85

CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT

860731

00652

AGENDA

RECESSED CITY COUNCIL MEETING - DECEMBER 17, 1987 AND December 16, 1987 *City of Las Vegas*

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 44

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

H. ZONE CHANGE

2. Z-114-87 - Alan E. Southerland

Request for reclassification of property located at 1304, 1307 and 1317 South Fourth Street.

From: R-4 (Apartment Residence)

To: C-2 (General Commercial)

Proposed Use: MOTEL

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install sidewalk and streetlights on South Fourth Street as required by the Department of Public Works.
3. Install paving in the alley adjacent to this site as required by the Department of Public Works.
4. Remove and replace any unused driveway cuts as required by the Department of Public Works.
5. Standard conditions 1-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

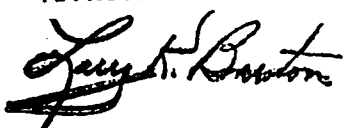
NOLEN -
APPROVED as recommended.
Unanimous

Clerk to Notify and Planning to proceed.

Frank Canul appeared representing the application.

No one appeared in protest.

APPROVED AGENDA ITEM



To: The City Council
Re: Community Planning and Development Agenda Item
December 17, 1987 City Council Agenda

X.

H. ZONE CHANGE

2. Z-114-87 - Alan E. Southerland

This request is to rezone a 0.45 acre site from R-4 to C-2 for a proposed 24 motel unit addition. The two story building will have stucco walls and a tile roof. There is an existing eight plex that will also be converted to a motel use and will bring the total on-site units to 32. The property is related to the existing 30 unit motel to the east, across the alley that fronts on Las Vegas Boulevard. The submitted site plan shows 32 on-site parking spaces, one per unit, which satisfies the minimum ordinance requirements. Landscaping is shown along the South Fourth Street frontage and three islands located in the interior parking area.

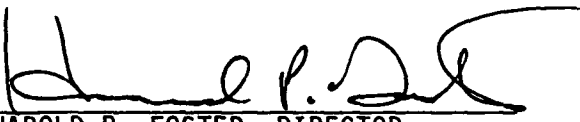
Property to the north is under Resolution of Intent to C-1, to the south is developed R-4 and to the east and west is developed C-2. This application is consistent with the C-2 zoning pattern that is evolving in this area.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

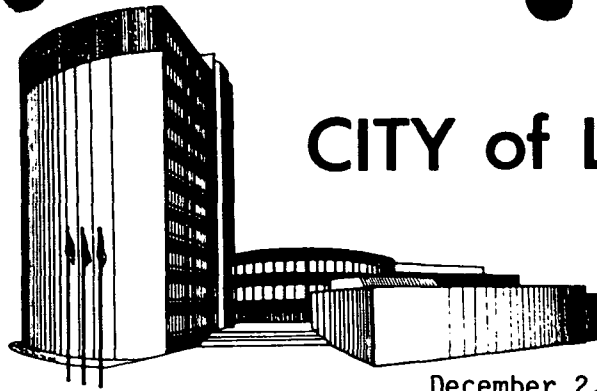
SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

This is a detailed street map of a section of Las Vegas, showing the intersection of Las Vegas Blvd. and Fourth St. The map includes various commercial and residential buildings, parking lots, and streets. A large black arrow points north, and a large black 'Z' is drawn over the bottom left. A large black '14-87' is drawn over the bottom right. The map shows a grid of streets with building footprints and labels for various types of businesses and facilities.

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 2, 1987

Mr. Alan E. Southerland
695 Town Center Drive, #1000
Costa Mesa, California 92626

RE: Z-114-87 - ZONING RECLASSIFICATION

Dear Mr. Southerland:

Your request for reclassification of property located at 1305, 1307 and 1317 South Fourth Street, from R-4 Zone to C-2 Zone, was considered by the Planning Commission on November 24, 1987.

The Planning Commission unanimously voted to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install sidewalk and streetlights on South Fourth Street as required by the Department of Public Works.
3. Install paving in the alley adjacent to this site as required by the Department of Public Works.
4. Remove and replace any unused driveway cuts as required by the Department of Public Works.
5. Conformance to the plot plan and elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

- Continued -



TO: Mr. Alan E. Southerland
RE: Z-114-87 - Zoning Reclassification

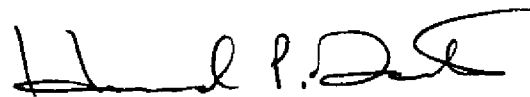
December 2, 1987
Page Two

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

This item will be considered by the City Council on December 17, 1987, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. A. E. Southerland
1300 Las Vegas Boulevard
Las Vegas, Nevada 89102

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

12. Z-114-87

Applicant: ALAN E. SOUTHERLAND
Application: Zoning Reclassification
From: R-4
To: C-2

Location: 1305, 1307 and 1317
South Fourth Street

Proposed Use: Motel

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install sidewalk and streetlights on South Fourth Street as required by the Department of Public Works.
3. Install paving in the alley adjacent to this site as required by the Department of Public Works.
4. Remove and replace any unused driveway cuts as required by the Department of Public Works.
5. Standard Conditions 1 - 8.

PROTESTS: 0

Rubidoux -
APPROVED, subject to staff's conditions.
Unanimous
(Coleman and Babero excused)

MR. FOSTER stated the applicant is proposing to add a 24-unit two-story motel to his existing 30 units which is to the east and fronts on Las Vegas Boulevard South. Staff recommended approval, subject to the conditions.

ALEX SANDOR appeared and represented the applicant. He agrees with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 12/17/87.

(8:11-8:13)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

2-114-87

(HIGH HEAT RESISTANT HOTEL)

NOV 23 1987
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~600~~ feet of the building or existing hydrant.
- ☒ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ☒ 4. Fire flow requirements to be determined when construction plans are submitted.
- ☒ 5. Hydrants are to be installed and charged with water before construction begins.
- ☒ 6. Must meet requirements of Uniform Fire Code and City Ordinance 3318.
- ☒ 7. Dead end fire lanes not to exceed 150'.
- ☐ 8. Minimum turning radius of 45' 6".
- ☐ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- ☒ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- ☒ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- ☒ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- ☒ 3. The required fire flow shall be available at the most remote hydrant(s)
- ☒ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

K. Mil
11-23-87

**CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY
400 EAST STEWART
Las Vegas, NV 89101
(702) 386-6551**

STAFF REPORT ON APPLICATION FOR ☐ Aesthetic Review ☐ Variance ☐ Special Use Permit ☒ Zone Change
☐ Other _____

Applicant: Alan E. Southerland

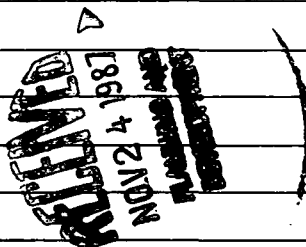
Location: 1305, 1307, 1317 South 4th Street

Identification No. Z-114-87 Date Received November 18, 1987

AGENCY STAFF RECOMMENDATION:

Staff recommends approval of proposed Motel addition. However, it is the recommendation of this staff that the two structures (single story, 1305 and 1307) be demolished. The plans show proposed parking where the structures currently exist, but do not specifically indicate demolition.

STAFF COMMENTS:



CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

ASHLEY HALL
EXECUTIVE DIRECTOR

By: *Jack Thomason*
JACK THOMASON, DIRECTOR OF OPERATIONS

DATE: November 24, 1987

CONDITIONS AGREED TO
(if applicable)

APPLICANT _____

DATE: _____

INTER-OFFICE MEMORANDUM

November 17, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT:

Comment Re:
Z-114-87
Alan Southerland

COPIES TO:

Richard D. Goecke
C. E. Gilpin

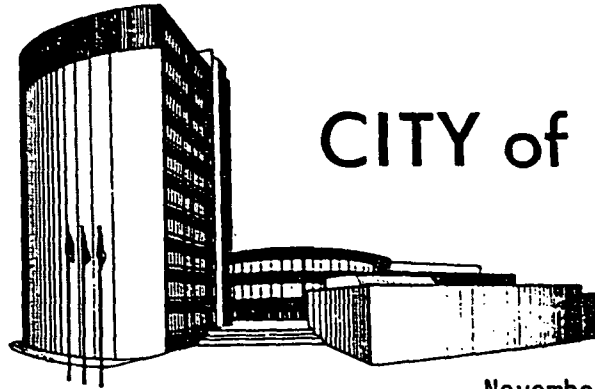
RECEIVED
NOV 18 1987
PLANNING AND
DEVELOPMENT

1. Install sidewalk and streetlights on South Fourth Street.
2. Install paving in the alley adjacent to this site stopping at the north property line.
3. Remove and replace any unused driveway cuts.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 13, 1987

Mr. Alan E. Southerland
695 Town Center Drive, #1000
Costa Mesa, California 92626

RE: Z-114-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on November 24, 1987.

This meeting will be held at 7:30 P.M. in the Council 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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. A. E. Southerland
1300 Las Vegas Boulevard South
Las Vegas, Nevada 89104

