

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0117-78

APN 162-06-510-013

Location NEC of Del Rey & Arville

Applicant William & Charlotte Knudsen

Subject

Reclassification of property legally
described as Lot 9, Block 2, Hinson Heights.



1 2 3 4 5 6

Z-117-78

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

- | | |
|--|-------|
| 1. <u>Andrew J. Mikulich</u> | _____ |
| 2. <u>Wm. Fox (P.C. mtg.)</u> | _____ |
| 3. <u>Ralph Trentachue (P.C. mtg.)</u> | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
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| 16. _____ | _____ |
| 17. _____ | _____ |
| 18. _____ | _____ |
| 19. _____ | _____ |
| 20. _____ | _____ |

FILE NO. Z-117-78

December 27, 1978

Printed

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-117-78 WILLIAM AND CHARLOTTE KNUDSEN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER
OF DEL REY AVENUE AND ARVILLE STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 9,
BLOCK 2, HINSON HEIGHTS.

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.

RECEIVED
JAN 2 1979
PLANNING AND
DEVELOPMENT

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster
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.)

12/29/78

Mr. Harold P. Foster,

I am against Spot Zoning, such as this one above. Either the whole area is changed to P-R (Professional Offices and ~~E~~ Parking).

So count me as against this Zoning as it now stands, If you change the whole area, then it will be okay.

Andrew J. Mikulich

Andrew J. Mikulich

REQUESTED BY:

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

Ext. _____

Date to be Completed _____

ID Code 2-117-78Format: 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.
030	880	101	070	220	401						
1	1	104			402						
070	200	102			404						
	1	114			407						
	210	102		720	101						
		107		1	104						
		110			303						
		123		END							
	220	103									
		104									
		201									
		206									
		303									
		304									

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 ☐

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 26

PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
070-200-102 200 Z-117-78	MARTINEZ JOHN & DORIS 1202 VISTA DR LAS VEGAS NV	HINSON HTS LOT 03 BLK 02 DOCUMENT: 883:642359 11/30/76	3350	10840	410		
			GROSS TOTAL	14600	NET TOTAL		14600
070-200-103 200 Z-117-78	ARNOLD JOHN H & SHIRLEY S 1254 VISTA DR LAS VEGAS NV	HINSON HTS LOT 04 BLK 02 DOCUMENT: 525:484698 06/11/75	3350	7420	350		
			GROSS TOTAL	11120	NET TOTAL		11120
070-200-104 200 Z-117-78	VAUGHN ROBERT D & JOAN 1312 VISTA DR LAS VEGAS NV	HINSON HTS LOT 05 BLK 02 DOCUMENT: 973:781175 08/25/69	3465	10840	350		
			GROSS TOTAL	14655	NET TOTAL		14655
070-200-105 200 Z-117-78	HARMON RICHARD H & MARY A 1214 VISTA DR LAS VEGAS NV	HINSON HTS LOT 06 BLK 02 DOCUMENT: 931:890895 08/18/78	3350	11380	340		
			GROSS TOTAL	15070	NET TOTAL		15070
070-200-106 200 Z-117-78	SAWDEY MERTON E & CAROLINE P BOX 42549 LAS VEGAS NV	HINSON HTS LOT 07 BLK 02 DOCUMENT: 643:602525 07/23/76	3350	36250	1090		
			GROSS TOTAL	40690	NET TOTAL		40690
070-200-107 200 Z-117-78	STEWART ALDEN L TRS 1425 VISTA DR LAS VEGAS NV	HINSON HTS LOT 08 BLK 02 DOCUMENT: 039:031111 06/10/70	3350	13670	480		
			GROSS TOTAL	17500	NET TOTAL		17500
070-200-108 200 Z-117-78	KAUFMAN JERRY J ETAL 302 E CARSON AVE LAS VEGAS NV	HINSON HTS LOT 09 BLK 02 DOCUMENT: 973:781148 08/25/69	3350				
			GROSS TOTAL	3350	NET TOTAL		3350
070-200-109 200 Z-117-78	BROWER JOHN VICTOR & BEULAH M 1401 ARVILLE LAS VEGAS NEVADA	HINSON HTS LOT 10 BLK 02 DOCUMENT: 062:344292 99/99/99	3350	11590	220	1000	
			GROSS TOTAL	15160	NET TOTAL		14160
070-200-110 200 Z-117-78	MORRIS CLARENCE T & JOSEPHINE M 1353 ARVILLE ST LAS VEGAS NEVADA	HINSON HTS LOT 11 BLK 02 DOCUMENT: 308:296859 06/19/62	3350	10300	230		
			GROSS TOTAL	13880	NET TOTAL		13880
070-200-111 200 Z-117-78	BRUNS ALPHENS T & JOSEPHINE L 1313 ARVILLE ST LAS VEGAS NV	HINSON HTS LOT 12 BLK 02 DOCUMENT: 069:401355 99/99/99	3240	13040	340	1000	
			GROSS TOTAL	16620	NET TOTAL		15620

030-880-101	WESTLAND MALL DEV CO	WESTLAND MALL	282910	124140		
200	BRUSCO INC	PT GOV LOTS 3 & 4 PT NW4				
	1900 AVE OF THE STARS #1600	SEC 6-21-61	GROSS TOTAL	407050	NET TOTAL	407050
Z-117-78	LDS ANGELES CA	LEGAL ACRES: 46.39				
	90067	DOCUMENT: 718:677193 03/17/77				
030-880-104	WESTLAND PPTYS INC	WESTLAND MALL	58850	620990		
200	1 N 5TH ST	PARCEL C PT GOV LOT 3				
	RICHMOND VA	PT NW4 SEC 6-21-61	GROSS TOTAL	679840	NET TOTAL	679840
Z-117-78	23219	LEGAL ACRES: 9.65				
		DOCUMENT: 823:732738 12/15/77				

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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
070-200-112 200	ARVILLE VISTA WATER CO 1313 ARVILLE ST LAS VEGAS NEVADA	HINSON HTS UTILITY LOT 17 BLK 02 DOCUMENT: 070:405767 99/99/99	245	140			
Z-117-78			GROSS TOTAL	385		NET TOTAL	385
070-200-113 200	MOSS EDWARD R ETAL 1253 ARVILLE LAS VEGAS NV	HINSON HTS LOT 13 BLK 02 DOCUMENT: 319:278514 04/18/73	3350	14490	610		
Z-117-78			GROSS TOTAL	18450		NET TOTAL	18450
070-200-114 200	WATSON BASIL JAMES & ETTA MAE 1201 ARVILLE LAS VEGAS NEVADA	HINSON HTS LOT 14 BLK 02 DOCUMENT: 343:277506 02/16/62	3350	10610	420		
Z-117-78			GROSS TOTAL	14380		NET TOTAL	14380
070-210-102 200	CAMPOS CONRAD H TRS TR ETAL BOX 687 TONUPAH NV	HINSON HTS LOT 13 BLK 1 DOCUMENT: 802:761946 10/24/77	3350	170			
Z-117-78			GROSS TOTAL	3520		NET TOTAL	3520
070-210-107 200	SCHOW PAUL I 3800 S DECATUR SP #56 LAS VEGAS NV	HINSON HTS LOT 09 BLK 01 DOCUMENT: 292:236108 04/10/61	3350				
Z-117-78			GROSS TOTAL	3350		NET TOTAL	3350
070-210-108 200	SCHOW PAUL I 3800 S DECATUR SP #56 LAS VEGAS NV	HINSON HTS LOT 10 BLK 01 DOCUMENT: 266:215850 10/28/60	3350				
Z-117-78			GROSS TOTAL	3350		NET TOTAL	3350
070-210-109 200	SMITH STANLEY WEYMAN & RAY MONA 1413 VISTA DR LAS VEGAS NEVADA	HINSON HTS LOT 11 BLK 01 DOCUMENT: 021:019896 99/99/99	3350	7760	295	1000	
Z-117-78			GROSS TOTAL	11405		NET TOTAL	10405
070-210-110 200	BINGHAM JEWELE 1209 VISTA DR LAS VEGAS NV	HINSON HTS LOT 12 BLK 01 DOCUMENT: 122:097226 05/03/71	3350	4080	200	1000	
Z-117-78			GROSS TOTAL	7630		NET TOTAL	6630
070-210-123 200	CAMPOS CONRAD H TRS TR ETAL BOX 687 TONUPAH NV	HINSON HTS LOT 14 BLK 1 DOCUMENT: 802:761946 10/24/77	3465				
Z-117-78			GROSS TOTAL	3465		NET TOTAL	3465
070-220-103 200	MIKULICH FRANK 2481 NATALIE AVE LAS VEGAS NV	ARTESIAN HTS TR #1 LOT 9,10 BLK 3 DOCUMENT: 021:051550 99/99/99	3530				
Z-117-78			GROSS TOTAL	3530		NET TOTAL	3530

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BATCH # A-274-408-79
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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
070-220-104 200	BLUE WILLIAM M & SHIRLEY 4217 EL PARQUE LAS VEGAS NV	ARTESIAN HGTS TR #1 PT LOT 2 BLK 3 DOCUMENT: 868:827014 04/04/78	1630				
Z-117-78			GROSS TOTAL	1630		NET TOTAL	1630
070-220-201 200	SMITH WILLIS B ETAL BOX 1959 LAS VEGAS NV	ARTESIAN HTS TR #1 LOT 4,5 BLK 4 DOCUMENT: 788:747080 09/14/77	3530	4750	230	1000	
Z-117-78			GROSS TOTAL	8510		NET TOTAL	7510
070-220-202 200	D K P INC %P KERN 156 COLE DR FAIRFIELD OH	ARTESIAN HTS TR 1 ELY 1/2 LOT 6 BLK 4 DOCUMENT: 292:251753 01/10/73	1485	6980	340		
Z-117-78			GROSS TOTAL	8805		NET TOTAL	8805
070-220-203 200	MURPHY BERNARD R & NANCY A 1553 ARVILLE LAS VEGAS NV	ARTESIAN HTS TR 1 WLY 1/2 LOT 6 BLK 4 DOCUMENT: 842:801076 01/31/78	1360	7700	380		
Z-117-78			GROSS TOTAL	9440		NET TOTAL	9440
070-220-204 200	COOPER SAMUEL W 426 FALCON LAS VEGAS NV	ARTESIAN HEIGHTS #1 W2 OF LOT 1 BLK 4 DOCUMENT: 488:447076 01/15/75	1485	2690	130		
Z-117-78			GROSS TOTAL	4305		NET TOTAL	4305
070-220-205 200	MIKULICH ANDREW J 221 N 10TH ST LAS VEGAS NV	ARTESIAN HTS TR #1 LOT 2,3 BLK 4 DOCUMENT: 021:019886 99/99/99	3530	170		1000	
Z-117-78			GROSS TOTAL	3700		NET TOTAL	2700
070-220-206 200	CORBETT FRANK DONLON II & MARY L 4361 MOUNTAIN VIEW BLVD LAS VEGAS NV	ARTESIAN HEIGHTS #1 E2 OF LOT 1 BLK 4 DOCUMENT: 728:687365 04/15/77	1485	15080	430		
Z-117-78			GROSS TOTAL	16995		NET TOTAL	16995
070-220-303 200	EDMONDS JAMES R & ARLINE R 4210 MT VIEW BLVD LAS VEGAS NV	ARTESIAN HTS TR #1 LOT 02 BLK 02 DOCUMENT: 727:584345 06/30/66	2575	6430	260		
Z-117-78			GROSS TOTAL	9265		NET TOTAL	9265
070-220-304 200	RAY MARVIN A &/OR LUCILE M 2113 EDMONDS LAS VEGAS NV	ARTESIAN HTS TR #1 LOT 1 BLK 02 DOCUMENT: 004:006670 99/99/99	2575	7410	320		
Z-117-78			GROSS TOTAL	10305		NET TOTAL	10305
070-220-401 200	MUSSEY GERALD D & LILLIAN 4300 MOUNTAIN VIEW BLVD LAS VEGAS NV	ARTESIAN HTS TR 1 S2 LOT 3 BLK 1 DOCUMENT: 150:130867 99/99/99	1960	3070	150	1000	
Z-117-78			GROSS TOTAL	5180		NET TOTAL	4180

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PARCEL NUMBER	OWNER * * * * NAME AND ADDRESS * * * *	LEGAL * * * * * DESCRIPTION * * * * *	LAND VALUE	IMPROVE VALUE	PERSONAL VALUE	EXEMPT VALUE	LVSTOCK VALUE
070-220-402 200 Z-117-78	HICKS JAMES & MARITH 2205 MUHAWK LAS VEGAS NV	89102 ARTESIAN HTS TR 1 E 100 S 125 LOT 2 BLK 1 DOCUMENT: 788:747422 09/15/77	1120	7100	260		
			GROSS TOTAL	8480	NET TOTAL		8480
070-220-404 200 Z-117-78	TRENTADUE RALPH & PHYLLIS 1501 ARVILLE LAS VEGAS NEVADA	89102 ARTESIAN HGTS TR#1 LESS E 25'S 125' & LESS PT E2 N 125' LOT 1 BLK 1 DOCUMENT: 544:503368 08/15/75	2885	16460	580		
			GROSS TOTAL	19925	NET TOTAL		19925
070-220-405 200 Z-117-78	BANK FIRST NATL BK NV TRS BOX 15188 LAS VEGAS NV	89114 ARTESIAN HTS TR 1 N 125 LOT 2 PTN E2 OF N 125 LOT 1 BLK 1 DOCUMENT: 713:672433 03/02/77	2500	16800	415		
			GROSS TOTAL	19715	NET TOTAL		19715
070-220-406 200 Z-117-78	FRAME GEORGE D 4350 MOUNTAIN VIEW BLVD LAS VEGAS NV	89102 ARTESIAN HTS TR 1 E 25 S 125 LOT 1 W 75 S 125 LOT 2 BLK 1 DOCUMENT: 520:015729 03/25/70	1120	7830	280		
			GROSS TOTAL	9230	NET TOTAL		9230
070-220-407 200 Z-117-78	BUTT CLARENCE E & SHARON L 1400 HIAWATHA RD LAS VEGAS NV	89108 ARTESIAN HGTS #1 N2 LOT 3 BLK 1 DOCUMENT: 619:578279 05/05/76	1960				
			GROSS TOTAL	1960	NET TOTAL		1960
070-720-101 200 Z-117-78	POPE WILLIAM W & DOROTHY J 4400 DEL MONTE AVE LAS VEGAS NV	89102 ROYAL CREST PK LOT 01 BLK 03 DOCUMENT: 560:519199 10/09/75	3215	12660	390		
			GROSS TOTAL	16265	NET TOTAL		16265
070-720-102 200 Z-117-78	KRANTZ JAMES & ARVELLO 2224 JOANA VISTA ST LAS VEGAS NV	89102 ROYAL CREST PK LOT 02 BLK 03 DOCUMENT: 266:225796 09/26/72	3395	13600	440		
			GROSS TOTAL	17435	NET TOTAL		17435
070-720-103 200 Z-117-78	BITHELL FRED H & JEANNE E 4408 DEL MONTE CIR LAS VEGAS NV	89102 ROYAL CREST PK LOT 03 BLK 03 DOCUMENT: 545:504979 08/21/75	3025	11310	390		
			GROSS TOTAL	14725	NET TOTAL		14725
070-720-104 200 Z-117-78	FURRY EARL C & BETTY J 4412 DEL MONTE AVE LAS VEGAS NV	89102 ROYAL CREST PK LOT 04 BLK 03 DOCUMENT: 518:477183 05/14/75	3205	10950	390	1000	
			GROSS TOTAL	14545	NET TOTAL		13545
070-720-303 200 Z-117-78	RECTOR ROBERT R & VICTORIA 4401 DEL MONTE LAS VEGAS NV	89102 ROYAL CREST PK LOT 01 BLK 01 DOCUMENT: 842:676113 12/18/67	3660	9810	330		
			GROSS TOTAL	13800	NET TOTAL		13800

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

(13.) Z-117-78

DENIED

Application of WILLIAM AND CHARLOTTE KNUDSEN for reclassification of property located at the northeast corner of Del Rey Avenue and Arville Street, from R-E (Residence Estates) to P-R (Professional Offices and Parking). The above property is legally described as Lot 9, Block 2, Hinson Heights.

Proposed Use: Offices

MR. BROWN presented the staff report and stated across the street to the west from the property in question is Woolco's. The whole area is zoned C-1. North of this is R-OI to C-1. The plot plan is as depicted. Staff thinks this does make sense, the P-R is compatible, and staff would recommend approval. There is one letter of protest on file.

CHAIRMAN MILLER declared the public hearing open.

BARRY GREEN, Architect, 633 East Charleston, represented the application.

CHAIRMAN MILLER asked if this was currently a vacant lot.

MR. GREEN replied that it is.

CHAIRMAN MILLER asked what the different uses would be for the building.

MR. GREEN replied the first phase would be for the Nevada State Employment Security Department.

MRS. COLEMAN stated there had been a problem with the property before regarding the exits on Del Rey.

MR. GUTHRIE asked if there would be adequate parking.

MR. GREEN replied more than adequate.

MR. BROWN stated that Andrew Mickulich, 221 North 10th, had protested the application by letter.

MRS. COLEMAN stated she did not see a problem with the zoning, but suggested the exit be moved on Del Rey, closer to Arville.

MR. JONES stated he did not think this would be conducive to the area.

RALPH TRENTADUE, owner of property just south of that in question, stated he objected to an unemployment office.

MR. KNUDSEN, 3675 Green Crest, stated he believes the property had been rezoned once, but never developed.

CHAIRMAN MILLER stated it may have been zoned, but this was not the proposed development.

MR. GREEN stated they could live with moving the driveway up.

An unidentified protest stated that he lived across the street and did not think an unemployment office would be condusive to the area.

CHAIRMAN MILLER stated he thought there would be a lot of traffic and that this is very close to an R-E area.

Unidentified protest stated he would not object to a light professional development.

WM. POPE, 4400 Del Monte, appeared in protest, citing traffic as cause for protest. He stated he would not object to a dentist or doctor's office.

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 DENIAL of Z-117-78 because the proposed use would not be compatible with the residential uses in the area.

Voting was as follows:

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

Motion for DENIAL carried by a majority vote.

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

14. Z-20-78

APPROVED

Request of JAMES WEBER & ASSOCIATES 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).

MR. BROWN presented the staff report and stated the initial elevation was shown with balconies, etc. The applicant wishes to change what is now submitted. Staff thinks the new elevation leaves much to be desired.

MR. GUTHRIE asked what would happen to the roof mechanics.

MR. BROWN stated they would have to be screened.

CHARLES DEANER, representing Four-Rent, stated the reason for the request is that the architect revised the plans to reduce the number of units from 125 to 112 and incorporated a club house and pool. He stated this would be a Pueblo design similar to that next door. He added they have increased the value and size of the units. The air conditioning units are in the wall.

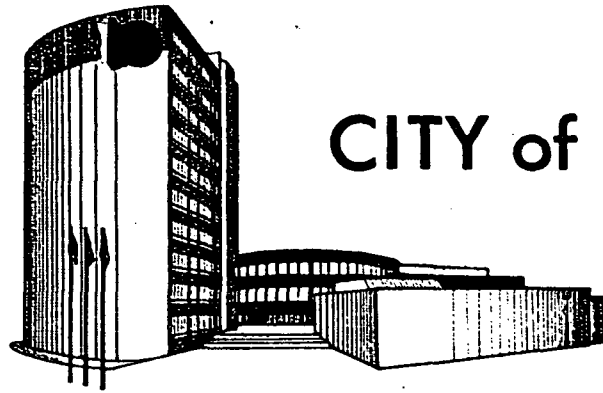
MRS. COLEMAN asked if the units would look like Turtle Rock next door.

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

March 27, 1979

Mr. and Mrs. William Knudsen
3675 Greencrest Drive
Las Vegas, Nevada 89121

Re: Z-117-78
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held March 7, 1979, DENIED your request for reclassification of property generally located at the northeast corner of Del Rey Avenue and Arville Street from R-E to P-R.


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

RECEIVED
MAR 29 1979 ▶
PLANNING AND
DEVELOPMENT

AGENDA

City of Las Vegas

March 7, 1979

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

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

A. ABEYANCE ITEM - 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 (Residence Estates)
To: P-R (Professional Offices
and Parking)
Proposed Use: Offices

Planning Commission recommends
DENIAL (5-yes; 1-no).

If approved, following are the
recommended conditions:

1. Resolution of Intent to be
restricted to a twelve (12)
month time limit.
2. No ingress/egress shall be
permitted along Del Rey Avenue.

PROTESTS: 3

B. REQUEST OF DONALD T. ROMANO ON BEHALF OF A. G. SPANOS FOR REVIEW AND ACCEPTANCE OF THE ZONING CHANGE APPROVED BY THE COUNTY COMMISSION - 2C-331-78

Property generally located on the
south side of Charleston Boulevard
and the west side of Torrey Pines
Drive.

From: R-E (Rural Estates Residen-
tial)
To: R-4 (Multiple Family)
Proposed Use: Apartment Complex -
516 Units

Denied as
recommended by
Planning
Commission
Christensen -
unanimous

David T. Spurlock,
Attorney
for applicant

Clerk to notify

Planning
to proceed

Abeyance
Lurie
Commissioner
Christensen
voted "no"

George Dickerson,
Attorney for
applicant

3/21/79 Agenda

A. ABEYANCE ITEM - 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

This item was held in abeyance at the request of the applicant to work out arrangements with the Nevada State Employment Security for the proposed branch office on this site. 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 the mentioned 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. REQUEST OF DONALD T. ROMANO ON BEHALF OF A. G. SPANOS FOR REVIEW AND ACCEPTANCE OF THE ZONING CHANGE APPROVED BY THE COUNTY COMMISSION - ZC-331-78

Property generally located on the south side of Charleston Boulevard and the west side of Torrey Pines Drive, from R-E to R-4.

Proposed Use: Apartment Complex - 516 Units

This request is similar to the one from the Nevada Power Company that involves a County zoning action that was approved subject to review and acceptance by the City. The site is contiguous along West Charleston but there is not a sufficient amount of the land contiguous to the City to annex the entire parcel at one time. Mr. Romano has informed me the owners of the easterly parcel along Charleston are desirous of being annexed and together the two properties could be annexed through one action. The zoning is for a 516 unit apartment project on approximately 23.5 acres with a density of 22 units per acre. The zoning approved in the County is R-4 and if annexed, it would come into the City on the basis of R-3 because it is the nearest comparable zoning classification. Bonanza High School is located to the south of this property and there is State owned land to the east for a proposed community college complex. To the west is vacant land zoned R-E. In the City to the northeast there is C-1 and R-3 zoning with a portion of it developed and immediately north is a large parcel under resolution of intent to R-3. In evaluating the zoning pattern

AGENDA

City of Las Vegas

February 7, 1979

BOARD OF CITY COMMISSIONERS

Page 34

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

(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 (Residence Estates)

To: P-R (Professional Offices
and Parking)

Proposed Use: Offices

Planning Commission recommends
DENIAL (5-yes; 1-no).

If approved, following are the
recommended conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. No ingress/egress shall be permitted along Del Rey.

PROTESTS: 3

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 (Residence Estates)

To: R-3 (Limited Multiple
Residence)

Proposed Use: 115 Unit Senior
Citizens Apartment

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

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

APPROVED AGENDA ITEM

NOTE: Mayor Briare excused from
Afternoon Session. Commissioner
Woofert present for Afternoon
Session

Abeyance

3/7/79

Approved as
recommended by
Planning
Commission
Christensen -
unanimous

(Jay Downey
present for
applicant)

Clerk to
notify

Planning
to proceed

*Advance
37cc*

LAW OFFICES
OF

Edward M. Bernstein, Chartered

EDWARD M. BERNSTEIN ESO.
DAVID T. SPURLOCK JR. ESO.

JERRY J. KAUFMAN ESO.
"OF COUNSEL"
MEMBER UTAH BAR

A PROFESSIONAL CORPORATION
500 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(AREA CODE 702) 384-9971

* MEMBER OF NEW JERSEY
PENNSYLVANIA AND
NEVADA BARS

February 5, 1979

Mr. Hal Foster
Director, Department of Planning and
Development
Las Vegas City Hall
Las Vegas, Nevada 89101

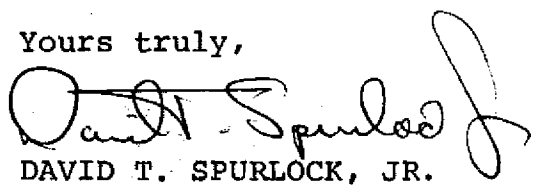
Re: William Knudsen

Dear Mr. Foster:

Please be advised that we would like to remove the above
entitled matter from the City Commissioner's agenda
scheduled for February 7, 1979, at 2:00 P.M.

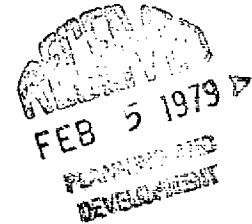
Your consideration in this matter would be greatly
appreciated.

Yours truly,


DAVID T. SPURLOCK, JR.

DTS/pm

HAND DELIVER


FEB 5 1979
PLANNING AND
DEVELOPMENT

*Draft City Planning Commission Minutes -
January 11, 1979*

Mr. Downey replied that it would as it would be a government project and maintenance is required.

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

Mr. Canul made a motion for approval of Z-116-78, subject to the following conditions:

Voting was as follows

"AYES" Miller, Coleman, Guthrie, Jones, Kennedy and Canul
"NOES" None

13. Z-117-78

Application of Wm. and Charlotte Knudsen for reclassification of property . . .

Mr. Brown presented the staff report and stated across the street to the west from the property in question is Woolcos. The whole area is zoned C-1. North of this lot is R-1. The plot plan is as depicted. Staff thinks this does make sense, the P-R is compatible, and staff would recommend approval. One letter of protest.

Chairman Miller declared the public hearing open.

Barry Green, Architect, 633 East Charleston, represented the application.

Chairman Miller asked if this was currently a vacant lot.

Mr. Green replied that it is.

Chairman Miller asked what the different uses would be for the building.

Mr. Green replied the first phase would be for the Nevada State Employment Security Department.

Mrs. Coleman stated there had been a problem with the property before regarding the exits on Del Rey.

Mr. Guthrie asked if there would be adequate parking.

Mr. Green replied more than adequate.

Mr. Brown stated that Andrew Mickulich, 221 North 10th, had protested the application by letter.

Mrs. Coleman stated she did not see a problem with the zoning, but suggested the exit be moved on Del Rey, closer to Arville.

Mr. Jones stated he did not think this would be conducive to the area.

Ralph Trentadue, owner of property just south of that in question, stated he objected to an unemployment office.

Mr. Knudsen, 3675 Green Crest, stated he believed the property had been rezoned once, but never developed.

*Draft
City
Planning
Commission
Minutes -
January
11, 1979*

Chairman Miller stated it may have been zoned, but this was not the proposed development.

Mr. Green stated they could live with moving the driveway up.

An unidentified protest stated that he lives across the street and did not think an unemployment office would be conducive to the area.

Chairman Miller stated he thought there would be a lot of traffic and that this is very close to an R-E area

Unidentified protest stated would have no objection to a light professional development.

Wm. Pope, 4400 Del Monte, appeared in protest, citing traffic as cause for protest. He stated he would not object to a dentist or doctor's office.

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 denial of Z-117-78.

Voting was as follows:

"AYES" Miller, Coleman, Guthrie, Jones and Kennedy
"NOES" Canul

14. Z-20-78

Request of James Weber and Associates for an Aesthetic Review to allow the modification of approved elevations. . .

Mr. Brown presented the staff report and stated the initial elevation was as shown with balconies, etc. They wish to change to what is now submitted. Staff thinks the design is lacking. *new elevation leaves reason to be desired.*

Mr. Guthrie asked what would happen to the roof mechanics.

Mr. Brown stated they would have to be screened.

Charles Deaner, representing Four Rent, stated the reason for the request is that the architect revised the plans to reduce the number of units from 125 to 112 and incorporated a club house and pool. He stated this would be a Pueblo design similar to that next door. He added they have increased the value and size of the units. The air conditioning units are in the wall.

Mrs. Coleman asked if the units would look like Tuttle Rock next door.

Mr. Deaner replied that they would.

Mrs. Coleman made a motion for approval of Z-20-78, subject to the following conditions:

Voting was as follows:

"AYES" Miller, Coleman, Guthrie, Jones, Kennedy and Canul
"NOES" None

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

INTER-OFFICE MEMORANDUM

Date

January 18, 1979

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

FIELD OPERATIONS ENGINEER

SUBJECT:

WILLIAM AND CHARLOTTE KNUDSEN
Z-117-78

COPIES TO:

BUILDING AND SAFETY

2/7CC

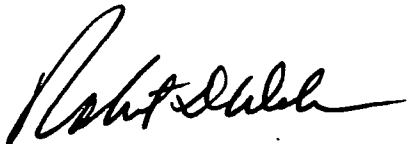
Your memorandum of December 19, 1978 requested comments from the Public Services Department on the request for reclassification of property generally located at the northeast corner of Del Rey Avenue and Arville Street from R-E (Residence Estates) to P-R (Professional Offices and Parking) submitted by William and Charlotte Knudsen.

It will be required that the applicant:

1. Dedicate a 10' radius corner
2. Construct concrete sidewalk on Arville Street frontage; curb and gutter and sidewalk on Del Rey frontage to approved plans and post a Performance Bond at the time of development

NOTE: North driveway on Arville to be 6' minimum from the property line per city standards.

Building and Safety has no objection to granting the request subject to the applicant obtaining all the necessary permits and inspections.



ROBERT D. WEBER, P.E.

RDW/JSH/blc

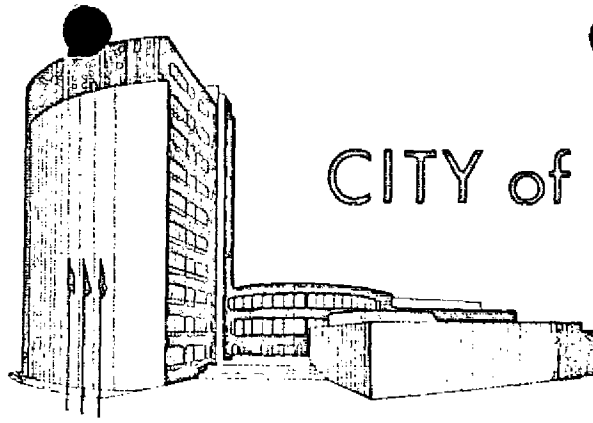


MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL GORN



CITY of LAS VEGAS

January 15, 1979

Mr. and Mrs. William Knudsen
3675 Greencrest Drive
Las Vegas, Nevada 89121

✓Re: Z-117-78

Dear Mr. and Mrs. Knudsen:

Your request for reclassification of property generally located at the northeast corner of Del Rey Avenue and Arville Street, from R-E to P-R, 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 DENIAL, because the proposed use would not be compatible with the residential uses in the area.

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

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-117-78 WILLIAM AND CHARLOTTE KNUDSEN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER
OF DEL REY AVENUE AND ARVILLE STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 9,
BLOCK 2, HINSON HEIGHTS.

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.)

DATE: Dec 27/1977

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : William + Charlotte Knudsen
Z-117-78

- ☒ 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.

RECEIVED
DEC 27 1978
PLANNING AND
DEVELOPMENT

OTHER: _____

S. Hampton
FIRE PREVENTION OFFICER

12/18/78

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-117-78 WILLIAM AND CHARLOTTE KNUDSEN FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST
CORNER OF DEL REY AVENUE AND ARVILLE STREET.
FROM: R-E (RESIDENCE ESTATES)
TO: P-R (PROFESSIONAL OFFICES AND PARKING)
PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT
9, BLOCK 2, HINSON HEIGHTS.

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. Not here 12-19-78

CLEMMER 12/20/78

BROWN, D.W. 12/22/78

BARBARA

(THIS FILE MUST BE RETURNED TO ~~XXXX~~ BY 12/20/78).

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

Affix 86¢ RPTT: \$82.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JERRY J. KAUFMAN, TRUSTEE OF THE JERRY J. KAUFMAN AND ELAINE S. KAUFMAN FAMILY TRUST

in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to WILLIAM KNUDSEN AND CHARLOTTE KNUDSEN, husband and wife as joint tenants

all that real property situate in the Las Vegas Valley Water District, City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

Lot Nine (9) in Block Two (2) of HINSON HEIGHTS, as shown by map thereof on file in Book 2 of Plats, Page 82, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO:

- 1. Taxes for the Fiscal Year 1978-1979.
- 2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand on this 15th day of NOVEMBER 1978 JERRY J. KAUFMAN, TRUSTEE OF THE JERRY J. KAUFMAN AND ELAINE S. KAUFMAN FAMILY TRUST

STATE OF NEVADA } ss. County of Clark On this 15th day of December, 1978, personally appeared before me, a Notary Public, JERRY J. KAUFMAN, TRUSTEE

KLAUDIA G. SCALES NOTARY PUBLIC CLARK COUNTY, NEVADA MY COMMISSION EXPIRES MAY 30, 1979

Order No. LV-77416-KS

When Recorded, mail to Mr. & Mrs. William Knudsen 3675 Greencrest Las Vegas, Nevada 89121

THE RECORD OF THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF CLARK COUNTY, NEVADA ON 12/30/78 AT 9:39 AM Doc # 944867 BY CHICAGO TITLE INSURANCE COMPANY BOOK NO. 985

CHICAGO TITLE INSURANCE COMPANY 428 SOUTH THIRD STREET LAS VEGAS NEVADA 89101 385-6811

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DECEMBER 19, 1978

Date

TO: PUBLIC SERVICES, ADM. DIVISION
FIRE SERVICESFROM: HAROLD P. FOSTER, ACTING DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: WILLIAM AND CHARLOTTE KNUDSEN
Z-117-78

COPIES TO:

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

generally located at the northeast corner of Del Rey Avenue
and Arville Street

From: R-E (Residence Estates)

To: P-R (Professional Offices & Parking)

The above property is legally described as Lot 9, Block 2,
Hinson Heights.

CITY PLANNING COMMISSION MEETING: January 11, 1979

Your remarks regarding this application prior to January 2, 1979 will
be greatly appreciated.

Plot Plan Attached: Yes xxxNo

HPF:bjl

cc: Traffic Engineer (copy of plot plan on file in Public Services)
Bldg. & Safety (copy of 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 RR Use District to a PK 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.

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

Lot 9, Block 2, HINSON HEIGHTS

NE CORNER of Del Rey Ave & Arville Street

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

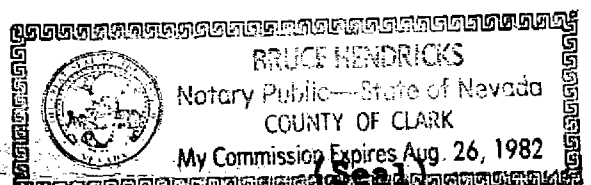
(I, We) William and Charlotte Knudsen being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to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

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

William Knudsen 3675 Greencrest Dr Las Vegas, NV 89121 451-4090
Charlotte Knudsen 3675 Greencrest Dr Las Vegas, NV 89121 451-4090

Subscribed and sworn to before me this 14th day of Dec., 1978.

Bruce Hendricks
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: Robert J. Williams

Receipt No.: 340877

Case No. Z-117-78

Date: 12/18/78

2 add'l plot plans forthcoming

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~~ ^{SIX} (6) copies. ^{24x36"}
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.