

**Planning & Development Department  
Scanning Cover Sheet**

Case No        Z-0118-79

APN            140-31-602-009

Location       N of Stewart, 529' W of Lamb

Applicant      Samco Investments Inc.

**Subject**

Reclassification of property legally  
described as the West 100' of the East 679'  
of the South 327.74' of the SE 1/4 of the NE  
1/4 of Section 31, Township 20 South, Range  
62 East, MDB&M.



FILE NUMBER Z-118-79

## FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Mark ? (11/27 P.C. mtg.)
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
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13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

Petition rec'd containing  
154 signatures

FILE NO. Z-118-79

PETITION

We the undersigned hereby approve zoning for the operation of a Kindercare Learning Center to be located on the North side of Stewart Avenue, approximately 600 feet West of Lamb Blvd. I am a resident of Las Vegas and of that general area and feel that a child care center would be a benefit to the neighborhood and community.

32

NAME

ADDRESS

TELEPHONE

|                              |                        |          |
|------------------------------|------------------------|----------|
| MARK LISSANO                 | 4967 ELAINA AV.        | 456-5943 |
| JORGE TISE                   | 3004 MERRITT AVE.      | 876-2455 |
| Stephane Brown               | 1709 SO. 14th          | 735-8538 |
| Kathy Ceglar                 | 3145 Palca             | 457-5655 |
| <del>Paul Moore</del>        | 1575 Ereno             | 736-1223 |
| <del>Robert Fene</del>       | 1561 Hiskel            | 736-3641 |
| <del>Sally Pinner</del>      | 1501-A Longwood        | 739-9582 |
| <del>Mary Simon</del>        | 2011 E. Kanick Dr      | 736-1069 |
| David Hechler                | 4967 Elaina            | 456-5943 |
| <del>W. Wagon</del>          | 4206 Lorne             | 878-1360 |
| <del>John Oliver</del>       | 667 Faxon              | 565-6702 |
| <del>Sam LeBromont</del>     | 4967 Elaina Ave        | 456-5943 |
| Don Frestle                  | 4967 Elaina Ave.       | 456-5943 |
| Carl Frestle                 | 4967 Elaina Ave        | 456-5943 |
| Walter Reich                 | 420 Potosi Way         | 458-5227 |
| <del>James Newman</del>      | 4202 Claymont #1       | 732-0211 |
| FRANK MUNIZ                  | 2790 CAPIETRANO        | 457-5840 |
| Charles Martin               | 2909 Armin Ave.        | 642-7491 |
| Chris Tomlinson              | 1351 DORTHY            | 731-6325 |
| <del>John Shaw</del>         | 638 Summerland Dr      | 565-8082 |
| <del>Norman M. Shannon</del> | 1130 UNIV. RD          | 736-9955 |
| Dracy Taylor                 | 1374 Oyley St          | 452-8344 |
| Michael Rivera               | 2887 E. Flower Ave     | 649-4327 |
| <del>James Satterfield</del> | 1411 So. Commerce      | 382-2415 |
| <del>Lathen Thomas</del>     | 4313 Beech St          | 145-9560 |
| <del>Wallace W. Ward</del>   | 4757 Decker Ln #15     |          |
| <del>Robert Campbell</del>   | 4441 Escudido Apt 4101 | 737-9413 |
| MARY FERRIS                  | 3043 UCOTILLO CT. L.V. | 457-6623 |
| Michael Combs                | 6244 Explorer Dr       | 873-7931 |
| <del>Richard Burkhart</del>  | 4316 Stacey Ave        | 648-3270 |
| <del>Mark Burkhart</del>     | 4576 Stacey Ave        | 648-3270 |
| Sue Moore                    | 4080 Maulding          | 361-6148 |

## PETITION

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| NAME                 | ADDRESS                     | TELEPHONE    |
|----------------------|-----------------------------|--------------|
| William Mathe        | 313 Martha St L.V.          | 453-1400     |
| Shirley A. Aulay     | 329 Martha                  | 452-1657     |
| Wanda H. M. H.       | 333 MARTHA                  | 453-5273     |
| William L. Stillman  | 405 Martha                  | 452-3763     |
| Wanda M. Carson      | 409 Martha                  | 452-2774     |
| Danny Fizz           | 924 Martha                  | 452-4601     |
| Larry Bratty         | 4644 Montebello Ave.        | 452-9231     |
| Nona Emeraler        | 4640 Montebello Ave.        | 453-6354     |
| Becky Gordon         | 4624 Montebello Ave.        | 385-3221     |
| Jesus A. Lopez       | 4608 Montebello Ave.        | 452-0881     |
| Rosam C. Tharp       | 4600 Montebello Ave.        | 452-1475     |
| William M. Kaper     | 428 MIRATAN                 | 452-9553     |
| Doris Rasmussen      | 420 Miratan                 | 452-7092     |
| Th. Cohn             | 408 Martha                  |              |
| Regina 777 Bride     | 324 777 Miratan             | 452-4906     |
| William Waller       | 4604 STONE AVE              | 452-5844     |
| W. M. Gamm           | 4601 Elm AVE                | 452-1949     |
| James J. Vignale     | 4609 Elm Ave                | 453-6471     |
| Jocette L. Vignale   | 4609 Elm Ave                | 453-6471     |
| Connie (Elenore)     | 4621 Elm AVE.               | 452-0120     |
| Paul Struthony       | 4629 Elm                    | 452-8021     |
| Shirley Schwartz     | 4633 Elm Ave.               | 453-4323     |
| Lena Brass           | 4636 Elm Ave.               | 452-9038     |
| Margaret Padernacher | 4613 Stone Ave.             | 453 Unlisted |
| W. C. C. C.          | 4624 Elm Ave                | 453-5566     |
| W. C. C. C.          | 401 PIKE CT.                | 452-5951     |
| Leslie Albary        | 2432 Webster                | Unlisted     |
| John H. Fleck        | 4045 So. Spencer, Suite 306 | 878-5559     |
| Ray F. H. H.         | 701 Lincoln Ave             | 715-4874     |
| Robert R. H. H.      | 2131 Camaron Rd             | 870-0397     |

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| NAME             | ADDRESS           | TELEPHONE |
|------------------|-------------------|-----------|
| Jack S. Fly      | 5473 EASTERN AVE  | 736-6367  |
| Edward Rymond    | 229 Page St.      | 452-7423  |
| Frances Ladey    | 4517 Ash          | 453-4876  |
| John D. Borja    | 4513 Ash          | 453-4129  |
| John M. Carter   | 4509 Ash          | 452-5900  |
| D. G. McKay      | 4505 Ash          | 453-2437  |
| Marie Colston    | 4437 Ash          | 452-7304  |
| Sharon Keen      | 4409 E. Ash       | 452-5147  |
| Maryann Schuster | 213 Hancock       | 452-6875  |
| Robert Schuster  | 213 Hancock       | same      |
| Ron Hillen       | 205 Hancock       | 452-6832  |
| Cindy Wood       | 4429 Odum         | 452-6423  |
| Anna Reid        | 4420 Isabella     | 452-8917  |
| Frank Brenner    | 4433 Isabella     | 452-3402  |
| Don Lambert      | 4433 Isabella     | 452-3402  |
| Linda Cof        | 4449 Isabella     | 452-1534  |
| Mrs. Jesser      | 4509 Sunrise Ave  | 453-2921  |
| W. Brackenridge  | 321 N. Bruce      | 386-6040  |
| Robert Poppert   | 4508 Sunset Ave.  | 452-8085  |
| Wilma C. Romeo   | 4512 Sunrise Ave. | 452-5995  |
| Wanda Smith      | 86 Page           | 453-2165  |
| Ralph F. Ford    | 100 PAGE          | 452-0785  |
| L. Fractita      | 104 Page          | 453-2655  |
| Leticia Gordon   | 136 Romero Dr.    | 452-7444  |
| Donald Smith     | 131 Romero Dr.    | —         |
| Mary Magnuson    | 121 Romero Dr.    | 452-8385  |
| Linda Rep        | 105 Romero Dr.    | 452-0221  |
| John P. Wall     | 62 Page St.       | 452-6448  |
| John P. Wall     | 204 PAGE ST       | 452-0305  |
| John P. Wall     | 220 PAGE ST       | 452-8074  |

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NAME

ADDRESS

TELEPHONE

|                     |                       |          |
|---------------------|-----------------------|----------|
| Rosie Duke          | 4712 E. California    | 452-0934 |
| Jesse Anderson      | 4291 E. Welter        | 452-2881 |
| Connie Stewart      | 4568 Welter           | 452-0191 |
| Ryan McMullen       | 4680 E. Patterson     | 453-4006 |
| Anthony Norbert     | 4735 E. Cleveland     | 453-4689 |
| James Herbert       | 4735 E. Cleveland     | ---      |
| Xue Shan            | 4957 E. Colorado      | 452-3575 |
| Norm Horton         | 4950 E. Colorado      | 452-3575 |
| Jan Friedman        | 3700 E. Stewart       | 452-6006 |
| Shauna Pollock      | 1781 Arden St.        | 453-3179 |
| Linda Matt          | 4851 E. Arizona Ave   | 452-3244 |
| Lee Holt            | " "                   | " "      |
| Bessie Rogers       | 4774 E. Utah Ave      | 452-5701 |
| Therese Brunkhoff   | 3983 Saguaro Lane     | 452-2402 |
| Bonnie Brunkhoff    | 3983 Saguaro Lane     | 452-2402 |
| Joy M. Anderson     | 4291 E. Welter        | 452-2881 |
| Bob Yorkum          | 4931 E. Nevada        | 452-7380 |
| Joe York            | " "                   | " "      |
| Arthura Broadhead   | 1488 Wesley St.       | 452-2621 |
| Harold A. Broadhead | "                     | "        |
| John Ballard        | 4327 E. Wyoming       | 452-0474 |
| Cynthia Lee         | 4647 E. New York      | 452-3166 |
| Terrence Schier     | 4450 E. Cincinnati    | 453-4287 |
| Wendy Olson         | 1385 S. Arlington St. | 452-6552 |
| Jody Traver         | 4980 Wynn Ave         | 452-4210 |
| Nancy French        | 4342 Boston           | 452-8428 |
| Debbie Ballard      | 4327 E. Wyoming       | 452-0474 |
| Arlet Robinson      | 4501 E. Colorado      | 452-1166 |
| Ernest Rogers       | 4501 E. Colorado      | " "      |
| Glenn Howe          | 4755 E. Colorado      | 453-2788 |
| Darlene Thompson    | 4726 E. Boston        | 452-3242 |

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NAME

ADDRESS

TELEPHONE

31

|                            |                           |          |
|----------------------------|---------------------------|----------|
| James D. Duce              | 721 Naples                | 733-9424 |
| Martin A. Holmes           | 721 Naples                | 731-9291 |
| Jane Pelletiere            | 3601 S. Haverhill         | 732-8357 |
| Jamie Rivers               | 3899 Meadowglen Dr.       | 451-3000 |
| <del>N. F. F. F.</del>     | 5040 S. SPRING OAK        | 458-7388 |
| Michael Kendall            | 1150 Hickory Apt A        | 736-8915 |
| Olga L. Macigno            | 4561 E. MARGARET AVE.     | 451-2314 |
| <del>Debra K. Fields</del> | 2551 Emerald Ave.         | 736-7399 |
| Debra K. Fields            | 5050 Jamarus #61          | 731-0788 |
| James Kennedy              | 3108 Rosebush             | 876-4565 |
| Wesley Durre               | 1663 Pioneer Drive        | 735-3498 |
| <del>Debra K. Fields</del> | 56 Park Ave               | 452-0831 |
| Georganne Wert             | 6180 Meadows View Ln      | 873-8216 |
| Patrick J. McElroy         | 3917 Irongate CT.         | 458-1037 |
| Matthew Maluzzi            | 2020 SANTA FE             | 735-1373 |
| Saura Dabos                | 2407 Mason                | 878-8211 |
| Cindy Ward                 | 3209 Webb                 | 642-4586 |
| AA Pranger                 | 5471 RELATA               | 736-9616 |
| <del>Theresa M. M.</del>   | 1450 E. Harmon #1201      | 735-7048 |
| Carol J. J. J.             | 2300 Janna Vista 89102    | 871-0408 |
| Becky Taff                 | 3220 El Camino Rd. 89102  | 876-0317 |
| Gary Wood                  | 4105 Montebello Rd. 89109 | 452-1263 |
| Mark Brown                 | 4105 Montebello Rd. 89107 | 452-1263 |
| Jeri O. Bannon             | 2153 Duran 89109          | 735-5257 |
| Paula Curry                | 600 Anatolia 89128        | 878-2403 |
| Gretchen H. H.             | 5080 SALLYER 89101        | 648-5251 |
| Nick S. S.                 | 1060 Hacienda 89119       | 736-2333 |
| Eliza Juarez               | 2999 Mojave Rd.           | 457-1350 |
| Lee D. D.                  | 3317 Calle De Corrida     | 458-1212 |
| <del>Debra K. Fields</del> | 4545 Emerald Ave          | 451-8570 |
| Lisa G. G.                 | 1500 Hualah Dr.           | 736-0654 |

CLARK COUNTY ASSESSOR'S OFFICE  
TAX ROLL EXTRACTION REQUEST

Date \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISONDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. \_\_\_\_\_I. D. Code 2-118-79 Date to Be Completed \_\_\_\_\_

Remarks \_\_\_\_\_

Information Needed:

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

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

|  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |

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

| Partial Page |     |      |   | Partial Page |     |        |   | Partial Page |     |      |   | Partial Page |     |      |   |
|--------------|-----|------|---|--------------|-----|--------|---|--------------|-----|------|---|--------------|-----|------|---|
| Book         | Pge | Nmbr |   | Book         | Pge | Nmbr   |   | Book         | Pge | Nmbr |   | Book         | Pge | Nmbr |   |
| 3            | 2   | 1    | 3 | 3            | 2   | 1      | 3 | 3            | 2   | 1    | 3 | 3            | 2   | 1    | 3 |
| 060          | 29  | 0010 |   | 060          | 39  | 0005   |   |              |     |      |   |              |     |      |   |
|              |     | 012  |   |              |     | 1001   |   |              |     |      |   |              |     |      |   |
|              |     | 016  |   |              |     | 005    |   |              |     |      |   |              |     |      |   |
|              |     | 017  |   |              |     | 534008 |   |              |     |      |   |              |     |      |   |
|              |     | 019  |   |              |     | 009    |   |              |     |      |   |              |     |      |   |
|              |     | 028  |   |              |     |        |   |              |     |      |   |              |     |      |   |
|              |     | 036  |   |              |     |        |   |              |     |      |   |              |     |      |   |
|              |     | 037  |   |              |     |        |   |              |     |      |   |              |     |      |   |
|              |     | 038  |   |              |     |        |   |              |     |      |   |              |     |      |   |

Assessor Approval \_\_\_\_\_ Billing No. \_\_\_\_\_

CARPENTERS  
TRAINING BUILDING  
1718

BOULEVARD

AMB

BOULEVARD

LAMB

AVENUE

DANDELION AVE.

B/L 6/29

B/L 6/39 ✓

THYME AVENUE

Z-118-70

SANCO INV. INC.  
B E (CRO) - R-35 - C-1

# AGENDA

## City of Las Vegas

April 2, 1980

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

Page 31

| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Commission Action            | Department Action |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| <p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT<br/>(CONTINUED)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>APPLICATION WITHDRAWN</p> |                   |
| <p>with the City's Street Name Policy. (3) Subject to all conditions of City departments and State Subdivision Statutes. (B) Final Maps - Conformance with the tentative map.</p> <p>All Vacations shall conform to the following general conditions: (1) Satisfaction of the requirements of the various utility companies. (2) Conformance to code requirements and design standards of all City departments. (3) Vacation shall not be recorded until all of the above conditions have been met.</p> <p>All Variances and/or Use Permits shall conform to the following general conditions: (1) Conformance to the plot plan; (2) Satisfaction of City Code requirements and design standards of all City departments.</p> <p>(A.) ABEYANCE ITEM - ZONE CHANGE - <u>Z-118-79</u> -<br/>SAMCO INVESTMENT INC.</p> <p>Property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard.</p> <p>From: R-E (Residence Estates) - Under Resolution of Intent to R-3 (Limited Multiple Residence)<br/>To: C-1 (Limited Commercial)<br/>Proposed Use: Commercial Child Care Facility</p> <p>Planning Commission recommends DENIAL (Negative Motion, 5-yes; 2-no).</p> <p>If approved, following is the recommended condition:</p> <ol style="list-style-type: none"> <li>1. Resolution of Intent to be restricted to a twelve (12) month time limit.</li> <li>2. Plot plan be amended to provide landscaping along Stewart Avenue.</li> <li>3. A six ft. block wall to be constructed on the north, east, and west property lines as required by the Department of Community Planning and Development.</li> </ol> |                              |                   |

PROTESTS: 1

JAMES QUISENBERRY, 4115 Del Monte, appeared in protest stating this would be spot zoning.

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

MR. MILLER made a Motion for APPROVAL of Z-117-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. This use is restricted to one business only.
3. Redesign the south portion of the development plan to provide for no off-street parking nor access from the abutting streets on the portion of the property south of the office building and said area shall be landscaped in its entirety as required by the Department of Community Planning and Development.
4. 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
6. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried by a 6/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on December 19, 1979, at 2:00 P.M.

V  
Z-118-79

18.

Z-118-79  
DENIED

Application of SAMCO INVESTMENTS INC. for reclassification of property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard, from R-E (Residence Estates) under Resolution of Intent to R-3 (Limited Multiple Residence), to C-1 (Limited Commercial). The above property is legally described as the west 100 feet of the east 679 feet of the south 327.74 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, M.D.B.&M.

Proposed Use: Commercial Child Care Facility

MR. BROWN presented the staff report indicating there was R-E zoning on both sides of the property with residential on the south. In April, 1978, C-1 was requested and the Planning Commission and City Commission both denied the request. In October, 1978, the same request was made and the City Commission denied this. Staff feels nothing has changed in the area to warrant any change in our recommendation; still feel this would be spot zoning and recommend denial.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

JAY DOWNEY, 4045 Spencer, appeared representing the applicant, Kindercare. He stated it was unfortunate a child center falls under a commercial zone. He submitted a petition with 154 signatures for approval. We feel we have a compatible use. He stated there was small commercial on the other corner and a resolution of intent on the corner for commercial. He submitted pictures of the proposed facility to the Commission.

MARK \_\_\_\_\_, 3127 E. Sonata Drive, appeared in protest. He stated there is an abundance of C-1 in the area; the corner that is zoned C-1 is for sale. He said there is residential to the north, south and residential under resolution of intent to R-3 in the area. Once this is zoned C-1, there could be a change in the use.

MR. JACK HANSHREL appeared representing Kindercare out of Montgomery, Alabama. We have 541 facilities through the U.S. We not are married to the design of the building and could change the exterior but would like to leave the interior as is. Kindercare's program is designed strictly as a service to working parents.

CHAIRMAN SWESSEL 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-118-79.

Voting was as follows:

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

Motion for DENIAL carried by a 5/2 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on December 19, 1979, at 2:00 P.M.

19. Z-119-79  
DENIED

Application of PHILIP J. COHEN for reclassification of property generally located on the east side of Michael Way between Lake Mead Boulevard and Vegas Drive, from N-U (Non-Urban), to R-1 (Single Family Residence). The above property is legally described as a portion of the West Half (W $\frac{1}{2}$ ) of the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 24, Township 20 South, Range 60 East, M.D.B.&M.

Proposed Use: Medium Low Density - Detached  
Single Family Residences

MR. BROWN presented the staff report indicating Lake Mead was on the north, Michael Way on the south. They are requesting considerably higher

(A.) ABEYANCE ITEM - ZONE CHANGE - Z-118-79 - SAMCO INVESTMENT INC.

Property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard, from R-E (under Resolution of Intent to R-3), to C-1.

Proposed Use: Commercial Child Care Facility

This application was held in abeyance so the applicant could apply for this use by means of a variance. The variance was approved by the BZA; however, appealed by a property owner and it is on your public hearing portion of the agenda. If you approve the variance for the child nursery, then this zoning application should be denied. However, if the variance appeal is granted and the nursery use is denied, then you still have before you this application to consider in terms of the zoning. You will remember commercial zoning on this site was denied in 1978 and again in 1979 because it was felt there was ample commercial in the area. The surrounding property is all residential.

PLANNING COMMISSION RECOMMENDATION: Denial because it would not be compatible with the surrounding zoning pattern.

STAFF RECOMMENDATION: Denial - not in accordance with the zoning pattern and there is sufficient commercial zoning in this neighborhood.

PROTESTS: 1

B. ZONE CHANGE - Z-15-80 - BECKER INVESTMENT CO., A NEVADA PARTNERSHIP

Property located at the southwest corner of Smoke Ranch Road and Torrey Pines Drive, from N-U to R-PD8.

Proposed Use: Medium Density Planned Unit Development

The request involves a 5 acre parcel that was annexed recently and the purpose of this zoning is to allow the National Home Builders to construct a demonstration project to show how future building and subdivision costs can be reduced. Funding for this project is from HUD and the National Home Builders Association. There is vacant R-3 zoning to the east and R-1 and N-U to the north. The remaining areas abutting this property are zoned R-E and are located in the County. The proposed development plan indicates a density of 8 units per acre for 38 town-houses, zero lot line and detached single family units. The plan will have one main entrance off Torrey Pines and there will be two dead-end streets to the north and south on the westerly portion of the development. There will be a central common area approximately  $\frac{1}{4}$  acre in size. It is proposed to have the entrance street off Torrey Pines at a width of 36 feet and the remainder of the street pattern at a width of 34 feet. The Home Builders are requesting the City to accept these streets which are under the minimum standards of 51 feet for public streets. There will be one 18 ft. wide private drive serving six lots. The two dead-end streets will represent cleaning problems and will not allow sufficient turn-around area for the street sweeper and trash trucks according to the Public Services Department. The Fire Department is also concerned about access on the dead-end streets because the width will only allow parking on one side and if illegal parking occurs on the opposite side, there may be insufficient room for a fire truck. The streets will have a sidewalk on only one side; however, standard street lighting will be provided. Staff proposed an alternate design for a looped one-way street pattern that would provide a slightly increased width on the entrance street to 40 ft. with the remaining streets at a width of 32 feet that would eliminate the dead-end streets and alleviate some of the cleaning and turn around problems. Staff's plan would still provide for the same number of units in the development and would be a plan that could be utilized in other areas of the City. The representatives of the Home Builders were opposed to the change because they wished to determine if their design would be workable. The Home Builders will be evaluating the proposed development for the next several years while the National Convention is in Las Vegas. It is intended to have a portion of the development completed by their next annual convention in January, 1981.

# AGENDA

*City of Las Vegas*

December 19, 1979

BOARD OF CITY COMMISSIONERS  
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6077

Page 37

| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Commission Action                                                                                                   | Department Action                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <p>X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</p> <p>F. <u>ZONE CHANGE - Z-122-79 - MICHAEL RYAN</u></p> <p>Property generally located at the northeast corner of Craig Road and Lorenzi Boulevard.<br/>From: R-E (Residence Estates) and C-2 (General Commercial) - Under Resolution of Intent to R-PD3 (Residential Planned Development)<br/>To: R-1 (Single Family Residence)<br/>Proposed Use: Medium Low Density Detached Single Family Dwellings</p> <p>Planning Commission unanimously recommends APPROVAL.</p> <p>PROTESTS: 2</p> | <p>Approved as recommended by Planning Commission</p> <p>Lurie - unanimous</p> <p>(Commissioner Levy abstained)</p> | <p>Clerk to notify</p> <p>Director to proceed</p> |
| <p>G. <u>TENTATIVE MAP - LONE MOUNTAIN ESTATES</u></p> <p>Property generally located at the northeast corner of Lorenzi Boulevard and Craig Road, R-E zone (under Resolution of Intent to R-PD3), proposed R-1.<br/>Owner/Subdivider: Beauty Built Homes, Inc.<br/>No. of Acres: 46.94 No. of Lots: 199</p> <p>Planning Commission unanimously recommends APPROVAL, subject to the following condition:</p> <p>1. Approval of zoning application Z-122-79.</p>                                                                                              | <p>Approved subject to conditions</p> <p>Lurie - unanimous</p> <p>(Commissioner Levy abstained)</p>                 | <p>Clerk to notify</p> <p>Director to proceed</p> |
| <p>H. <u>ZONE CHANGE - Z-118-79 - SAMCO INVESTMENTS INC.</u></p> <p>Property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard.<br/>From: R-E (Residence Estates) - under Resolution of Intent to R-3 (Limited Multiple Residence)<br/>To: C-1 (Limited Commercial)<br/>Proposed Use: Commercial Child Care Facility</p>                                                                                                                                                                                               | <p>Hold until Variance application is acted upon.</p> <p>Levy - unanimous</p>                                       | <p>Staff to proceed</p>                           |

# AGENDA

## City of Las Vegas

October 19, 1979

BOARD OF CITY COMMISSIONERS  
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386 5011

Page 32

### ITEM

### Commission Action

### Department Action

#### X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

Planning Commission recommends DENIAL  
(Negative Motion, 5-yes; 2-no).

See Page 37

See Page 37

If approved, following is the recommended  
condition:

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

PROTESTS: 1

#### I. ZONE CHANGE - Z-123-79 - HOME INVESTMENT CO.

Abeyance

1/2/80 Agenda

Property generally located on the north side  
of Sahara Avenue between Valley View Boulevard  
and Las Verdes Street.

Lurie

Director to  
proceed

From: C-C (Neighborhood Commercial Center)

(Mayor Briere  
voted "no")

To: C-1 (Limited Commercial)

Proposed Use: Minor Automobile Service  
Facility

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

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

PROTESTS: 1

#### J. ZONE CHANGE - Z-113-79 - LEWIS HOMES OF NEVADA

Approved

Clerk to notify

Property generally located at the southwest  
corner of O'Bannon Drive and Verdinal Drive.

as recommended by  
Planning Commission  
subject to  
conditions  
Lurie - unanimous

Director to  
proceed

From: N-U (Non-Urban)

To: R-1 (Single Family Residence)

Proposed Use: Medium Low Density - Detached  
Single Family Homes

Planning Commission unanimously recommends  
APPROVAL.

PROTESTS: 0

F. ZONE CHANGE - Z-122-79 - MICHAEL RYAN

Property generally located at the northeast corner of Craig Road and Lorenzi Boulevard, from R-E and C-2 (under Resolution of Intent to R-PD3), to R-1.  
Proposed Use: Medium Low Density Detached Single Family Dwellings

Earlier this year this property was approved for a planned development with a density of three units per acre that included centralized equestrian facilities and a riding trail on the perimeter of the property. The proposed development abuts R-1 zoning to the north and C-2 zoning on the east. To the south of Craig is the Jade Park Mobile Home Park development which has an R-1 density and to the west in the County is R-E zoning. The applicant is now proposing to develop an R-1 subdivision containing 199 lots on a parcel consisting of approximately 47 acres.

PLANNING COMMISSION RECOMMENDATION: Approval because it is in accordance with the adjacent zoning pattern.

STAFF RECOMMENDATION: Approval.

PROTESTS: 2 - Objected to the increased density.

G. TENTATIVE MAP - LONE MOUNTAIN ESTATES

Property generally located at the northeast corner of Lorenzi Boulevard and Craig Road, R-E zone (under Resolution of Intent to R-PD3), proposed R-1.  
Owner/Subdivider: Beauty Built Homes, Inc.  
No. of Acres: 46.94 No. of Lots: 199

This is the subdivision map for the area involved in the zoning request under Item "F". The map is in order.

PLANNING COMMISSION RECOMMENDATION: Approval subject to approval of zoning application Z-122-79.

STAFF RECOMMENDATION: Approval.

H. ZONE CHANGE - Z-118-79 - SAMCO INVESTMENTS INC.

Property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard, from R-E (under Resolution of Intent to R-3), to C-1.  
Proposed Use: Commercial Child Care Facility

The request is on a segment of Stewart Avenue that is residential and being developed for apartments. There is commercial further east at Lamb and Stewart. There have been two previous requests for commercial zoning on this property which were denied in 1978.

PLANNING COMMISSION RECOMMENDATION: Denial - The request would constitute spot zoning.

STAFF RECOMMENDATION: Denial.

PROTESTS: 1

I. ZONE CHANGE - Z-123-79 - HOME INVESTMENT CO.

Property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes Street, from C-C to C-1.  
Proposed Use: Minor Automobile Service Facility

The request involves a small parcel of land in the Wonderworld shopping center that is proposed for a Minit-Lube operation for automobiles which requires C-1 zoning. Several small parcels in the shopping center are already zoned C-1.

PLANNING COMMISSION RECOMMENDATION: Approval - in accordance with the surrounding zoning pattern.

STAFF RECOMMENDATION: Approval.

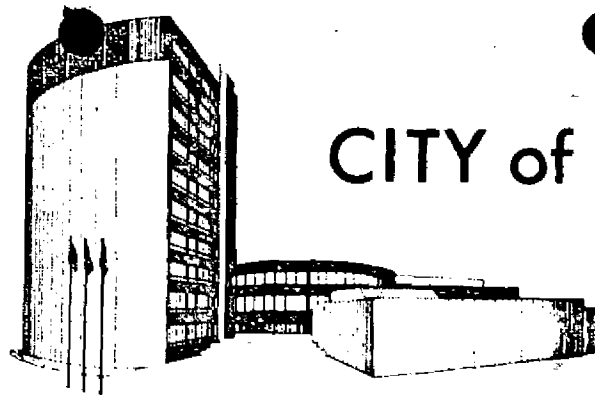
PROTESTS: 1 - Objecting to the use that would not be compatible with the other businesses in this area.

MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

November 30, 1979

Mr. Norman E. Mott, President  
Samco Investments Inc.  
4792 E. Utah  
Las Vegas, Nevada 89104

✓ Re: Z-118-79

Dear Mr. Mott:

Your request for reclassification of property generally located on the north side of Stewart Avenue, 529 feet west of Lamb Boulevard, from R-E (under Resolution of Intent to R-3), to C-1 was considered by the City Planning Commission on November 27, 1979.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because commercial zoning would not be compatible with the surrounding residential uses.

This item will be considered by the Board of City Commissioners on December 19, 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, DIRECTOR

D. W. Brown  
Supervisor of Zoning

DWB:bjl

cc: City Clerk  
Gene Bott, 1400 Hiawatha Road, Las Vegas, NV 89108  
Jay Downey, 4045 Spencer, Suite 306, Las Vegas, NV 89109

November 12, 1979

NOTICE OF PUBLIC HEARING

NOVEMBER 27, 1979

Notice is hereby given that on November 27, 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-118-79      SAMCO INVESTMENTS INC. FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED ON THE NORTH SIDE OF STEWART AVENUE,  
529 FEET WEST OF LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) - UNDER RESOLUTION OF  
INTENT TO R-3 (LIMITED MULTIPLE RESIDENCE)

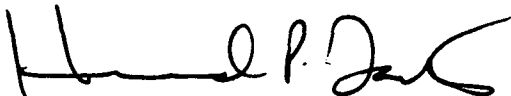
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL CHILD CARE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST 100  
FEET OF THE EAST 679 FEET OF THE SOUTH 327.74 FEET OF  
THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼)  
OF SECTION 31, 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.

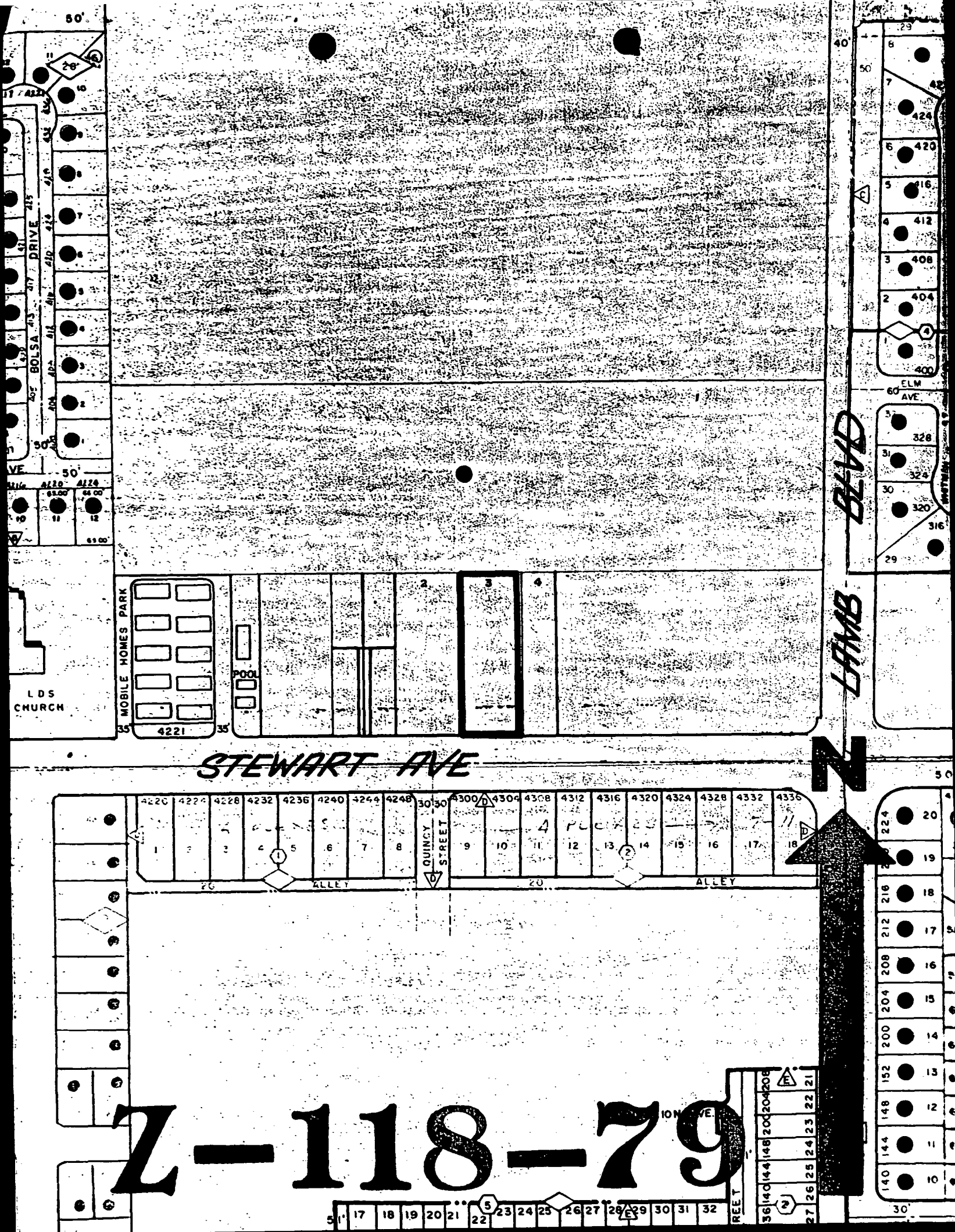
COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:bjl

(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.)

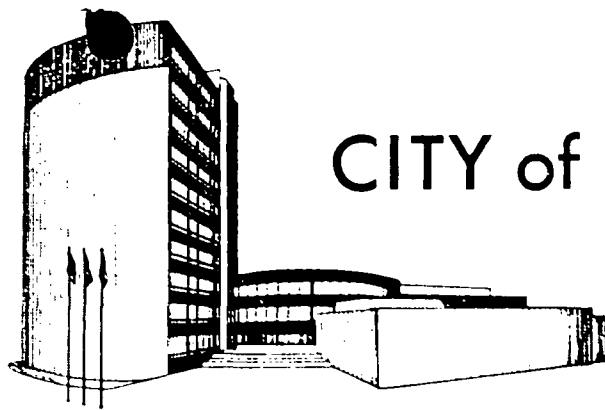


MAYOR BILL BRIARE

COMMISSIONERS  
RON LURIE  
PAUL J. CHRISTENSEN  
ROY WOOFER  
AL LEVY

CITY ATTORNEY  
GEORGE F. OGILVIE

CITY MANAGER  
RUSSELL DORN



# CITY of LAS VEGAS

November 20, 1979

Mr. Norman E. Mott, President  
Samco Investments Inc.  
4792 E. Utah  
Las Vegas, Nevada 89104

Re: Z-118-79

Dear Applicant:

This is to advise that your request as referred to above will be considered by the City Planning Commission at their regular meeting on November 27, 1979.

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

COMMUNITY PLANNING AND DEVELOPMENT

Harold P. Foster, Director

HPF:bjl  
attachment

cc: Gene Bott, 1400 Hiawatha Road, Las Vegas, NV 89109  
Jay Downey, 4045 Spencer, Suite 306, Las Vegas, NV 89109

DATE: 11/7/79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : Z-118 79  
James Investments, Inc

- ☒ 1. No objections.
- ☐ 2. Fire hydrant(s) to be installed when water is available to area.
- ☐ 3. Fire hydrant to be installed within 300 feet of the building or existing hydrant.
- ☐ 4. Fire hydrants to be installed in accordance with City Ordinance 1666.
- ☐ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☐ 6. Two (2) sets of as-builts to be provided this office.
- ☒ 7. Must meet requirements of Uniform Fire Code.
- ☐ 8. Must meet requirements of Uniform Building Code.
- ☐ 9. Building is to conform to the occupancy use requirements.
- ☐ 10. To be approved under permit from the Las Vegas Building Department.
- ☐ 11. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. D. Byrne  
FIRE PREVENTION OFFICER

## NOTICE OF PUBLIC HEARING

NOVEMBER 27, 1979

Notice is hereby given that on November 27, 1979, at 7:30 P.M. in the Mission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

11-79 SAMCO INVESTMENTS INC. FOR RECLASSIFICATION OF PROPERTY  
GENERALLY LOCATED ON THE NORTH SIDE OF STEWART AVENUE,  
529 FEET WEST OF LAMB BOULEVARD.

FROM: R-E (RESIDENCE ESTATES) - UNDER RESOLUTION OF  
INTENT TO R-3 (LIMITED MULTIPLE RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: *Commercial Child Care Facility*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE WEST 100  
FEET OF THE EAST 679 FEET OF THE SOUTH 327.74 FEET OF  
THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ )  
OF SECTION 31, 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.

COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:bjl

CHECKED: *[Signature]* (date)

CLEMMER  
BROWN, D.W. *[Signature]*

(THIS FILE MUST BE RETURNED TO BARBARA BY 11/7/79.)

(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 ATTACHED LOCATION MAP.)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 5, 1979

TO:

PUBLIC SERVICES, ADM. DIVISION  
FIRE SERVICES  
BUILDING & SAFETY DIVISION

FROM:

*Harold P. Foster*  
HAROLD P. FOSTER, DIRECTOR  
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

SAMCO INVESTMENTS INC.  
Z-118-79

COPIES TO:

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

generally located on the north side of Stewart Avenue, west of Lamb Boulevard

From: R-E (Residence Estates) - under resolution of intent to R-3

To: C-1 (Limited Commercial)

The above property is legally described as the west 100 feet of the east 679 feet of the south 327.74 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, M.D.B.&M.

CITY PLANNING COMMISSION MEETING: November 27, 1979

Your remarks regarding this application prior to November 20, 1979 will be greatly appreciated.

Plot Plan Attached: Yes         
No xxxx (See previous plans for Z-107-79)

HPF:bjl

## 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 R-E<sup>100'</sup> Use District to a C-1 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<sup>00</sup>.

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

THE WEST <sup>100'</sup>~~146'~~ OF THE EAST <sup>679'</sup>~~500'~~ OF THE  
SOUTH <sup>327.84'</sup>~~296'~~ OF THE SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> SEC. 31, T-20-S  
R-62-E MADIS & M. GOW. LOCATED ON THE  
NORTH SIDE OF ~~South~~ RB

## OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

Samco Investments, Inc.

(I, We) Gene Bott and Norman E. Mott - President being duly sworn, depose and say that (~~XXXX~~, 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.

Gene Bott1400 HIWATHA RD.89108 878-3200Norman E. Mott4792 E Utah89104 4532510

Subscribed and sworn to before me this 30 day of August, 1979.

[Signature]

Notary Public in and for said County and State



Notary Public - State of Nevada  
CLARK COUNTY  
J. Kevin McCabe  
My Appointment Expires Apr. 20, 1983  
(Seal)

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<sup>00</sup>Received by: [Signature]Receipt No.: 377164Case No. 2-118-79Date: 11/2/79

11-27R