

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0116-77

APN 139-30-514-044

Location 3703 Vegas Dr

Applicant James E. Meserey

Subject

Reclassification of property legally
described as Lot 58, Block 19, Twin Lakes
Village #4.



October 10, 1977

NOTICE OF PUBLIC HEARING

OCTOBER 25, 1977

Notice is hereby given that on October 25, 1977, 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-116-77 JAMES E. MESEREY FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 3703 VEGAS DRIVE, ON THE SOUTH SIDE OF
VEGAS DRIVE BETWEEN PYRAMID DRIVE AND SILVER LAKE
DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

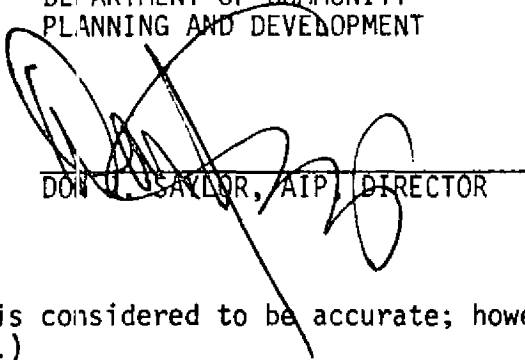
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 58, BLOCK 19,
TWIN LAKES VILLAGE #4.

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


DON H. SAYLOR, AIP DIRECTOR

DJS:kt

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

LICENSE INSPECTION LOG

LOCATION 3703 VEGAS DR

CASE NO. _____

TENTATIVE LICENSE ISSUED ON _____

FIELD INSPECTION LOG

DATE/BY _____

12/14/78 No CONSTRUCTION. RESIDENTIAL
USE OF THE PROPERTY. EXPIRE ROI.

On _____, the conditions of approval have been met.

APPROVED BY _____

PROPERTY OWNERS

PROTESTS

APPROVALS

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

MR & MRS. Cummings

FILE NO. _____

October 10, 1977

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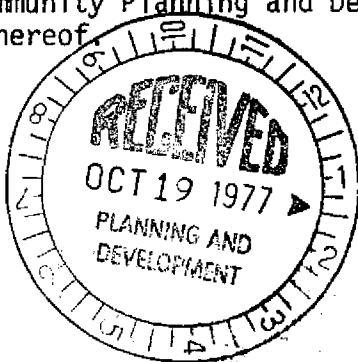
FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

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DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

[Signature]
DON T. SAYLOR, AIP, DIRECTOR

DJS:kt

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

We approve of the above named application Z-116-77(Meserey)

Virginia Cummings
Phil Cummings

INTER-OFFICE MEMORANDUM

December 6, 1977

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: NOVEMBER 16, 1977

COPIES TO:

Z-116-77 CHRONO
CITY MANAGER REQ. FOR ROI J. HERBERT
ASSESSOR DON J. BROWN I. GARDNER

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

Z-116-77

From R-1 to P-R

Legally described as Lot 58, Block 19, Twin Lakes
Village #4.

SUBJECT TO:

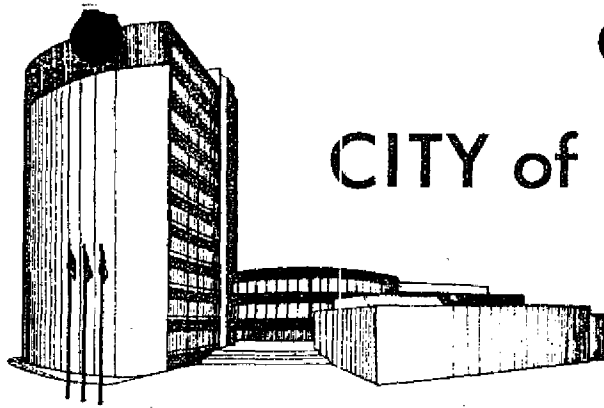
1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Remove damaged sidewalk on Vegas Drive frontage and replace as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Eliminate landscaping along the east wall and concrete area for additional parking.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

RLW:rw

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III



CITY of LAS VEGAS

December 28, 1977

Mr. James E. Meserey
3703 Vegas Drive
Las Vegas, Nevada 89108

Re: Z-116-77
Rezoning of Property

At a regular meeting held on November 16, 1977, the Board of City Commissioners APPROVED your request for reclassification of property located at 3703 Vegas Drive, on the south side of Vegas Drive between Pyramid Drive and Silver Lake Drive, from R-1 to P-R, as had been recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Remove damaged sidewalk on Vegas Drive frontage and replace, as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

EDWINA M. COLE, CMC
CITY CLERK

cc: Depts. of Community Planning & Development, Public Services,
400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011
Fire Services, and Division of Building & Safety

CHAIRMAN PARKER asked how long the classes would be and if the participants would be dropped off.

MR. KELLY stated they would be dropped off for approximately 2/3 hours and then picked up.

CHAIRMAN PARKER asked how many would be on staff.

MR. KELLY stated there would be two teachers.

MR. SWESSEL asked how large the classes would be.

MR. KELLY replied five to ten children.

MRS. COLEMAN asked what kind of music would be used.

MR. KELLY said records and that the building was going to be accoustic.

MR. MILLER asked if this could be handled by a variance action.

MR. BROWN replied that it could.

MRS. COLEMAN stated the Commission's main concern was the C-1 zoning and the uses that were permitted in it.

MRS. COLLINS said she had a petition indicating that the adjacent 10 property owners did not object to a dance studio.

MR. BROWN said one letter of objection was on file.

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

MR. SWESSEL made a Motion for DENIAL of Z-115-77, as it was felt the requested C-1 zoning would not be compatible with the development in the immediate area of P-R and would also constitute spot zoning.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on November 16, 1977 at 9:00 A.M.

12. ✓ Z-116-77

APPROVED

Application of JAMES E. MESEREY for reclassification of property legally described as Lot 58, Block 19, Twin Lakes Village #4 and located at 3703 Vegas Drive, on the south side of Vegas Drive between Pyramid Drive and Silver Lake Drive, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking).
Proposed Use: Office

MR. BROWN presented the staff report and stated this property is on the north edge of an R-1 area. Some time ago the corner lot on the west side of this block was zoned P-R and also the corner of Silver Lakes and Vegas Drive was zoned P-R. With the thought that the lots inbetween would evolve into P-R uses, staff would recommend approval subject to removing and replacing the sidewalk plus the normal conditions.

CHAIRMAN PARKER declared the public hearing open.

JAMES MESEREY, 3703 Vegas Drive, was present.

MR. GUTHRIE asked what type of an office this would be.

MR. MESEREY indicated a foot consultant and health care services.

MR. GUTHRIE asked how much parking would be available.

MR. MESEREY said there was parking in the front for four cars, a driveway on the west and east side of the building for turn around purposes.

MR. BROWN indicated there was one letter of approval on record.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-116-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Remove damaged sidewalk on Vegas Drive frontage and replace as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on November 16, 1977 at 9:00 A.M.

13. Z-117-77
ABEYANCE

Application of ROMAN CATHOLIC CHURCH OF RENO for reclassification of property legally described as the west 762.00 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, MDB&M and generally located north of Washington Avenue and south of Carmen Boulevard, between Saylor Way and Michael Way, from

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
CONTINUEDD. ZONE CHANGE - Z-116-77 - JAMES E. MESEREY

Property located at 3703 Vegas Drive, on the south side of Vegas Drive between Pyramid Drive and Silver Lake Drive.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices & 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. Remove damaged sidewalk on Vegas Drive frontage and replace as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

PROTESTS: 1

Approved as
Recommended by
Planning
Commission
Lurie - unanimous

EXCEPT to eliminate
landscaping along
the east wall and
concrete area for
additional parking

Clerk to notify
Staff to proceed

Item "B" Z-112-77 continued . . .

further north, proposed VA clinic and the County Health Department. We have allowed apartment zoning on the periphery of this area somewhat on the basis that there would be a demand factor from the large employment because of the various medical facilities; however, this is a request to put the apartments "smack dab" in the middle of the area that is gradually being developed for medical and related uses. The applicant argued that there would be very little traffic generated because many of the occupants would be employees of facilities in the immediate area and would not have vehicles. However, the area is already impacted with high traffic demand and to permit the apartments at this location would only compound that factor plus would be somewhat incongruous with the other types of development.

The Planning Commission recommends denial. There were three protests.

C. ZONE CHANGE - Z-114-77 - JEROME F. SNYDER for Z-1 ASSOCIATES, LTD.

Property located at 607 South Decatur Boulevard at the northeast corner of Decatur Boulevard and Garden Place from R-1 to P-R.
Proposed Use: Optometrist Office.

This is in keeping with the policy that has been established of allowing P-R zoning in this area along Decatur. The Planning Commission recommends approval and there were no protests.

D. ZONE CHANGE - Z-116-77 - JAMES E. MESEREY

Property located at 3703 Vegas Drive, on the south side of Vegas Drive between Pyramid Drive and Silver Lake Drive from R-1 to P-R.
Proposed Use: Office.

Immediately across the street on Vegas Drive is general commercial zoning and commercial development. We have established a pattern of P-R on these lots that front on Vegas Drive. The Planning Commission recommends approval. There were no protests.

(Z-115-77 request of HELEN R. HEBERT for reclassification of property located at 4300 West Charleston Boulevard from R-1 (ROI to P-R) to C-1 for a dance studio has been withdrawn.)

DJS:kt

October 26, 1977

Mr. James Meserey
3703 Vegas Drive
Las Vegas, Nevada 89108

Re: Z-116-77 ✓

Dear Mr. Meserey:

Your request for reclassification of property located at 3703 Vegas Drive, on the south side of Vegas Drive between Pyramid Drive and Silver Lake Drive from R-1 to P-R, was considered by the City Planning Commission on October 25, 1977.

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. Remove damaged sidewalk on Vegas Drive frontage and replace as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building, permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Mr. James Meserey
Re: Z-116-77

Page #2
October 26, 1977

This item will be heard by the Board of City Commissioners on November 16, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

October 13, 1977

Date

TO: DON J. SAYLOR, AIP, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM: *George Judd*
GEORGE JUDD, FIRE MARSHAL

SUBJECT: Z-116-77 JAMES E. MESEREY
3703 Vegas Drive
P-R (Office)

COPIES TO:

Building to conform to Fire and Building Codes as they relate to the use of the building.

GJ/vh

INTER-OFFICE MEMORANDUM

October 18, 1977

TO:

Community Development

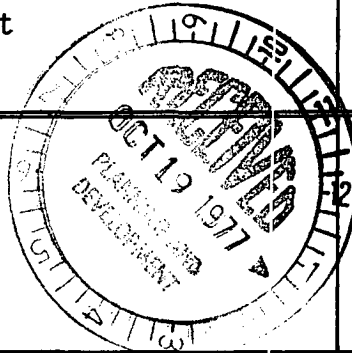
FROM:

Field Operations Engineer

SUBJECT:

Z-116-77
James E. Meserey
3703 Vegas Drive

COPIES TO:



Your memorandum of October 3, 1977 requested comments from the Public Services Department on the application for Reclassification of property located 3703 Vegas Drive which is on the south side of Vegas Dr. between Pyramid Dr. and Silver Lake.

It will be required that the applicant remove and replace damaged sidewalk on Vegas Dr. frontage.

A handwritten signature in cursive script, reading "Robert D. Weber".

ROBERT D. WEBER, PE & RLS

RDW/JSH/s

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

10-3-77

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICES

FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT: ZONING - Z-116-77
JAMES E. MESEREY

COPIES TO:

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

Property located at 3703 Vegas Drive, on the south side of Vegas Drive, between Pyramid Drive and Silver Lake.

From: R-1 To: P-R

Proposed Use: Office

Legally described as Lot 58, Block 19. Twin Lakes Village #4.

CITY PLANNING COMMISSION MEETING: October 25, 1977

Your remarks regarding this application prior to October 18, 1977 will be greatly appreciated.

Plot Plan Attached: Yes

No

DJS:kt

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

October 10, 1977

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VEGAS DRIVE BETWEEN PYRAMID DRIVE AND SILVER LAKE
DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

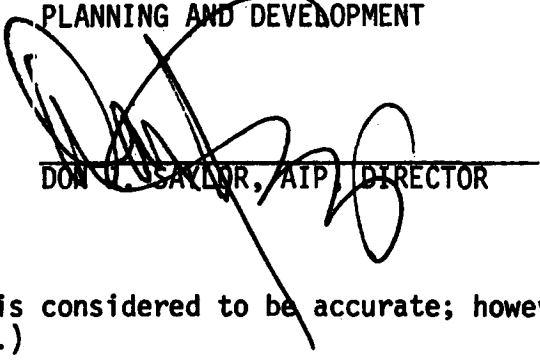
TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 58, BLOCK 19,
TWIN LAKES VILLAGE #4.

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


DON V. SAYLOR, AIP, DIRECTOR

DJS:kt

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

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OCTOBER 25, 1977October 10, 1977

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Z-116-77 JAMES E. MESEREY FOR RECLASSIFICATION OF PROPERTY LOCATED AT 3703 VEGAS DRIVE, ON THE SOUTH SIDE OF VEGAS DRIVE, BETWEEN PYRAMID DRIVE AND SILVER LAKE DRIVE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICE & PARKING)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 58, BLOCK 19, ~~TWIN~~ LAKES VILLAGE #4.

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

~~SMITH~~ (date)

BROWN, D.J. db 10-3-77

CLEMMER 10/2/77

BROWN, D.W. 10/4/77

SAYLOR

THIS FILE MUST BE RETURNED TO TIGHE BY 10-5-77).

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

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R1 Use District to a R2 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 98, BLOCK 19, TWIN LAKES VILLAGE #4

THE SOUTH SIDE OF VEGAS DR BETWEEN
PYRAMID DR AND SILVER LAKE DRIVE @ 3703 VEGAS DR.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

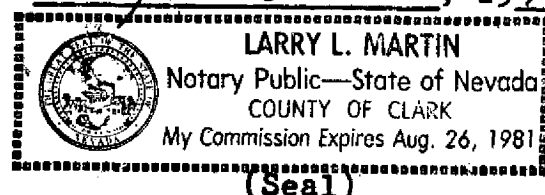
(I, We) JAMES ELLSWORTH MESERAY being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best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

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: ZIP CODE: PHONE NO.

James Ellsworth Meseray 3703 Vegas Dr 6473792

Subscribed and sworn to before me this 30th day of September, 1977.

Larry L. Martin
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: Richard Williams

Receipt No.: 299402

Case No. 2-116-77

Date: 9/30/77

NO PAID YET. Will submit by OCT. 7th

647-3792 JAMES E. MESERAY

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three~~⁵ (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.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.

Date:

9/30/77

ZONING APPLICATION REPORT

FILE NUMBER:

LEGAL DESCRIPTION:

OWNER AND ADDRESS: JAMES E. MESEBEY

~~3377 KENNEDY~~ 3703 VEGAS DR.

L.V.U.

DEVELOPER:

OWNER

GENERAL LOCATION:

ARCHITECT:

CONTRACTOR:

EXISTING ZONING:

R1

REQUESTED ZONING:

R2

EXISTING USE(S) ON PROPERTY:

S.F. DWELLING

PROPOSED USE(S):

BUSINESS OFFICE, HEALTH CARE SERVICE

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

(CONSULTANT)

NO RETAIL SALES

BLDG. ELEVATIONS SUBMITTED:

AESTHETICALLY ACCEPTABLE:

TRASH ENCLOSURE:

UTILITY FACILITIES SCREENED:

BLDG. HEIGHT:

NUMBER OF STORIES:

1

NUMBER OF UNITS:

NUMBER OF ACRES OR SIZE OF LOT
(NET) (GROSS)

DENSITY (RESIDENTIAL): NUMBER OF ACRES OR SIZE OF LOT (NET)

(GROSS)

NUMBER OF OFF-STREET PARKING SPACES REQUIRED:

NUMBER PROVIDED:

LANDSCAPING PROVIDED: YES

NO

IF YES, ADEQUATE

INADEQUATE

REQUIRED SETBACKS PROVIDED:

REQUIRED DEDICATION AND/OR SETBACK FOR MAJOR STREET PLAN: STREET

RADIUS

FLOOD CONTROL CHANNEL SETBACKS: YES

NO

OTHER REQUIREMENTS:

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA:

USE(S) IN CONSONANCE WITH GENERAL PLAN:

GENERAL COMMENTS: