

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0118-89

APN 138-02-499-012

Location E OF RAINBOW BTW ALEXANDER & DELPHINIUM

Applicant ROBERT B. & JOAN V. PAHOR

Subject

REZONING REQUEST FROM R-E TO R-1 FOR
PROPOSED SINGLE FAMILY DWELLINGS.



FILE HISTORY

[illegible]

2-118-89

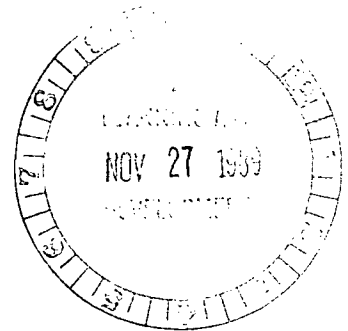
PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Richard Weil 6644 MIRAGRANDE	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

FILE NO.: 2-118-89



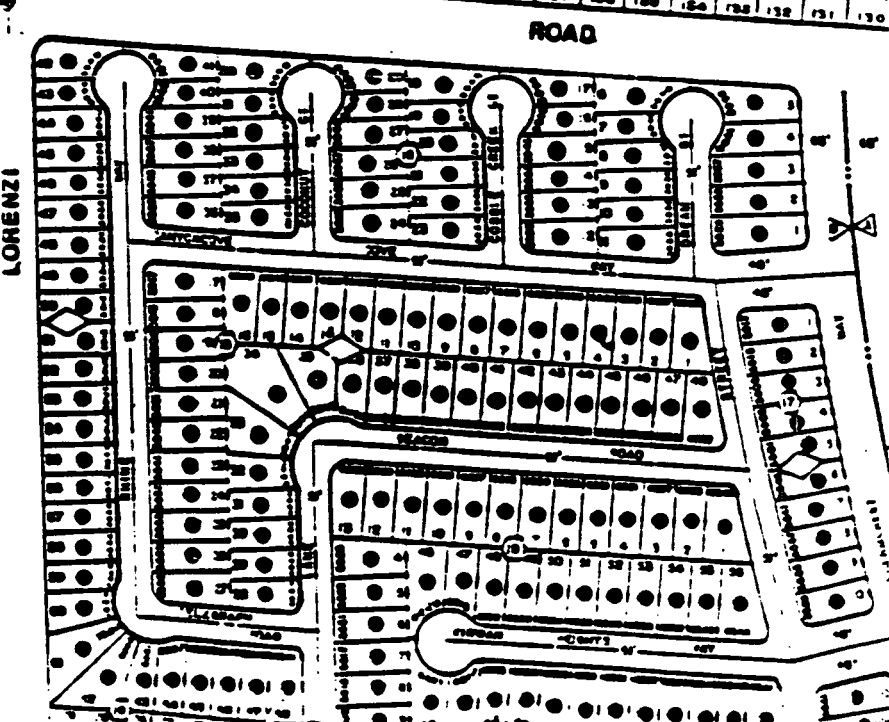
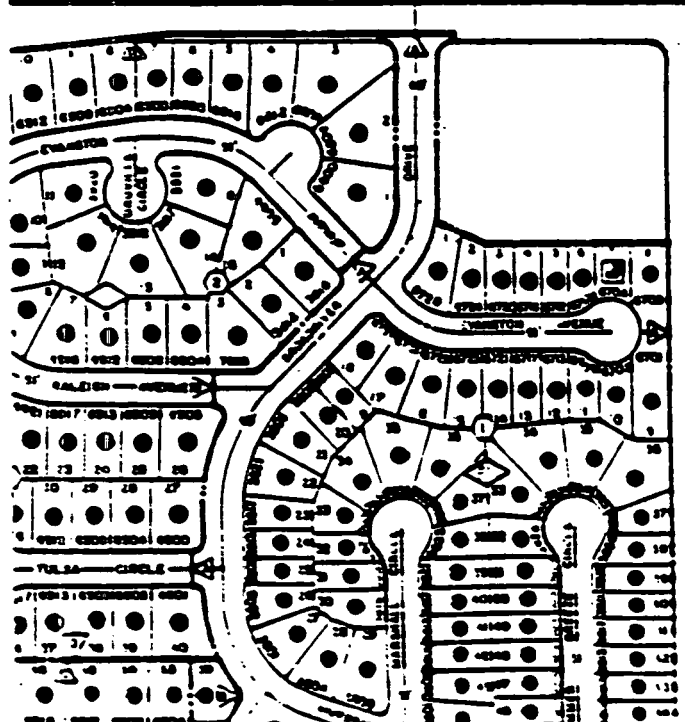
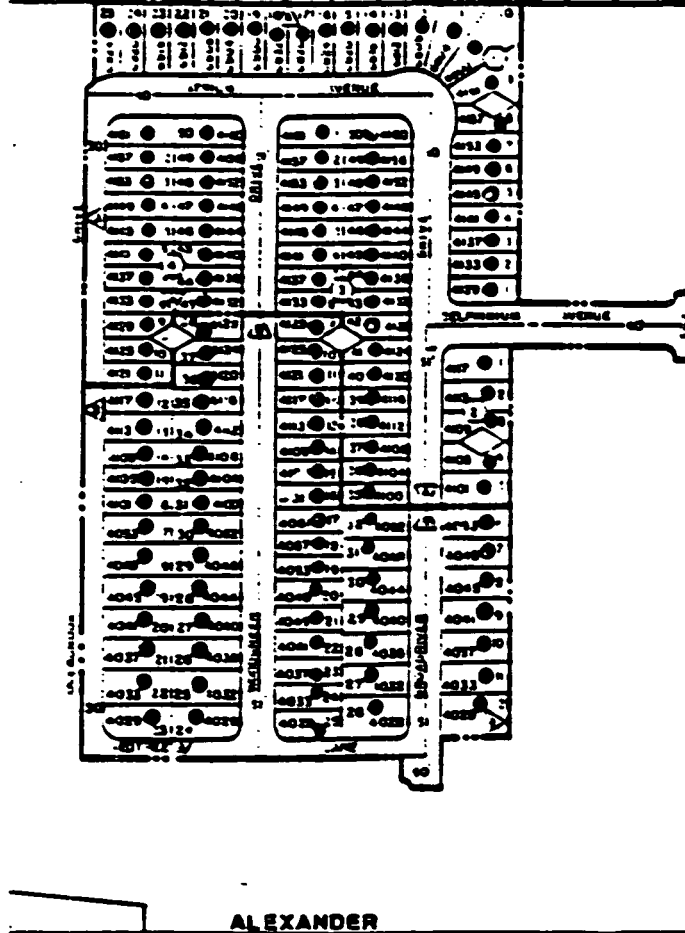
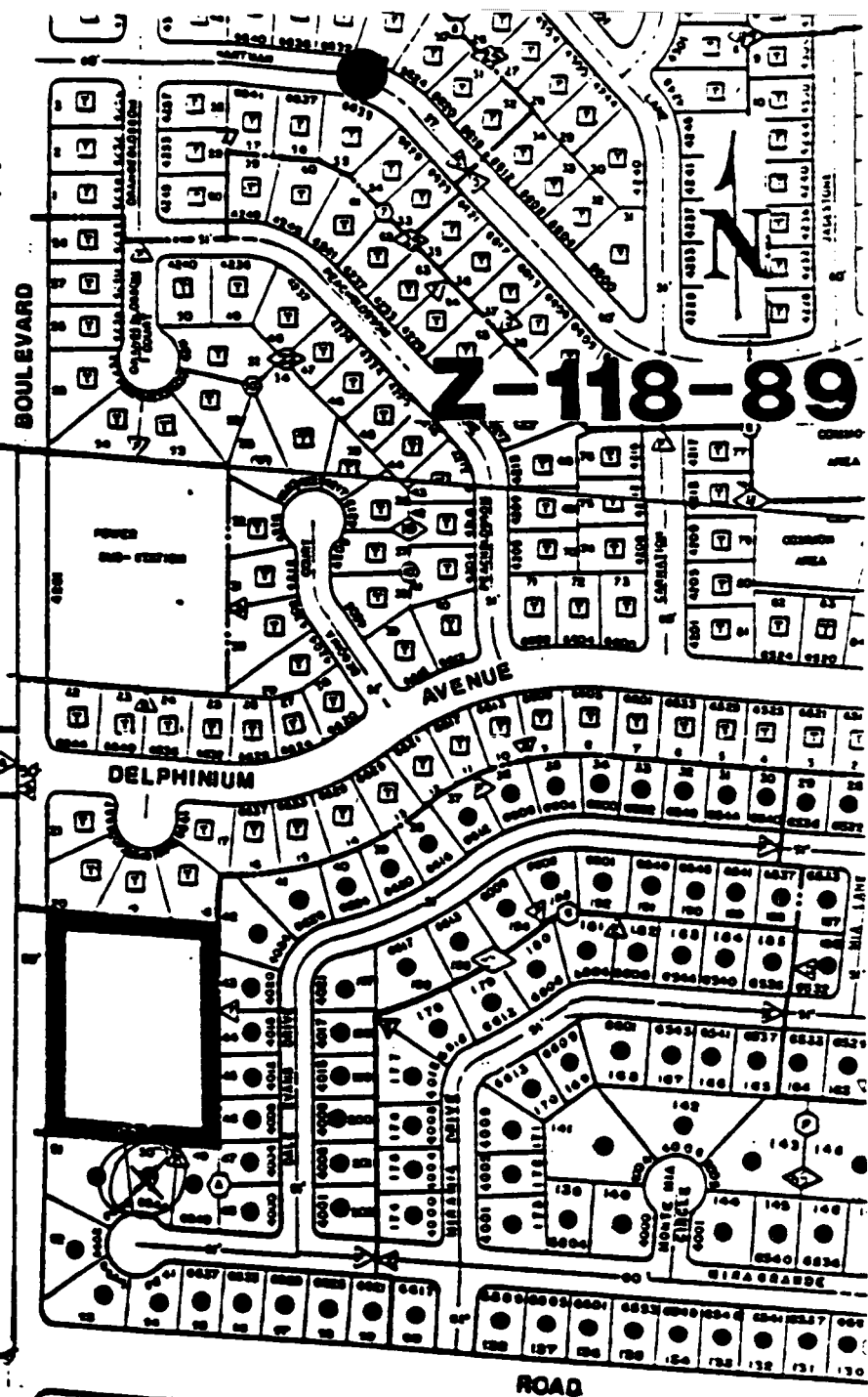
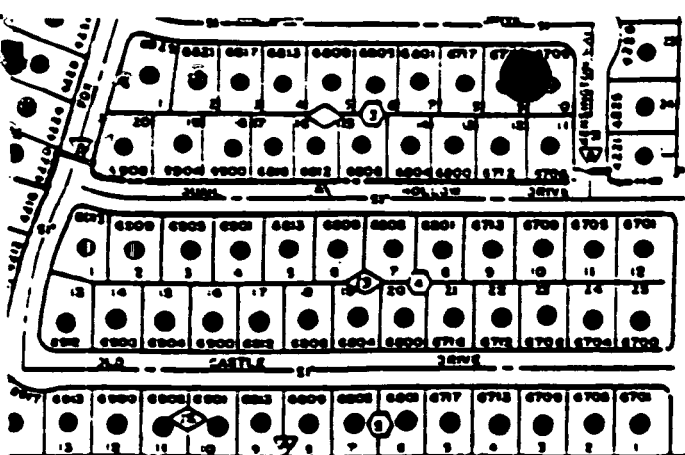
11/20/89

Dear Ladies and Gentlemen,

I would like to file my objection to Application 2-118-89, by Robert E. and Joan M. Pahon for the rezoning of my neighborhood from R-E to R-1.

I feel the reclassification of the property located on the east side of Lorenzi Boulevard, between Alexander Road and Delphinium Avenue, would directly affect my family and I who own the home at 6644 Miragrande. As a New Yorker I got this home so that my family would have a little breathing room where it would be quiet and private. I bought this home in Las Vegas because it is a small city with lots of space for growth, so there is no need for rezoning, to crowd people into existing neighborhoods, to make a little extra profit.

Thank You
Richard Weil



NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on NOVEMBER 28, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-118-89 APPLICATION OF ROBERT B. AND JOAN V. PAHOR FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE EAST SIDE
OF LORENZI BOULEVARD, BETWEEN ALEXANDER ROAD AND
DELPHINIUM AVENUE

FROM: R-E (RESIDENCE ESTATES)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion
of the Southwest Quarter (SW¼) of the Southwest Quarter
(SW¼) of Section 2, Township 20 South, Range 60 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

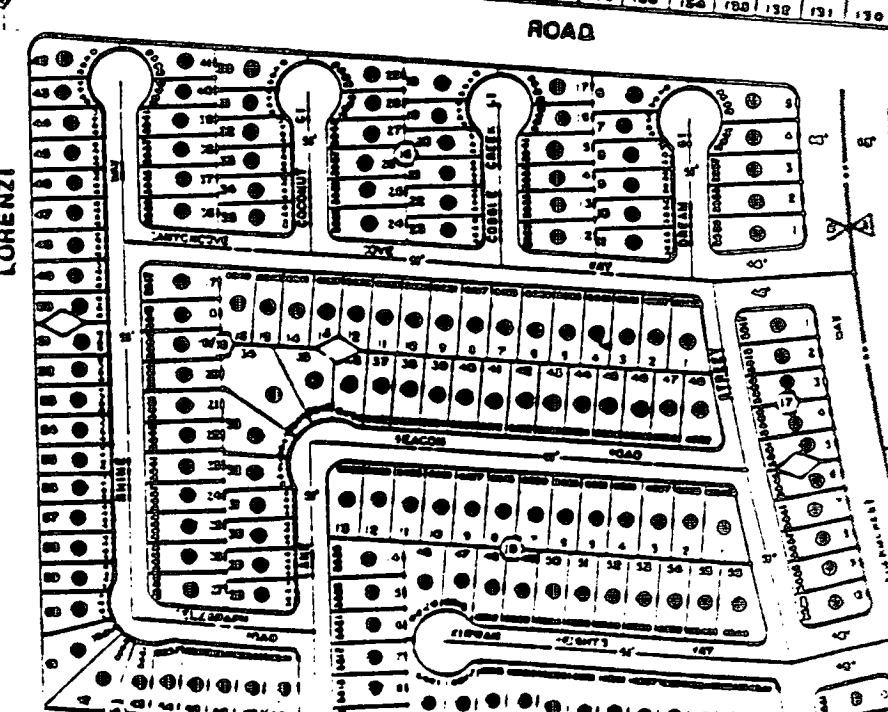
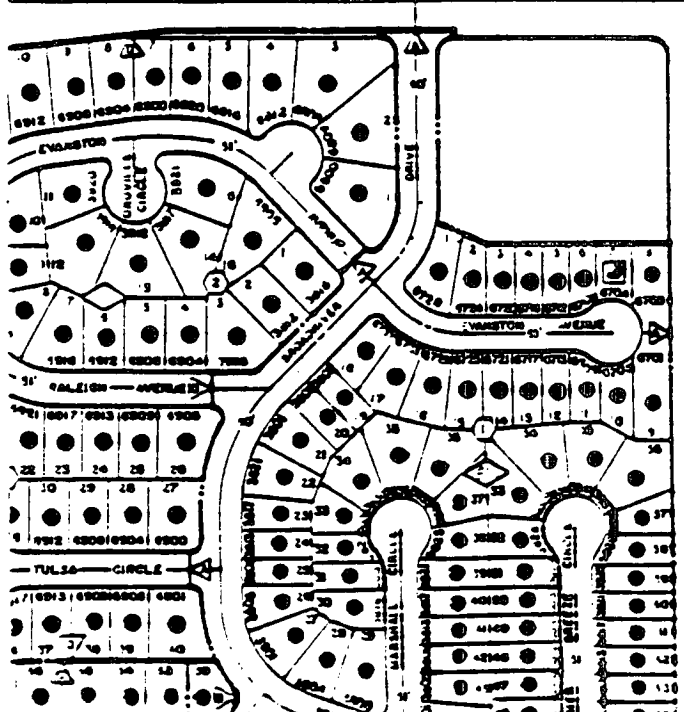
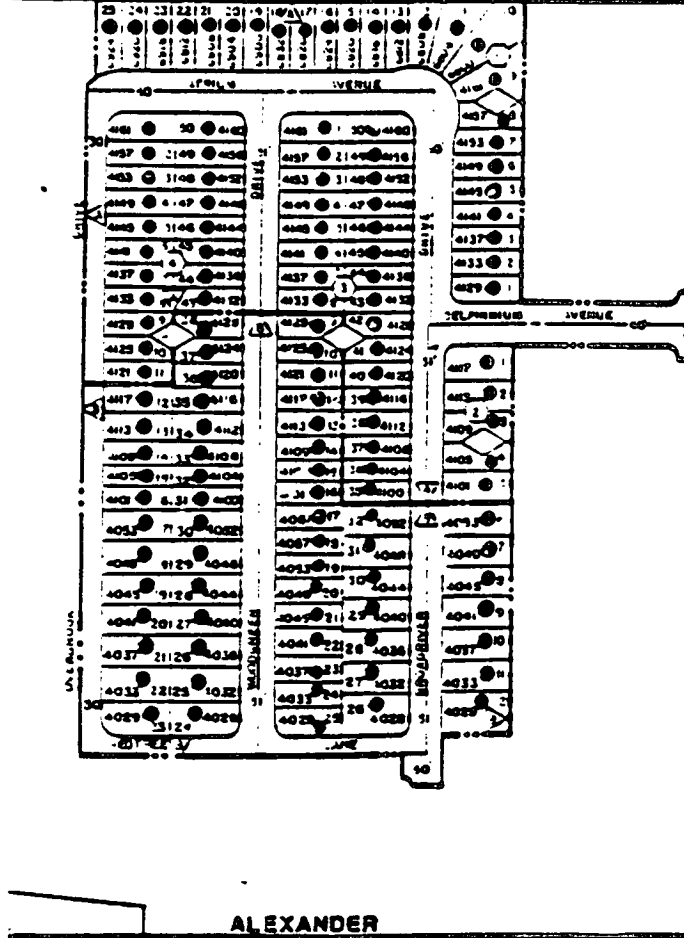
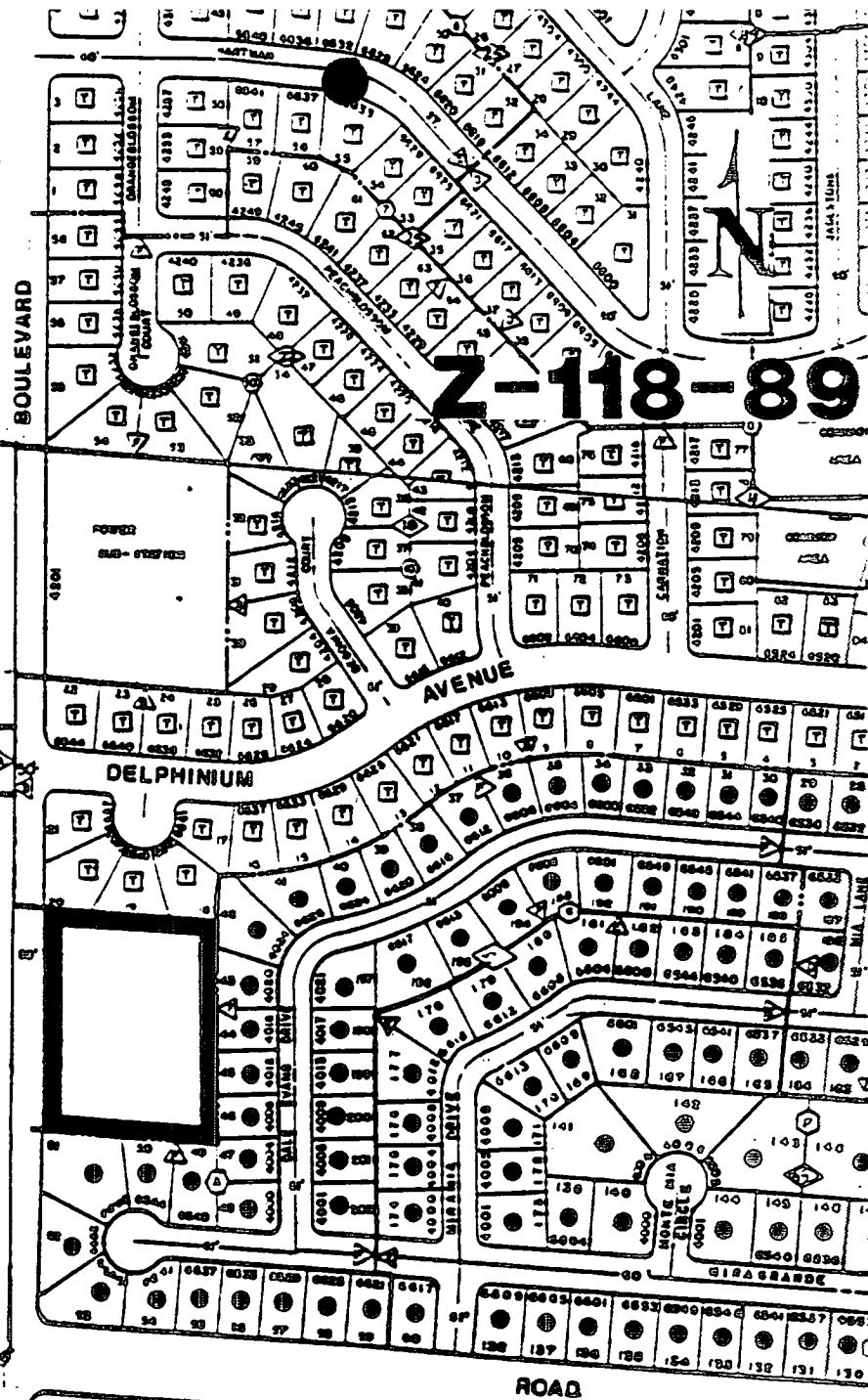
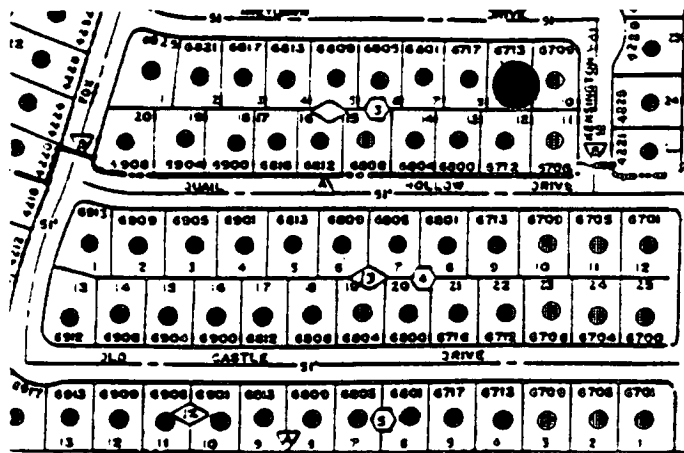


HAROLD P. FOSTER, DIRECTOR

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.



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 2 NOV '89
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-118-89 Date to Be Completed Remarks

Information Needed:

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

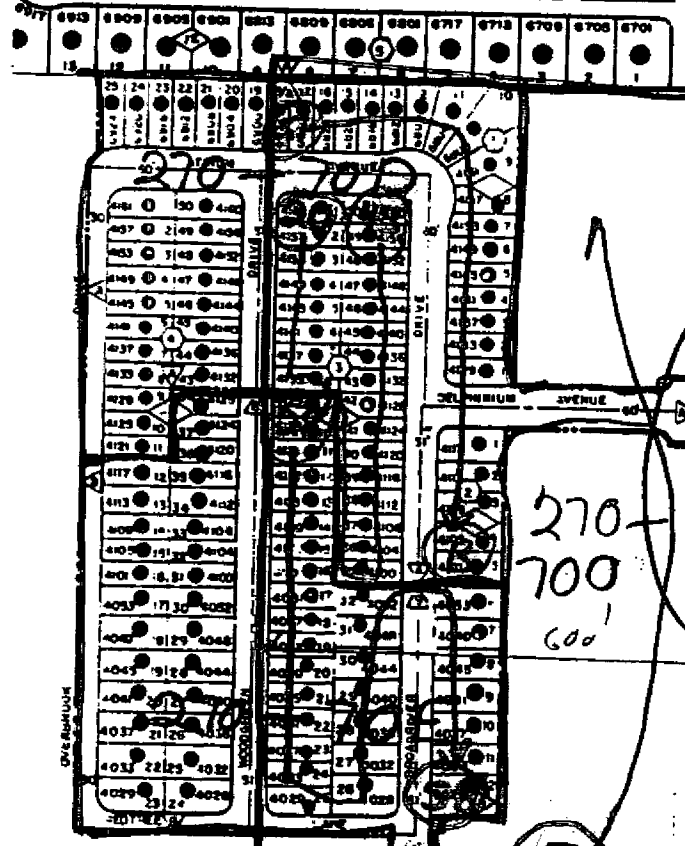
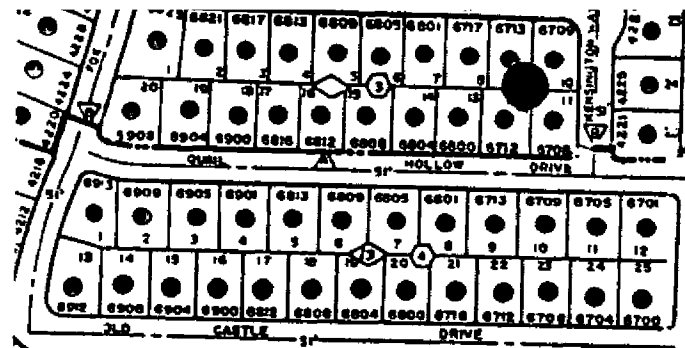
3. Selection by Tax District (List Tax Districts Needed)

234
LABEL4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

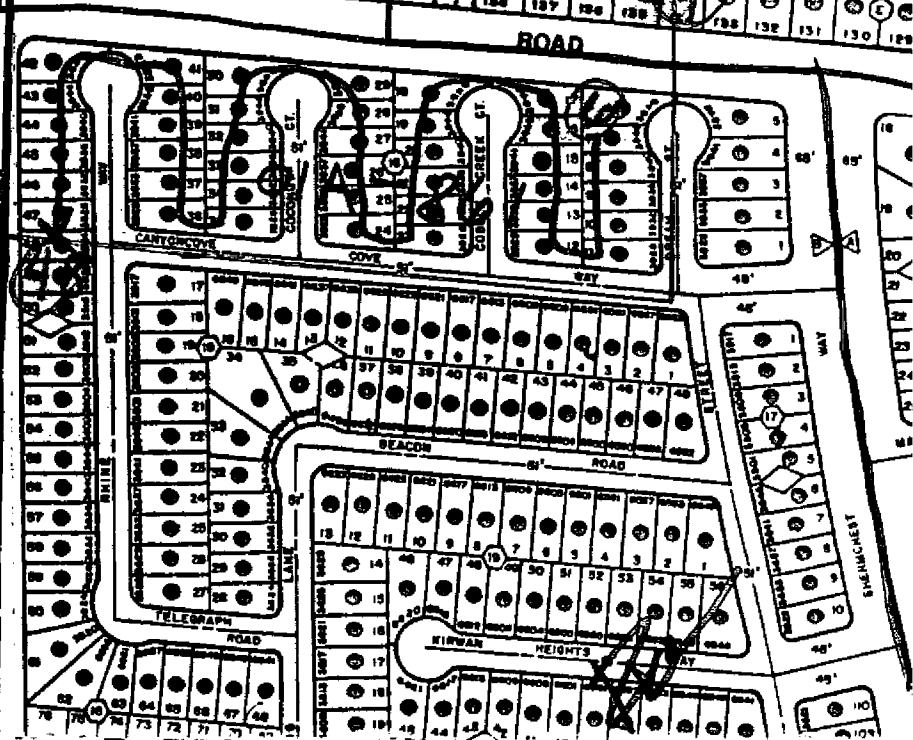
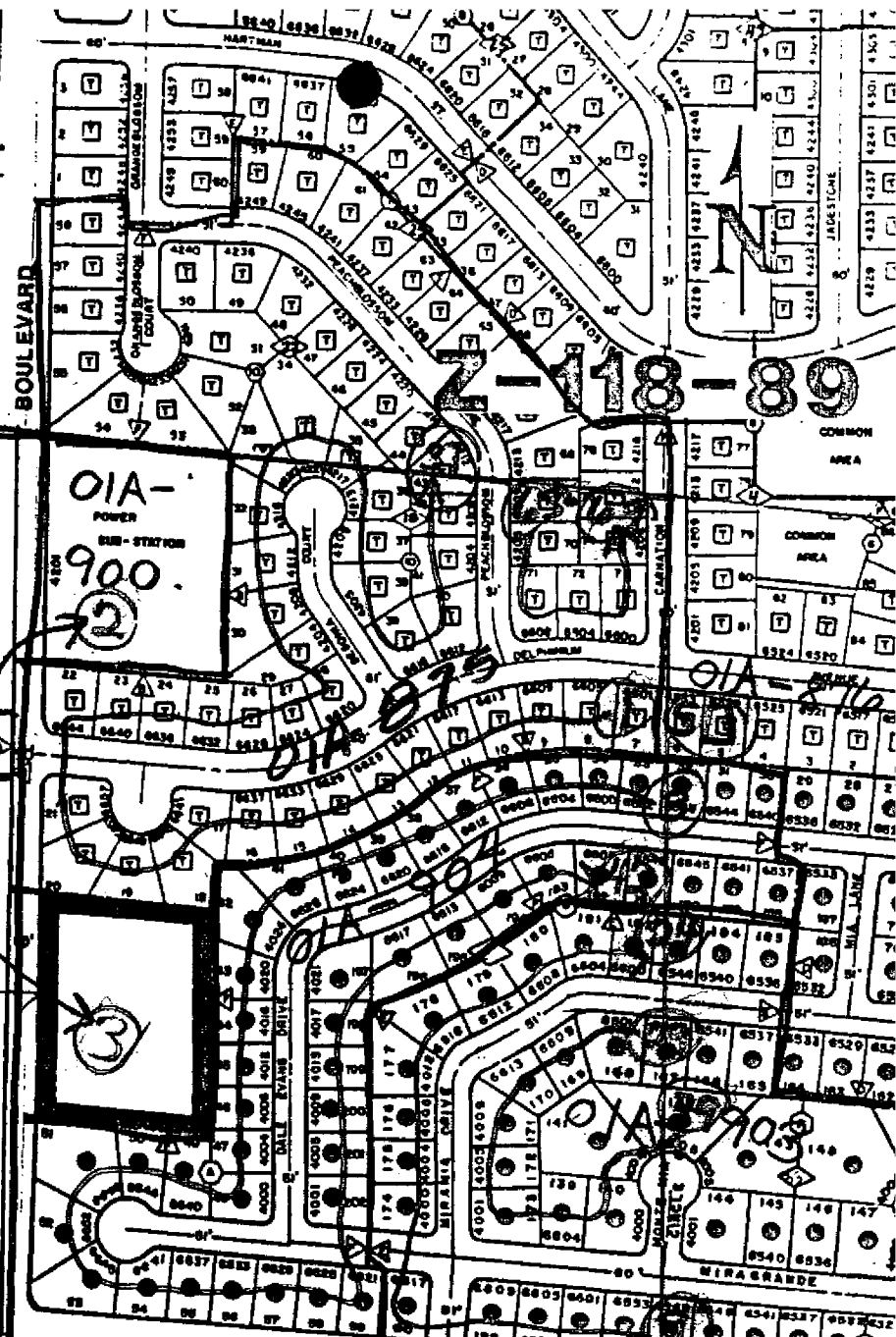
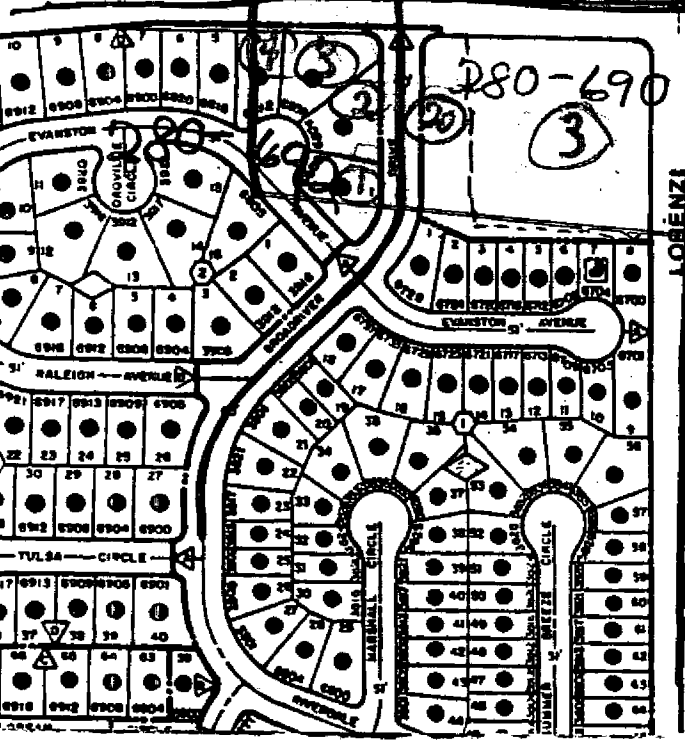
Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
01A	86	1006		01A	90	4003		280	69	0003					
		0482				0422				020					
		876050				270700005				692001					
		900002				700020				004					
		003				045		01A	87	5001					
		903009				051				057					
		024				073				063					
		029				70E028				069					
		039				058				-END-					

Assessor Approval Billing No.

ok for



OIA-900-003
L-2-7
R/E T: R-1 (SFD)



R. Weil

301 E 21st.

N.Y. N.Y. 10010

FIRST CLASS

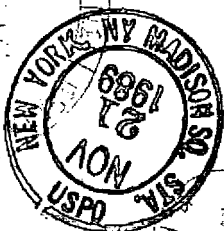
Fold at line over top of envelope to the right
of the return address

CERTIFIED

P 299 514 882

MAIL

City of Las Vegas
Dept. of Community
Planning and Development
City Hall
400 East Stewart
Las Vegas, Nevada
89101



Postage Required if Mailed
Shooting Address
Returned Unpaid

Attn: Planning Commission
RE: Application 2-118-84

**Thank you for using
Return Receipt Service.**

**Is your RETURN ADDRESS
completed on the reverse side?**

CITY COUNCIL MINUTES

MEETING OF
DECEMBER 20, 1989

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 73

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

M. ZONE CHANGE - PUBLIC HEARING

1. Z-118-89 - Robert B. and Joan
V. Pahor

Request for reclassification of property located on the east side of Lorenzi Boulevard, between Alexander Road and Delphinium Avenue.

From: R-E (Residence Estates)

To: R-1 (Single Family Residence)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Construct half-street improvements on Lorenzi Boulevard as required by the Department of Public Works.
2. Provide the minimum diameter sewer line (8 inches) necessary to service this site through a City of Las Vegas sanitary sewer manhole as required by the Department of Public Works.
3. Contribute \$1,800 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road as required by the Department of Public Works.
4. Standard conditions 1, 2, 6, 10 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 0

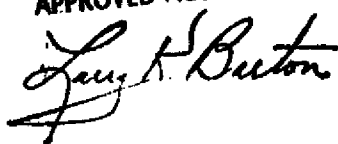
HIGGINSON - APPROVED, subject to conditions
- UNANIMOUS

Clerk to notify & Planning to proceed

Patrick Nunes appeared on behalf of the application.

No one appeared in opposition.

APPROVED AGENDA ITEM



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 11, 1990

Mr. Robert B. Pahor
3127 South Highland Drive
Las Vegas, Nevada 89109

RE: Z-118-89 - ZONE CHANGE

Dear Mr. Pahor:

The City Council at a regular meeting held December 20, 1989 APPROVED the request for reclassification of property located on the east side of Lorenzi Boulevard, between Alexander Road and Delphinium Avenue, From: R-E (Residence Estates), To: R-1 (Single Family Residence), Proposed Use: Single Family Dwellings, subject to:

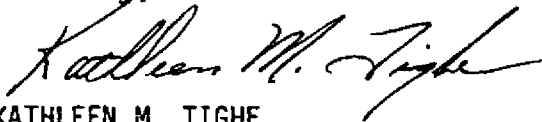
1. Construct half-street improvements on Lorenzi Boulevard as required by the Department of Public Works.
2. Provide the minimum diameter sewer line (8 inches) necessary to service this site through a City of Las Vegas sanitary sewer manhole as required by the Department of Public Works.
3. Contribute \$1,800 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. Conformance to the plot plan and elevations.
6. Satisfaction of City Code requirements and design standards of all City departments.



Mr. Robert B. Pahor
January 11, 1990
RE: Z-118-89 - ZONE CHANGE
Page 2.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services

Mr. Patrick S. Nunes
3127 South Highland Drive
Las Vegas, Nevada 89109

CITY COUNCIL MINUTES

MEETING OF
DECEMBER 20, 1989

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-8011

Page 73

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

M. ZONE CHANGE - PUBLIC HEARING

1. Z-118-89 - Robert B. and Joan V. Pahor

Request for reclassification of property located on the east side of Lorenzi Boulevard, between Alexander Road and Delphinium Avenue.

From: R-E (Residence Estates)

To: R-1 (Single Family Residence)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Construct half-street improvements on Lorenzi Boulevard as required by the Department of Public Works.
2. Provide the minimum diameter sewer line (8 inches) necessary to service this site through a City of Las Vegas sanitary sewer manhole as required by the Department of Public Works.
3. Contribute \$1,800 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road as required by the Department of Public Works.
4. Standard conditions 1, 2, 6, 10 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AGENDA ITEM

Langston Burton

HIGGINSON - APPROVED, subject to conditions
- UNANIMOUS

Clerk to notify & Planning to proceed

Patrick Nuance appeared on behalf of the application.

No one appeared in opposition.

CITY COUNCIL MINUTES

MEETING OF

DECEMBER 20, 1989

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)****M. ZONE CHANGE - PUBLIC HEARING****1. Z-118-89 - Robert B. and Joan
V. Pahor**

Request for reclassification of property located on the east side of Lorenzi Boulevard, between Alexander Road and Delphinium Avenue.

From: R-E (Residence Estates)

To: R-1 (Single Family Residence)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission unanimously recommended APPROVAL, subject to:

1. Construct half-street improvements on Lorenzi Boulevard as required by the Department of Public Works.
2. Provide the minimum diameter sewer line (8 inches) necessary to service this site through a City of Las Vegas sanitary sewer manhole as required by the Department of Public Works.
3. Contribute \$1,800 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road as required by the Department of Public Works.
4. Standard conditions 1, 2, 6, 10 and 11.

Staff Recommendation: APPROVAL

PROTESTS: 0

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 20, 1989

X.

M. ZONE CHANGE - PUBLIC HEARING

2. Z-118-89 - Robert B. and Joan V. Pahor

This is a request to rezone 2.4 acres from R-E to R-1 for a nine lot subdivision with a density of 3.75 dwelling units per gross acre (4.43 units per net acre). The typical lot size is 65' x 106' with the lot areas varying from 6,610 to 6,980 square feet.

There is vacant N-U to the west and developed R-MH to the north. To the east and south is developed R-1.

Access to the property is from Lorenzi Boulevard along the west property line and interior access will be by a 51 foot wide "T" cul-de-sac public street.

At the Planning Commission meeting, staff indicated the proposal is consistent with the low density residential proposed in the General Plan and recommended approval. Staff also recommended a \$5,000 contribution to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road. The applicant objected to a contribution of that amount for a nine lot subdivision. The Planning Commission recommended approval of the application subject to an \$1,800 traffic signal contribution.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

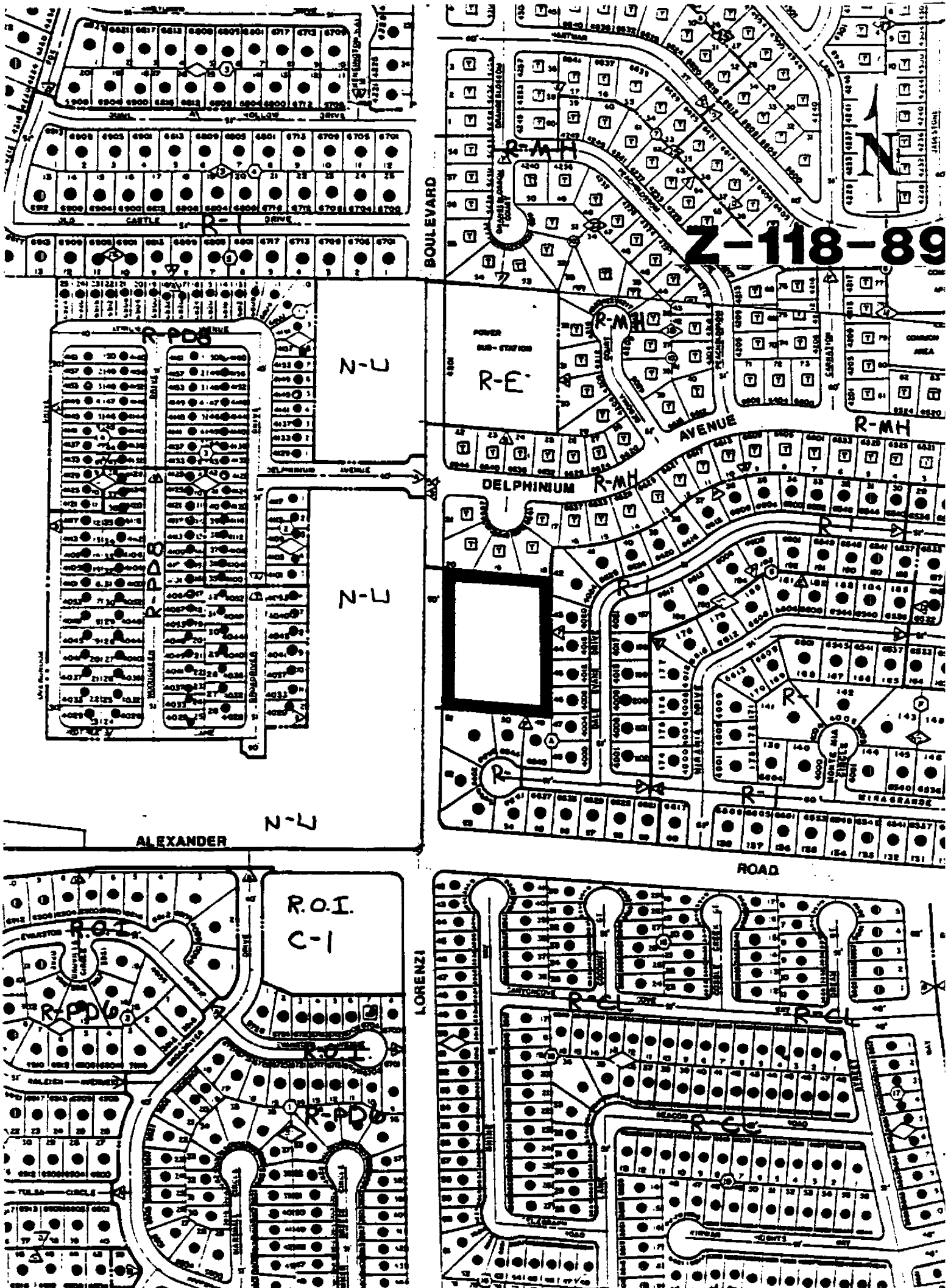
SEE ATTACHED LOCATION MAP



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

CITY COUNCIL MINUTES
MEETING OF
DECEMBER 20, 1989

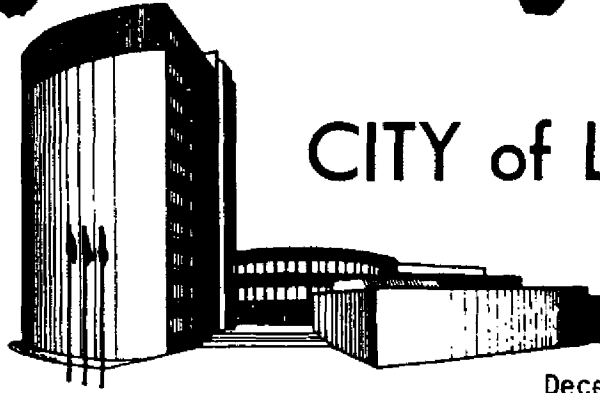
LOCATION MAP - ITEM X.M.2. - Z-118-89 - Robert B. and Joan V. Pahor



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 1, 1989

Mr. Robert B. Pahor
3127 South Highland Drive
Las Vegas, Nevada 89109

RE: Z-118-89 - ZONING RECLASSIFICATION

Dear Mr. Pahor:

Your request for reclassification of property located on the east side of Lorenzi Boulevard, between Alexander Road and Delphinium Avenue, from R-E Zone to R-1 Zone, was considered by the Planning Commission on November 28, 1989.

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

1. Construct half-street improvements on Lorenzi Boulevard as required by the Department of Public Works.
2. Provide the minimum diameter sewer line (8 inches) necessary to service this site through a City of Las Vegas sanitary sewer manhole as required by the Department of Public Works.
3. Contribute \$1,800 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road as required by the Department of Public Works.
4. Resolution of Intent with a twelve month time limit.
5. Conformance to the plot plan and building elevations.
6. Satisfaction of City Code requirements and design standards of all City departments.

- Continued -



TO: Mr. Robert B. Pahor
RE: Z-118-89 - Zoning Reclassification

December 1, 1989
Page Two

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on December 20, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR *HPF*

HPF:erh

cc: Mr. Patrick S. Nunes
3127 South Highland Drive
Las Vegas, Nevada 89109

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

43. Z-118-89

Applicant: ROBERT B. AND JOAN
V. PAHOR
Application: Zoning Reclassification
From: R-E
To: R-1
Location: East side of Lorenzi
Boulevard, between
Alexander Road and
Delphinium Avenue
Proposed Use: Single Family Dwellings
Size: 2.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Construct half-street improvements
on Lorenzi Boulevard as required
by the Department of Public Works.
2. Provide the minimum diameter sewer
line (8 inches) necessary to service
this site through a City of Las Vegas
sanitary sewer manhole as required
by the Department of Public Works.
3. Contribute \$5,000 prior to the issuance
of building permits to partially
fund a traffic signal system at the
intersection of Lorenzi Boulevard
and Alexander Road as required by
the Department of Public Works.
4. Standard Conditions 1, 2, 6, 10 and
11.

PROTESTS: 0

Black -
APPROVED, subject to staff's
conditions and Condition No.
3 amended to \$1,800.
Unanimous
(Babero excused)

MR. FOSTER stated this is for
a nine lot subdivision. The
lots will be 65' x 106'. Staff
recommended approval, subject
to the conditions.

PATRICK MUNES, 3127 South
Highland, appeared and represented
the applicant. He objected
to the \$5,000 contribution
for the traffic signal system
in Condition No. 3.

JOHN McNELLIS, City of Las
Vegas, Public Works, said the
intersection will definitely
need a traffic signal in the
future.

No one appeared in opposition.

To be heard by the City Council
on 12/20/89.

(9:12-9:16)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 17, 1989

Mr. Robert B. Pahor
3127 South Highland Drive
Las Vegas, Nevada 89109

RE: Z-118-89 - 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 28, 1989. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

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. Patrick S. Nunes
3127 South Highland Drive
Las Vegas, Nevada 89109

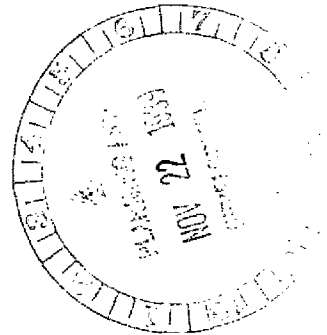


INTER-OFFICE MEMORANDUM

November 22, 1989

TO: Harold P. Foster, Director Department of Community Planning and Development	FROM: for Richard D. Goecke, Director Department of Public Works <i>CK</i> <i>VE Foster</i>
SUBJECT: Z-118-89 Robert B. Pahor	COPIES TO: Charles Kajkowski, Engineering Planning John McNellis, Engineering Planning Chuck Turk, Land Development Nancy Miller, Right-of-Way Survey (FM, PM, & A's only)

1. Construct half-street improvements on Lorenzi Boulevard.
2. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of building or grading permits.
3. The minimum diameter of sewer line necessary to service this site through a CLV sanitary sewer manhole is 8".
4. Contribute \$5,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lorenzi Boulevard and Alexander Road.



TOM:MAC

INTER-OFFICE MEMORANDUM

11/20/89

TO: DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM: DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-118.89 Zone ReClass
Robert Pando ZONE; RETO R.1
PARCEL NO. 01A.900.003

COPIES TO:

9 SPD LOTS

In answer to your memorandum, Dated 10/24/89
on the above Zone Request at, Loc. E. SIDE OF N. LORENZI BL,
N. OF ALEXANDER RD.

This department (~~has~~ or has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. IT MEETS THE 1988 U.B.C.
2. CHAPTER 5 R PROTECTION
3. CHAPTER 12 DIV. 3, R_{1/2} SINGLE FAMILY DWELLING
4. PARKING REQ'D.
5. TORTOISE TAX REQ'D $2.4 \times 250 = \$600.00$

Thom

DATE: 10/26/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

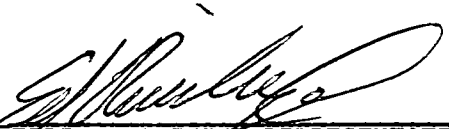
SUBJECT: 2-118-89

 NO OBJECTIONS X SUBJECT TO CONDITIONS LISTED DENIAL

X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on **NOVEMBER 28, 1989** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-118-89 APPLICATION OF ROBERT B. AND JOAN V. PAHOR FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE EAST SIDE
OF LORENZI BOULEVARD, BETWEEN ALEXANDER ROAD AND
DELPHINIUM AVENUE

FROM: R-E (RESIDENCE ESTATES)

TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion
of the Southwest Quarter (SW¼) of the Southwest Quarter
(SW¼) of Section 2, Township 20 South, Range 60 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.

MAIL NOTICE: NOVEMBER 14, 1989

NOTICE OF PUBLIC HEARING

NOVEMBER 28, 1989

Notice is hereby given that on NOVEMBER 28, 1989 at 7:00 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-118-89 APPLICATION OF ROBERT B. AND JOAN V. PAHOR FOR
RECLASSIFICATION OF PROPERTY LOCATED ON THE EAST SIDE
OF LORENZI BOULEVARD, ~~NORTH OF ALEXANDER ROAD~~ **BETWEEN ALEXANDER ROAD AND DELPHINIUM AVENUE**
FROM: R-E (RESIDENCE ESTATES)
TO: R-1 (SINGLE FAMILY RESIDENCE)
PROPOSED USE: SINGLE FAMILY DWELLINGS

The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 20 South, Range 60 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 *Law*

WILLIAMS

FOSTER *[Signature]*

THIS FILE MUST BE RETURNED TO ELDA RAE BY: NOV 8, 1989 .

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

SEE LOCATION MAP ON REVERSE SIDE.

CITY OF LAS VEGAS

Date OCT 24 1989

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION - Z-118-89 APPLICANT: <u>ROBERT B. PAHOR</u> FROM: <u>R-E</u> TO: <u>R-1</u>	COPIES TO:

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

EAST SIDE OF LORENZI BLVD. ; NORTH OF
ALEXANDER RD.

Parcel No.: 01A - 900 - 003

Proposed Use: SFD

CITY PLANNING COMMISSION MEETING: 11/28/89

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME ROBERT B. PAHOR
REP'S NAME _____
ADDRESS 3127 S. HIGHLAND DR.
LAS VEGAS, NEV. 89109
PHONE 796-0980

AGENT: NAME PATRICK S. NUNES
REP'S NAME _____
ADDRESS 3127 S. HIGHLAND DR.
LAS VEGAS, NEV. 89109
PHONE 876-7960
OFF. 733-6706

APPLICATION TYPE:

- ☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____
☒ PUBLIC HEARING: IF YES, LEGAL A POR. OF SW 1/4, SW 1/4 OF SEC. 2, T20S, R60E. MDBYM

ZONING: EXISTING R-E PROPOSED R-1

LAND USE: EXISTING VACANT
PROPOSED SFD

PAST ACTIONS: CASE NO. Z-60-75 ACTION DENIED DATE 2/4/76
CASE NO. _____ ACTION _____ DATE _____
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-2-7 ASSESSOR'S PARCEL NO. DIA-900-003

GENERAL LOCATION: EAST SIDE OF LORENZI BLVD.;
NORTH OF ALEXANDER RD.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: BEN DATE 10/3/89

GENERAL RECEIPT NO. 070133 CASE NO. Z-118-89

PC DATE: 11/28/89 BZA DATE: _____

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 RE Use District to a R1 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$200⁰⁰.

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

SEE ATTACHED DEED

Assessor's Parcel Number: _____

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), ROBERT B. PANOR,
(please print or type)

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

(1) [Signature] 3127 So. HIGHLAND
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS
796-0980 LAS VEGAS NEV 89109
PHONE NUMBER CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

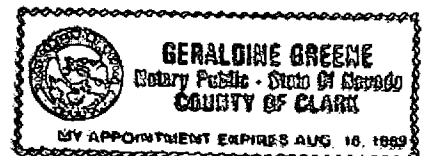
PHONE NUMBER CITY STATE ZIP

Subscribed and sworn to before me this 18th day of August, 19 89,

[Signature]
Notary Public in and for said County and State
Aug. 18, 1989

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: Ben

Receipt No.: 070133

Date: 10/9/89

Case No.: Z-118-89

Meeting Date: 11/20/89

BOOK 289

248998

2-2

INST. NO. 248998
OFFICIAL RECORD BOOK 289
RECORDED AT REQUEST OF

Robert Palmer
DEC 29 1 19 PM '72

CLARK COUNTY, NEVADA

John H. H. H.

*300
400
500*

