

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0117-87

APN 140-32-601-001

Location W of Nellis btw Bonanza & Stewart

Applicant Hing Y. Watt, et al

Subject

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



FILE HISTORY

DATE	MEETING	ACTION	INITIAL
11-24-87	PC	Abernethy	uh
12-10-87	PC	Approved	uh
1-6-88	CC	Approved	
2/13/88		Permits signed 3617 N. 1st, Emerald Cove	JS
2/19/88		Permits for carpenter Emerald Cove	LC
11-22-88		 in field	YH

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Petition - 65 names
2. 43 addresses
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO.: 2-117-82

Regarding: Change in Zoning, Case No. Z-117-87

WE OPPOSE THE PROPOSED CHANGE IN ZONING FROM COMMERCIAL TO RESIDENTIAL.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Nancy Sloan	421 Oakford	Nov 20, 1987
2.	John & Susan Reid	413 Oakford	Nov. 21, 1987
3.	Alida Magron	409 Oakford	Nov. 21, 1987
4.)	Julia E. Miglioranza	405 Oakford St.	Nov 21, 1987
5.)	Jose + Joy Ester	417 Oakford St.	Nov 21, 1987
6.)	Don A. Ford	425 Oakford St	Nov 21, 1987
7.)	Ronald Ford	425 Oakford St	Nov 21, 1987
9.)	Paul Rogers	4912 Montebello	11-21-87
10	Jeanie Rogers	4912 Montebello	11-21-87
11.	Elena V. Ruth	4908 Montebello Ave	11-21-87
12	Fredrick J. Ruth	4908 Montebello Ave	11-21-87
13.	Sharon Ruth	5823 E. Queenstown Way	11-21-87
14.	Heinrich W. Barty	4832 Montebello Ave	11-21-87
15.	JENNIFER Barty	4832 Montebello Ave	11-21-87
16	Michael R Taylor	424 Greenbrook.	11-21-87
17.	Deborah S. Taylor	424 Greenbrook St.	11-21-87
18	Vanda M. Taylor	413 Greenbrook St	11-21-87
19	Barb C. Taylor	413 Greenbrook St.	11-21-87
20.)	Tamara L. Vippell	420 Greenbrook St	11-21-87
21.)	James Arellano	424 Oakford L.V.	11-21-87
22.	James Arellano	424 Oakford L.V.	11-21-87
23.)	Don B.	420 Oakford L.V.	11-21-87
24.)	R. Ruiz	414 Oakford St. L.V.	11-21-87 (16)

<u>Name</u>	<u>Address</u>	<u>Date</u>
25) SHERI FOX	408 OAKFORD ST	11-21-87
26) Tom Fossum	408 OAKFORD ST	" "
27) Michele McCarney	408 OAKFORD ST	11-21-87
28) Marilyn Jordan	404 Oakford St.	11-21-87
Henry R. Jordan	404 Oakford St	11-21-87
29) Roger de Blanck	238 OAKFORD	11-21-87
30) Ellen de Blanck	238 Oakford	11-21-87
31) Julia & Lonny Swann	332 Oakford	11-21-87
32) Kathy Steddie	336 Oakford	11-21-87
32) Kathryn J. Jacobs	341 "	11-21-87
33) Merle Jacobs	341 "	11-21-87
34) Michael J. Migliorizzi	405 Oakford St	11-22-87
35) William E. Bower	324 OAKFORD ST.	11-22-87
36) Danell Alexander	4941 Carmichael	11-22-87
37) F. W. McCormick	4937 Carmichael	11-22-87
38) Bill P. Bell	4921 Carmichael Ave	11-22-87
39) Mary V. Bell	4931 Carmichael Ave	11-22-87
40) Melvin Monroe	4913 Carmichael Ave	11-22-87
41) Patricia Monroe	4913 Carmichael Ave	11-22-87
42) Louis Russo	4913 Carmichael Ave	11-22-87
43) Louise Papapietro	4913 Carmichael Ave	11-22-87
44) Alex Mario Monroe	4913 Carmichael Ave	11-22-87
45) Larry Hendrix	4908 CARMICHAEL AVE	11-22-87
46) Linda Louder	4916 Carmichael Ave	11-22-87
47) Jay R. Randle	4924 Carmichael Ave	11-22-87
48) Bob Randle	4924 CARMICHAEL AVE	11-22-87

- 51.1 Tolena K. Yeaman 4925 Carmichael Ave LV NV 89110
- 52) Rudy & Carol McElroy 4929 Carmichael Ave LVN 89110
- 53) Geraldine Robinson 4920 MetPark Drive 89110
- 54) GEORGE HASHEM 4916 METPARK DRIVE 89110
- 55) Mary Neese 4912 Metpark W. 89110
- 56) Lurr Simport 4904 Metpark De. 89110
- 57) Raymond R. Simport 4904 Metpark De. 89110
- 58) Michael Colson 308 GREENBROOK 89110
- 59) Mary Ann Nabach 332 Greenbrook St. 89110
- 60) Roy Farma 400 Greenbrook St 89110
- 61) Brenda Farma 400 Greenbrook St 89110
- 62) F. Marie Conners 408 Greenbrook St 89110
- 63) Gay L. Montgomery 4900 Carmichael Ave 89110
- 64) Annette Hendrix 4908 Carmichael 89110
- 65) Richard Yeaman 4925 Carmichael 89110

65 actual names appearing
as of Nov 24 1987

43 protests

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 11-9-87	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT		
PUBLIC WORKS		
FIRE SERVICES		
DESIGN & DEVELOPMENT		
LAND DEVELOPMENT		
POLICE DEPARTMENT		
LICENSE DEPARTMENT		
HEALTH DEPARTMENT		
CITY ATTORNEY		
CITY MANAGER		

FILE NO. 2-117-87

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-117-87 APPLICATION OF HING Y. WATT, TRUSTEE FOR THE MORGAN K. TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE EAST SIDE OF NELLIS BOULEVARD, BETWEEN BONANZA ROAD AND STEWART AVENUE

FROM: C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

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

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of 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



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.

5080

REST.

HOPS

\$050

X - HART

NURSERY

MELLIS BLVD.

COUNTY

STEWART AVE.

Z-117-87

511-50

Date 11/3/87
Page 1 of 1

K.V.

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

Remarks _____

1. Labels No. of Sets Label Tape

2. Print Format:	No Print (A)	Valuation (F)
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[illegible][illegible]

Partial Page	Partial Page	Partial Page	Partial Page
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Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
060	32	0 004	060	33	4 001						
		↓ 006			↓ 015						
		↓ 021			↓ 055						
		↓ 022			↓ 062						
		↓ 042	250	01	0 008						
		↓ 33 0 004			↓ 08 0 001						
		↓ 007			↓ 004						
		↓ 010			↓ 005						
					— END —						

Assessor Approval _____ Billing No. _____

pk
Les

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-117-87 APPLICATION OF HING Y. WATT, TRUSTEE FOR THE MORGAN K. TRUST, FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE WEST SIDE OF NELLIS BOULEVARD, BETWEEN BONANZA ROAD AND STEWART AVENUE

FROM: C-2 (GENERAL COMMERCIAL)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

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

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of 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



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-117-87 APPLICATION OF HING Y. WATT, TRUSTEE FOR ^{THE} MORGAN K. TRUST,
FOR RECLASSIFICATION OF PROPERTY LOCATED ON THE EAST SIDE OF
NELLIS BOULEVARD, BETWEEN BONANZA ROAD AND STEWART AVENUE
FROM: C-2 (GENERAL COMMERCIAL)
TO: R-3 (LIMITED MULTIPLE RESIDENCE)
PROPOSED USE: APARTMENTS

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

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER C 11/12

WILLIAMS HW 11/12

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.

INTER-OFFICE MEMORANDUM

November 9, 1987

TO:

PUBLIC WORKS
FIRE SERVICES
BUILDING & SAFETY
LAND DEVELOPMENT

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

ZONING RECLASSIFICATION - Z-117-87
HING Y. WATT, TRUSTEE FOR MORGAN K. TRUST
FROM: C-2 TO: R-3

COPIES TO:

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

East side of Nellis Boulevard, between Bonanza Road and Stewart Avenue

Parcel No.: 060-330-005

Proposed Use: Apartments

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME MORGAN K. TRUST
HING Y. WATT, TRUSTEE
REPRESENTATIVE'S NAME _____
ADDRESS 13 HEMLOCK HILL ROAD
PHONE (603) 673-7880 AMHERST, N. H. 03031

AGENT: NAME MARK SCHNIPPEL
REPRESENTATIVE'S NAME _____
ADDRESS 7365 LAREDO
PHONE 737-7777 L. V. NV 89117

TYPE OF APPLICATION:

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

ZONING: EXISTING C-2 PROPOSED R-3
LAND USE: EXISTING VACANT
PROPOSED APTS

PAST ACTIONS:

CASE NO. Z-20-74 ACTION R-E to C-2 DATE 6/5/74
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. N-32-4 ASSESSOR'S PARCEL NO. 060-330-005
FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: W SIDE OF NELLIS BLVD
BETWEEN BONANZA RD AND STEWART AVE

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: Leo DATE 10/29/87

GENERAL RECEIPT NO. 25230 CASE NO. Z-117-87

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 C2 Use District to a R3 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 \$ 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:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, M.D.B. & M.

Assessor's Parcel Number: 060-330-005

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), HING Y. WATT,

(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) HING Y. WATT Trustee
SIGNATURE OF OWNER OF RECORD
(603) 673-7880
PHONE NUMBER

13 Hemlock Hill Road
MAILING ADDRESS
Amherst NH 03031
CITY STATE ZIP

(2)
SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY STATE ZIP

Subscribed and sworn to before me this 26 day of Oct, 1987,

Maura A. Sanders
Notary Public in and for said County and State

11/9/89
My Commission Expires

(seal)

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: \$ 200.00

Received by: R. G.

Receipt No.: 25230

Date: 10/29/87

Case No.: Z-117-87

Meeting Date: 11/24/87

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

APPLICATION SUBMITTAL REQUIREMENTS

Compliance with the items listed below shall be required to provide adequate submittal information for review. Staff shall determine if additional information is needed based on the nature and complexity of the proposal. An appointment for submittal of this information is highly recommended.

I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

- A. Date of preparation and all dates of revision.
- B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
- C. Name, address and phone number of owner, developer and person who prepared the map.
- D. Statement of the present use and the proposed use of the property.
- E. A precise legal description of the property involved in this application and the number and street name.
- F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
- G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
- H. Total acreage (or square footage, if less than two (2) acres).
- I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
- J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
- K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
- L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
- M. Size and location of all existing and proposed on-premises signage.

--OVER--

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Trustee's Deed Upon Sale

T. O. No. 117961-10

AMT. TR. S. 7000

This Indenture, made November 26, 1906, between LAWYERS TITLE OF LAS VEGAS, INC., a Nevada corporation, as Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee), and MORGAN K. TRUST, dated August 31, 1902, HING Y. HATT, TRUSTEE

herein called Grantor), Witnesseth:

Whereas, PROGRESSIVE INVESTMENT COMPANY, a Nevada corporation

by Deed of Trust dated January 10, 1905, and recorded July 16, 1905, as Document No. 2100507, in book 2149, at page 70, of Official Records, in the office of the county recorder of the County of Clark, Nevada

did grant and convey to said Trustee upon the Trust therein expressed, the property hereinafter described to secure, among other obligations, payment of \$900, certain promissory note and interest, according to the terms thereof; other sums of money advanced, and interest thereon; and

Whereas, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of said Breach and Default hereinafter referred to, to which reference is hereby made; and

Whereas, on December 9, 1906, the then Beneficiary or holder of said note did execute and deliver to Trustee written Declaration of Default and Demand for Sale, and thereafter there was filed for record on December 21, 1906, in the office of the county recorder of said County, a Notice of said Breach and Default and of Election to cause Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was duly recorded in book 2237, document 82196104 of Official Records of said County; and Re-Recorded February 6, 1906 in book 220209, as Document No. 00145, of Official Records of said County; and

Whereas, Trustee, in consequence of said Declaration of Default, Election, Demand for Sale, and in compliance with the terms of said Deed of Trust did execute its Notice of Trustee's Sale stating that it, as such Trustee, by virtue of the authority in it vested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property particularly therein and hereinafter described, said property being in the County of Clark, State of Nevada; and fixing the time and place of sale as on June 9, 1906 at THOMPSON'S Book Agency, at the corner of Lawyers Title of Las Vegas, Inc., 111 South Third Street, Las Vegas, Nevada, said sale was postponed until November 26, 1906 at THOMPSON'S Book Agency at the same location, and did cause copies of said Notice to be posted for not less than twenty days before the date of sale therein fixed, as follows:

In three public places in the said City of Las Vegas, wherein said property was to be sold, to-wit:

Also one in a conspicuous place on the property to be sold, and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in THE LAS VEGAS GAZETTE, a newspaper of general circulation, printed and published in the city or district in which said real property is situated, the first date of such publication being May 15, 1906, and

Whereas, all applicable statutory provisions of the State of Nevada, and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

8702271453

Whereas, Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, aforesaid being the highest bidder thereof, the property hereinafter described, for the sum of \$ 709,263.76

Now, Therefore, Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, aforesaid but without any covenant or warranty, express or implied, all that certain property situate in the County of Clark, State of Nevada described as follows:

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 South, Range 62 East, N.D.B. & H., more particularly described as Parcel No. 1 of that certain Parcel Map recorded February 14, 1974 as Document No. 361103 in File 1, Page 81 of Parcel Maps.

In Witness Whereof, said LAWYERS TITLE OF LAS VEGAS, INC. as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

LAWYERS TITLE INSURANCE CORPORATION, as Agent for
LAWYERS TITLE LAS VEGAS, INC. as TRUSTEE aforesaid.

By David L. Schoolcraft
DAVID L. SCHOOLCRAFT

TO BE FOLLOWS BY

STATE OF NEVADA
COUNTY OF Clark ss.
On November 28, 1988 personally
appeared before me, a Notary Public,

David L. Schoolcraft
who acknowledged that he executed the above instrument.
Signature David L. Schoolcraft
(Notary Public)

EVILYN J. KAUFMAN
Notary Public - State of Nevada
COUNTY OF CLARK
My Comm. Expires
March 21, 1989
Notarial Seal

SPACE BELOW FOR RECORDER'S USE ONLY

When Recorded Call To Mr. Daniel Y. Watt, 13 Hemlock Hill Road
Amherst, New Hampshire 03041

This Order No. T.O. No. Recorded at the request of:	Trustee's Deed Upon Sale	LAWYERS TITLE of LAS VEGAS	CLARK COUNTY NEVADA JANAL SWIFT RECORDER RECORDED AT REQUEST OF BULLY LENHARD ET AL 02/27/87 15:30 PRI CLERK IN CHARGE 870227 DNE 01453 FEE 6.00 10/11 .00
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8782271453



Robert V. Jones, Corp.

January 27, 1989

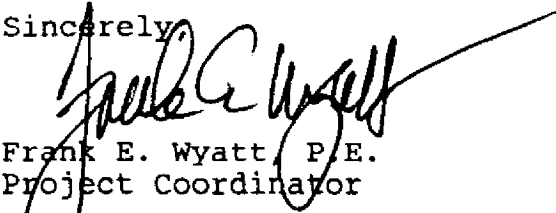
City of Las Vegas
Department of Community Planning and Development
400 E. Stewart
Las Vegas, NV 89101

Attn: Mr. Rick Williams
Re: Emerald Cove Apartments (Z-117-87)

Dear Rick:

Our lender has requested we obtain evidence from the City of Las Vegas that the above referenced project conforms to the zoning requirements you have set forth. We would appreciate a brief letter confirming the completed project conforms to your conditions. Thank you for your help in this matter.

Sincerely,


Frank E. Wyatt, P.E.
Project Coordinator

cc: file



CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 17, 1988

AGENDA

City of Las Vegas

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

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

C. PLOT PLAN REVIEW

2. Z-117-87 - Hing Y. Watt, Trustee
for Morgan K. Trust on behalf of
Robert V. Jones Corporation

Request for a Plot Plan Review of a proposed apartment development on property located on the west side of Nellis Boulevard, between Bonanza Road and Stewart Avenue, C-2 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Conformance with the revised plot plan.
2. Conformance with the original conditions of approval of Z-117-87.

NOLEN -
APPROVED as
recommended.
Unanimous

Clerk to Notify
and Planning to
proceed.

Charlie Johnson,
VTN, appeared.

APPROVED AGENDA ITEM

Larry R. Burton

1450

AGENDA

City of Las Vegas

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

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

C. PLOT PLAN REVIEW

2. Z-117-87 - Hing Y. Watt, Trustee
for Morgan K. Trust on behalf of
Robert V. Jones Corporation

Request for a Plot Plan Review of a proposed apartment development on property located on the west side of Nellis Boulevard, between Bonanza Road and Stewart Avenue, C-2 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Conformance with the revised plot plan.
2. Conformance with the original conditions of approval of Z-117-87.

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 17, 1988

X.

C. PLOT PLAN REVIEW

2. Z-117-87 - Hing Y. Watt, Trustee for Morgan K. Trust on Behalf of Robert V. Jones Corporation

This item is before you to review the final plot plan and revised building elevations for the 132 unit apartment project that was approved recently on the west side of Nellis Boulevard between Bonanza Road and Stewart Avenue. At the time the zoning was approved, members of the Council requested that the layout on the westerly portion of the site adjacent to the Las Vegas Wash Drainage Channel be revised to satisfy the concerns of the protestants in the R-1 area on the west side of the Channel. The Council indicated it wished to see the revised plan prior to construction.

It was indicated at the hearing on the zoning that the proposed developers would be a Canadian firm, however, the project has been sold to Robert V. Jones Corporation which intends to commence construction on this project immediately. The new developer is proposing to meet all the conditions of approval and has revised the plot plan to provide for the driveway and parking area to be on the rear of the property instead of the row of buildings. The change will result in the buildings being further away from the R-1 area. In addition there was discussion on providing a row of trees along the rear property line as an aesthetic buffer and the applicant is proposing this between the rear block wall and the proposed carports.

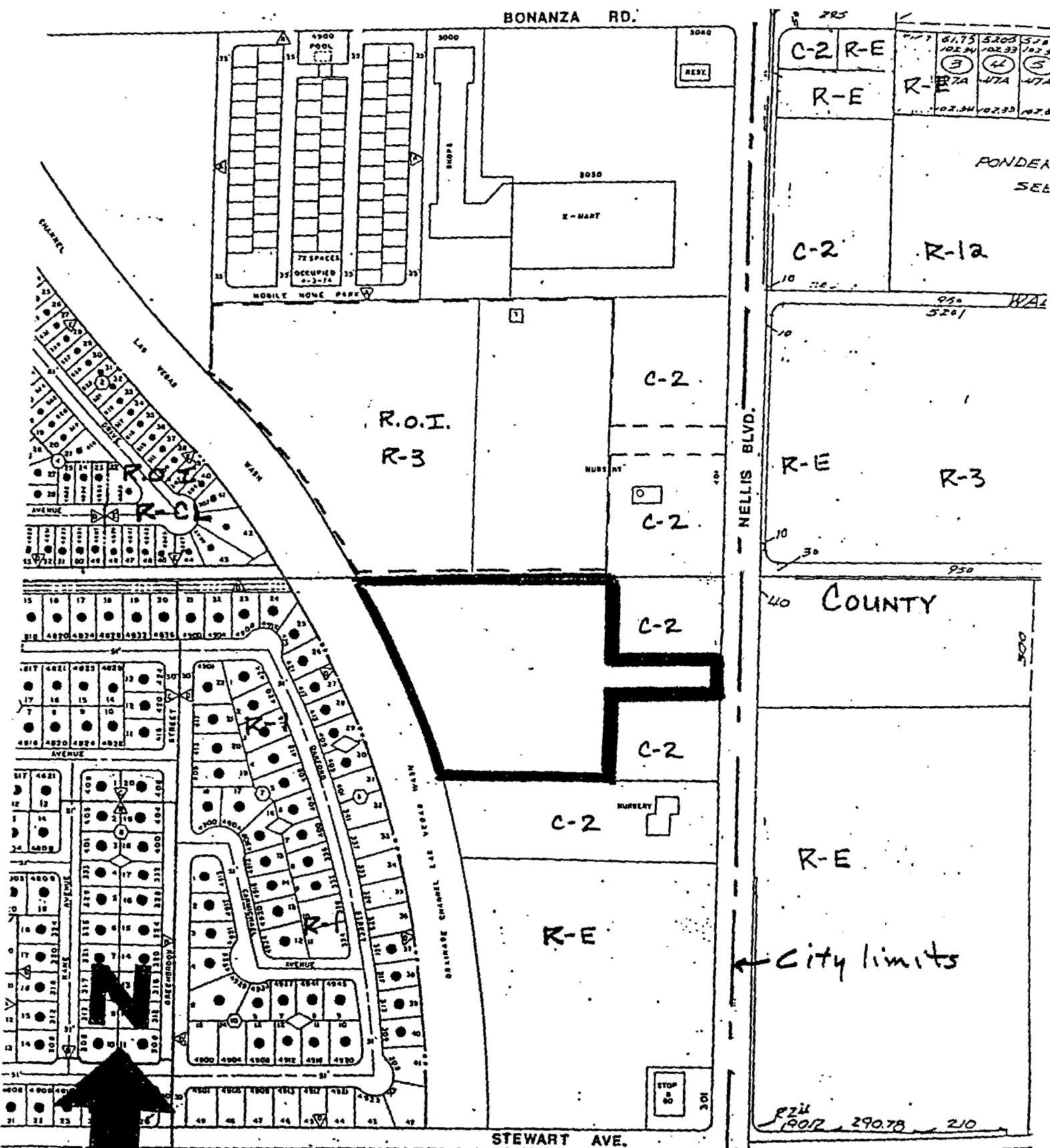
The revised plan reflects the reduction in number of units from 144 to 132, that was required as a condition of approval. The revised building elevations are more attractive with full tile roofs and stucco walls. The approved elevation had flat roofs with a tiled mansard around the buildings. In all other respects, this plan conforms to the conditions and discussion that occurred at the hearing on the rezoning of the property.

Staff Recommendation: APPROVAL

SEE ATTACHED LOCATION MAP


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

LOCATION MAP - ITEM X.C.2. - Z-117-87 - HING Y. WATT ON BEHALF OF ROBERT V. JONES CORP.



Z-117-87

AGENDA

City of Las Vegas

January 6, 1988

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

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

I. ZONE CHANGE

5. Z-117-87 - Hing Y. Watt, Trustee
for Morgan K. Trust

Request for reclassification of property located on the west side of Nellis Boulevard, between Bonanza Road and Stewart Avenue.

From: C-2 (General Commercial)

To: R-3 (Limited Multiple Residence)

Proposed Use: APARTMENTS

Planning Commission voted (5-2) to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. A deed restriction binding upon the present and future property owners shall be recorded that requires all permanent residents of the one bedroom units to be 18 years of age or older.
3. Construct a minimum 45 foot radius for the interior drive at the northwest corner of the interior parking area as required by the Department of Fire Services.
4. Provide a Drainage Plan and Technical Drainage Study to be submitted to, and approved by, the Department of Public Works prior to issuance of any building permits.
5. The interior driveways shall have a minimum width of 24 feet.
6. Standard conditions 1-8.

Staff Recommendation: APPROVAL

PROTESTS: 48 (5 at meeting, petition with 43 protests)

To: The City Council
Re: Community Planning and Development Agenda Item
January 6, 1988 City Council Agenda

X.

I. ZONE CHANGE

5. Z-117-87 - Hing Y. Watt, Trustee for Morgan K. Trust

This request is to rezone approximately 6.21 acres from C-2 to R-3 for a 144 unit apartment project. Twelve two-story 8,512 sq. ft. buildings containing 12 units per building (96 two bedroom and 48 one bedroom units) are proposed at a density of 23.2 units per acre. Unit sizes range from 600 sq. ft. for one bedroom units to 764 sq. ft. for two bedroom units. The elevations show stucco walls and tile roofs. The project includes a clubhouse, a swimming pool and landscaped open space.

Proposed access is from Nellis Boulevard via a 50 foot wide, 250 foot long driveway through a vacant C-2 zoned parcel. 168 parking spaces are required and 217 are proposed. Building setbacks vary from 15 feet to 25 feet along the east property line and a 20 foot setback is proposed from the north, south and west property lines.

The Las Vegas Wash Drainage Channel abuts the project to the west and further west is developed R-1. To the south is a plant nursery in a C-2 zone and there is C-2 to the east along the west side of Nellis. To the north is approved R-3 zoning for a 304 unit apartment project and there is C-2 along the Nellis frontage.

There was a protest factor from the residents to the west who prefer the site to be developed commercial. They felt there will be sufficient apartments in their area when the site develops to the north. Also, they were concerned about the schools being overcrowded, the size of the units and overcrowding of persons within the units. Staff and the Planning Commission felt the use was compatible. The Planning Commission required the 48 one bedroom units to be occupied with persons 18 years of age or older which would result in at least one-third of the units being for adults only.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 48 (5 at meeting, petition with 43 protests)

SEE ATTACHED LOCATION MAP


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



Robert V. Jones, Corp.

February 10, 1988

City of Las Vegas
Department of Community
Planning and Development
400 East Stewart
Las Vegas, Nevada 89101

Attention: Mr. Harold Foster

Re: Z-117-87 (Mr. Hing Y. Watt)

Dear Harold:

Please accept this letter as confirmation that Robert V. Jones Corp. has the above referenced property in escrow. Robert V. Jones Corp. will also be the developer of the above property.

If you have any questions please feel free to contact me.

Sincerely,

Frank E. Wyatt, P.E.
Project Coordinator

FEW:cab

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:



RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-117-87 From C-2 to R-3

Legally described as:

Lot 1 of Parcel Map filed in File 56, Page 53 of Parcel Maps
(PM-16-88), excepting the Easterly 250'.

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-117-87 From C-2 to R-3

Legally described as:

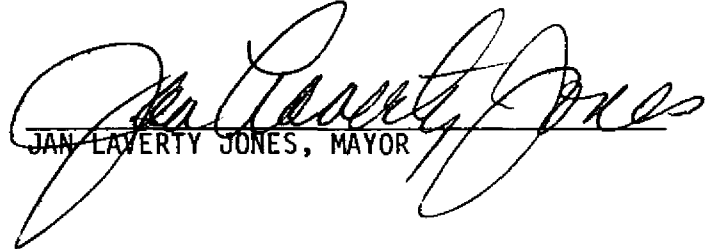
Lot 1 of Parcel Map filed in File 56, Page 53 of Parcel Maps (PM-16-88), excepting the Easterly 250'.

Subject to the following conditions:

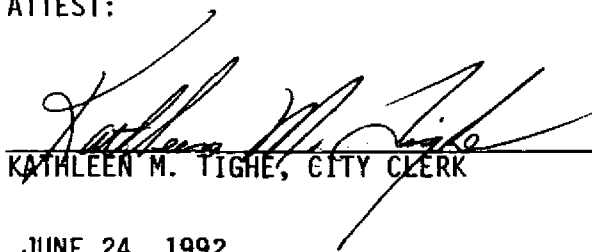
1. Resolution of Intent with a twelve (12) month time limit.
2. A deed restriction binding upon the present and future property owners shall be recorded that requires all permanent residents of the one bedroom units to be 18 years of age or older.
3. Construct a minimum 45 foot radius for the interior drive at the northwest corner of the interior parking area as required by the Department Fire Services.
4. Provide a Drainage Plan and Technical Drainage Study to be submitted to, and approved by, the Department of Public Works prior to issuance of any building permits.
5. The interior driveways shall have a minimum width of 24 feet.
6. The plot plan and landscaping plan shall be revised and submitted to the City Council for review and approval prior to development.
7. Conformance to the elevations.
8. 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.
9. 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, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. Satisfaction of City Code requirements and design standards of all City departments.

12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. A maximum of 132 units is allowed.

PASSED, ADOPTED AND APPROVED this 6th day of January, 1988.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 24, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1988

Mr. Hing Y. Watt, Trustee
for Morgan K. Trust
13 Hemlock Hill Road
Amherst, New Hampshire 03031

RE: RECLASSIFICATION OF PROPERTY
Z-117-87

Dear Mr. Watt:

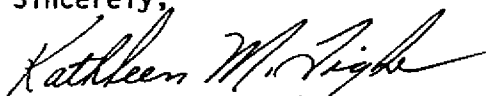
The City Council at a regular meeting held January 6, 1988, APPROVED the Reclassification of Property located on the west side of Nellis Boulevard, between Bonanza Road and Stewart Avenue, From: C-2 (General Commercial), To: R-3 (Limited Multiple Residence), Proposed Use: Apartments, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. A deed restriction binding upon the present and future property owners shall be recorded that requires all permanent residents of the one bedroom units to be 18 years of age or older.
3. Construct a minimum 45 foot radius for the interior drive at the northwest corner of the interior parking area as required by the Department of Fire Services.
4. Provide a Drainage Plan and Technical Drainage Study to be submitted to, and approved by, the Department of Public Works prior to issuance of any building permits.
5. The interior driveways shall have a minimum width of 24 feet.
- ⑥. The plot plan and landscaping plan shall be revised and submitted to the City Council for review and approval prior to development.



7. Conformance to the elevations.
8. 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.
9. 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, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.
15. A maximum of 132 units is allowed.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services
Mr. Mark Schnippel, 7365 Loreda,
Las Vegas, Nev. 89117

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 27, 1989

Mr. Frank E. Wyatt
Project Coordinator
Robert V. Jones Corporation
601 South Rancho Drive, Suite A10
Las Vegas, Nevada 89106

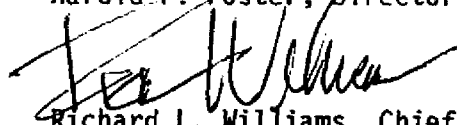
RE: EMERALD COVE APARTMENTS (Z-117-87)

Dear Mr. Wyatt:

Pursuant to your letter of January 27, 1989, this is to confirm that the Conditions of Approval of Zoning Application Z-117-87 for the 132 unit apartment development known as Emerald Cove Apartments at 321 North Nellis Boulevard have been completed.

Sincerely,

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


Richard L. Williams, Chief
Current Planning Division

RLW:erh

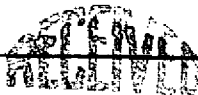


CITY OF LAS VEGAS

Date

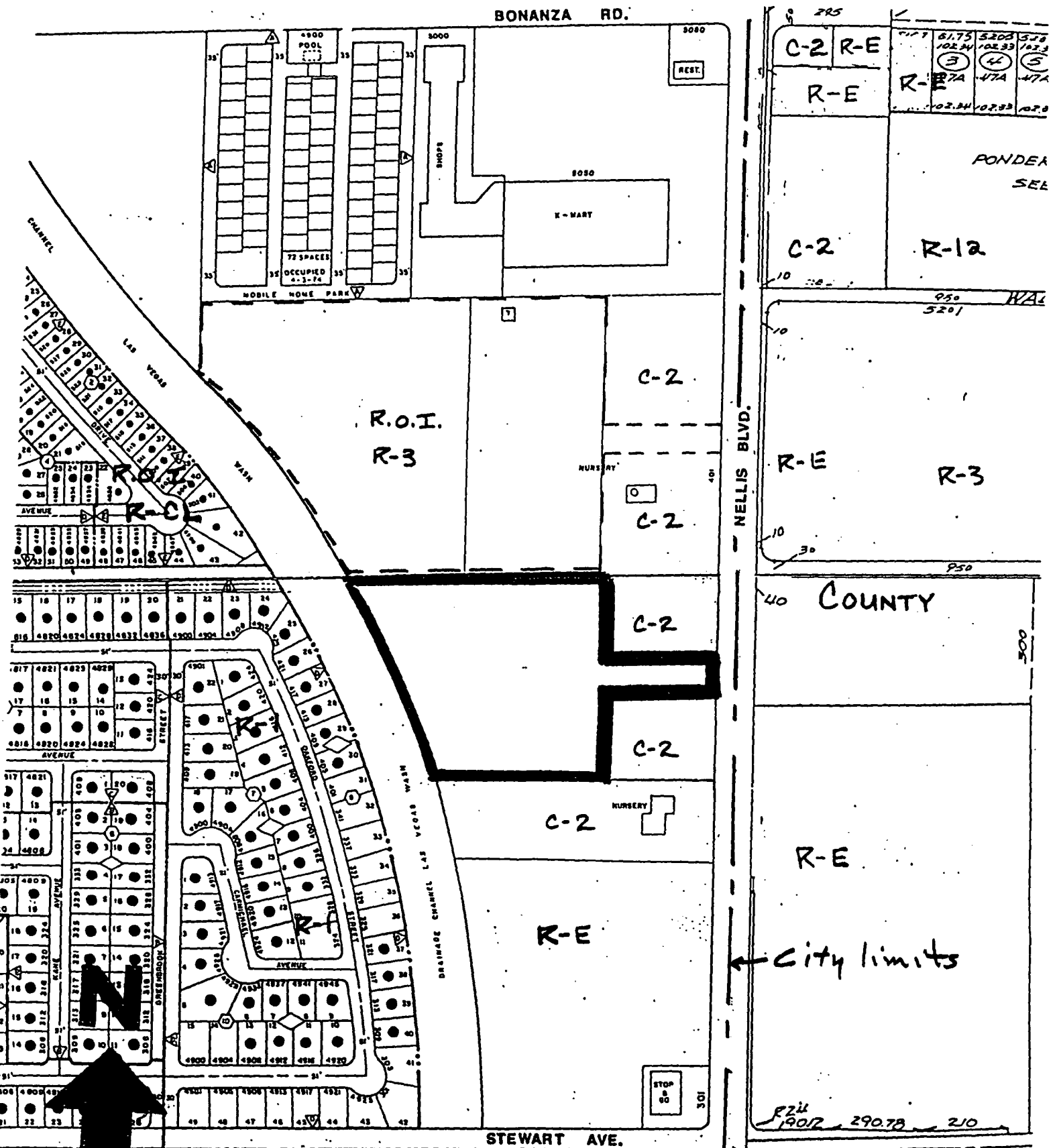
INTER-OFFICE MEMORANDUM

2.9.88

TO: Department of Community Planning and Development	FROM: Department of Building and Safety
SUBJECT: 2117-87 ZONE RECLASS HING, WATT ZONE: C-2 Parcel No: 060-330-005	COPIES TO:  EEB091988 PLANNING AND DEVELOPMENT

In answer to your memorandum of 2.8.88
on the above zone request at W. Side of DELUIS BLVD., So.
OF THE CEDAR AVE. DRAINAGE CHANNEL
this department has no objections provided all required permits and inspections
are obtained.

LOCATION MAP - ITEM X.I.5. - Z-117-87 - HING Y. WATT, TRUSTEE FOR MORGAN K. TRUST

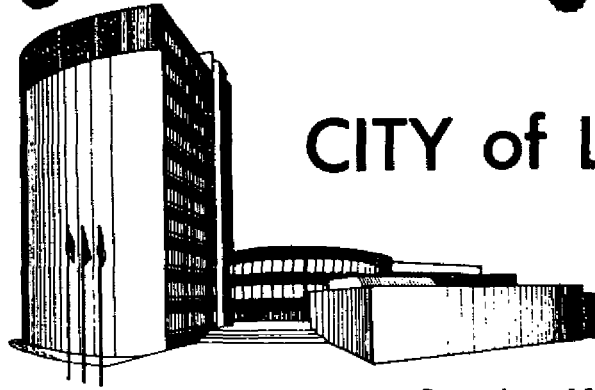


Z-117-87

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 16, 1987

Mr. Hing Y. Watt, Trustee
for Morgan K. Trust
13 Hemlock Hill Road
Amherst, New Hampshire 03031

RE: Z-117-87 - ZONING RECLASSIFICATION

Dear Mr. Watt:

Your request for reclassification of property located on the west side of Nellis Boulevard, between Bonanza Road and Stewart Avenue, from C-2 Zone to R-3 Zone, was considered by the Planning Commission on December 10, 1987.

The Planning Commission voted to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. A Deed Restriction binding upon the present and future property owners shall be recorded requiring all permanent residents of the one bedroom units to be 18 years of age or older.
3. Construct a minimum 45 foot radius for the interior drive at the northwest corner of the interior parking area as required by the Department of Fire Services.
4. Provide a Drainage Plan and Technical Drainage Study to be submitted to, and approved by, the Department of Public Works prior to issuance of any building permits.
5. The interior driveways shall have a minimum width of 24 feet.
6. Conformance to the plot plan and elevations.

- Continued -



TO: Mr. Hing Y. Watt
RE: Z-117-87 - Zoning Reclassification

December 16, 1987
Page Two

7. 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.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. 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 January 6, 1988, 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. Mark Schnippel
7365 Loreda
Las Vegas, Nevada 89117

City of Las Vegas
PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

21. Z-117-87 (ABEYANCE ITEM)

Applicant: HING Y. WATT, TRUSTEE
FOR MORGAN K. TRUST
Application: Zoning Reclassification
From: C-2
To: R-3
Location: West side of Nellis
Boulevard, between
Bonanza Road and
Stewart Avenue
Proposed Use: Apartments
Size: 6.2 Acres

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent with a
twelve month time limit.
2. Construct a minimum 45 foot
radius for the interior drive
at the northwest corner of
the interior parking area as
required by the Department
of Fire Services.
3. Provide a Drainage Plan and
Technical Drainage Study to
be submitted to, and approved
by, the Department of Public
Works prior to issuance of
any building permits.
4. The interior driveways shall
have a minimum width of 24
feet.
5. Standard Conditions 1 - 8.

PROTESTS: (Petition - 43 Names
Last Meeting)
5 Speakers at Meeting

Bugbee -
APPROVED, subject to staff's
conditions and owner/developer
sign an agreement that one
bedroom units would be for
adults only with this limitation
to be recorded and made part
of public record and be binding
upon the present and future
property owners.
Motion carried with Rubidoux
and Coleman voting "No."

MR. FOSTER stated this was
held in abeyance because the
applicant was not present at
the last meeting. This is
for 144 units. There will
be ample parking spaces. Staff
recommended approval, subject
to the conditions.

CHARLEY JOHNSON, VTN Nevada,
2300 Paseo Del Prado, appeared
and represented the developers.
They met with the property
owners, but were unable to
resolve their concerns.

LINDA GAGLIN, 409 Oakford,
appeared in protest. The
protestants met with the
gentleman from Canada, who
is the developer, but were
unable to reach an agreement.
The protestants would prefer
houses, condominiums, shopping
center or restaurant. They
objected to the high density
apartments.

BILLY T. BELL, 4921 Carmichael,
appeared in protest. He was
concerned as to how this would
impact the schools. This area
was designed for single family
homes.

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

December 10, 1987

Page 26

ITEM

COMMISSION ACTION

21. Z-117-87 (Continued)

MIKE MILLER, 405 Oakford, appeared in protest. There are 1,144 apartment units within a mile of this project.

GREGORY WEEKS, 4941 Carmichael, appeared in protest. He thought this area was going to be commercial. This will increase the traffic.

NANCY SLOAN, 421 Oakford, appeared in protest. They do not like the fact that this property will be developed by persons in Canada. They want to keep this a quiet residential area.

CHARLEY JOHNSON appeared in rebuttal. There are apartment buildings across the street from houses in this area. All the apartments and houses were occupied.

COMMISSIONER BUGBEE said the one bedroom apartments should be limited to adults only.

DEPUTY CITY ATTORNEY VAL STEED said the developer would have to agree to adults only and there is a problem enforcing that type of a condition.

To be heard by the City Council on 1/6/88.

(8:53-9:32)

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. Hing Y. Watt, Trustee
13 Hemlock Hill Road
Amherst, N. H. 03031

RE: Z-117-87 - ZONING RECLASSIFICATION - MORGAN K. TRUST

Dear Mr. Watt:

Your request for reclassification of property located on the west side of Nellis Boulevard, between Bonanza Road and Stewart Avenue, from C-2 Zone to R-3 Zone, was considered by the Planning Commission on November 24, 1987.

The Planning Commission unanimously voted to hold this item in ABEYANCE because there was no representation of the applicant. This item will again be heard at the December 10, 1987 Planning Commission meeting which will be held at 7:30 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. Mark Schnippel
7365 Laredo
Las Vegas, Nevada 89117



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. Z-117-87

Applicant: HING Y. WATT,
TRUSTEE FOR MORGAN
K. TRUST
Application: Zoning Reclassification
From: C-2
To: R-3
Location: West side of Nellis
Boulevard, between
Bonanza Road and
Stewart Avenue
Proposed Use: Apartments
Size: 6.21 Acres

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent with a twelve month time limit.
2. Construct a minimum 45 foot radius for the interior drive at the northwest corner of the interior parking area as required by the Department of Fire Services.
3. Provide a Drainage Plan and Technical Drainage Study to be submitted to, and approved by, the Department of Public Works prior to issuance of any building permits.
4. The interior driveways shall have a minimum width of 24 feet.
5. Standard Conditions 1 - 8.

PROTESTS: 10 persons in audience
43 protests
2 speakers at meeting

Kennedy -
ABEYANCE because the applicant was not present.
Unanimous
(Coleman and Babero excused)

MR. FOSTER stated the applicant is requesting 144 units on this site for an apartment complex. There is ample parking. Staff feels that the area between Nellis Boulevard and the drainage channel is suitable for commercial and/or multi-family use. The Channel is an adequate buffer from the R-1 development to the west. Staff recommended approval, subject to the conditions.

NANCY SLOAN, 421 Oakford, appeared in protest. She objected to this high density. She was concerned about the resale value of her house, congestion, noise, drainage, etc.

LINDA GAGLIANI, 409 Oakford, appeared in protest. The school is overcrowded already. There are enough apartments in the area.

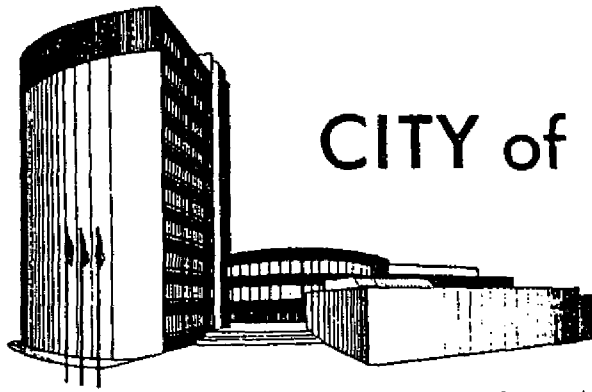
To be heard by the City Planning Commission on December 10, 1987.

(8:27-8:40)

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 30, 1987

Mr. Hing Y. Watt, Trustee for Morgan K. Trust
13 Hemlock Hill Road
Amherst, New Hampshire 03031

RE: Z-117-87 - 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 December 10, 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. Mark Schnippel
7365 Loreda
Las Vegas, Nevada 89117



TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT:

2-117-87

NOV 23 1987
PLANNING AND
DEVELOPMENT

- ☒ 1. No objections
- ☒ 2. Fire hydrants to be installed within 500/~~500~~ 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: PROVIDE PROPER TURNING RADIUS AT
NORTH WEST CORNER FOR [Signature]
ACCESS ROADWAY

11-20-87

INTER-OFFICE MEMORANDUM

Date

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-117-87
Hing Watt (Morgan Trust)

COPIES TO:

Richard D. Goecke
C. E. Gilpin

NOV 18 1987

PLANNING AND
DEVELOPMENT

1. Drainage plan and technical drainage study required to be submitted and approved prior to the issuance of building permits.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Nov 13th 87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

Z117-87 Zone Reclass
Hing Y. Watt Zone: C2
Parcel No: 060-330-005

COPIES TO:

In answer to your memorandum of

Nov 9th '87

on the above zone request at

West Side of Nellis, between
Bonanza and Stewart

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

N-32-4

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

11-13-87

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

LAND DEVELOPMENT

SUBJECT:

Z-117-87

COPIES TO:

FILE

SA

____ This Division has no requirements relative to this action.

____ Owner to sign an Assessment District Agreement, for the future installation of _____

X This Division has ^{Comments} ~~requirements~~ as follows:

This project subject to all normal requirements at the time of development.

Areas of Special concern are:

- ① Drainage plan & Flood protection*
- ② Utility access & easements*

NOV 13 1987
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

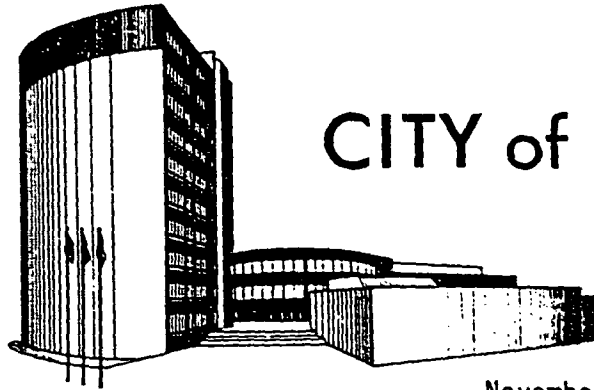
AL LEVY

BOB NOLEN

W. WAYNE BUNKER

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

November 13, 1987

Mr. Hing Y. Watt, Trustee for
Morgan K. Trust
13 Hemlock Hill Road
Amherst, N. H. 03031

RE: Z-117-87 - 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. Mark Schnippel
7365 Laredo
Las Vegas, Nevada 89117

