

Planning & Development Department
Scanning Cover Sheet

Case No Z-0123-79

APN 162-06-801-006

Location N of Sahara btw Val View & Las Verdes

Applicant Home Investment Company

Subject

Reclassification of property legally
described as a portion of the SE 1/4 of
Section 6, Township 21 South, Range 61 East,
MDB&M.



FILE NUMBER Z-123-79

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. <u>Don Hamilton</u>	
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	
16. _____	
17. _____	
18. _____	
19. _____	
20. _____	

FILE NO. Z123-79

Index

DON HAMILTON
3418 SENECA DRIVE
LAS VEGAS, NEVADA 89109

11-15-79

Harold P. Foster

Re: Public Hearing

Z-123-79

I object to subject zone change, as
an automotive service facility is
not compatible to the existing
business area.

W. Don Hamilton

RECEIVED

NOV 19 1979 ▶

PLANNING AND
DEVELOPMENT

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

511-50

Date _____
Page _____ of _____

Requested by:

Organization CITY OF LAS VEGAS Name JIM ROBISON
Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext. _____
I. D. Code 2-123-79 Date to Be Completed _____
Remarks _____

Information Needed:

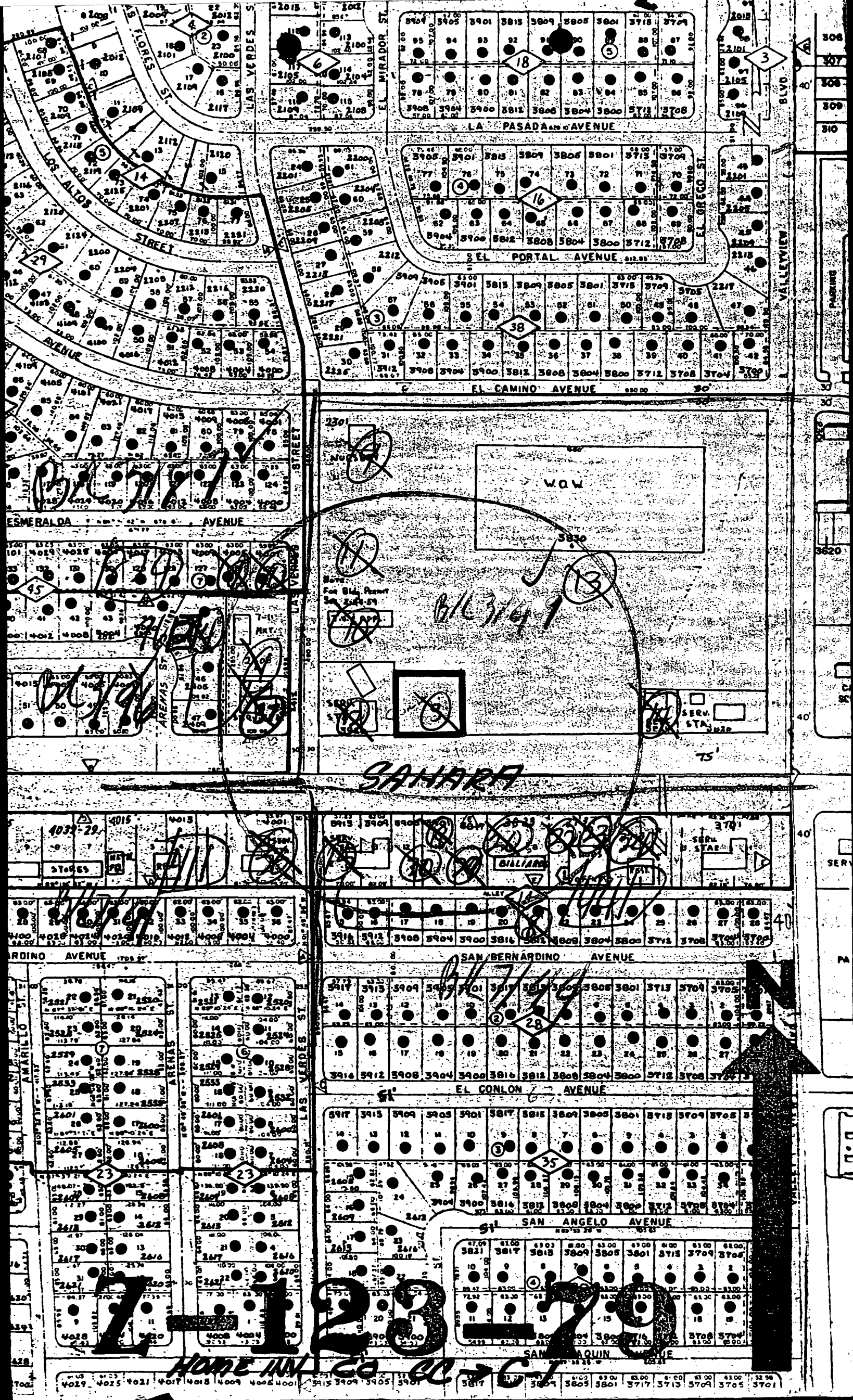
1. Labels ☒ No. of Sets ☐ 1 Label Tape ☐
2. Print Format: No Print (A) ☐ Valuation (F) ☐
Name, Address, Legal Description (G) ☒

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	
030	49	0003		070	44	009									
		009				015									
		014				018									
	87	4009				020									
		010				022									
	96	4001				024									
		004				029									
070	41	036				030									
	44	008													

Assessor Approval _____ Billing No. _____

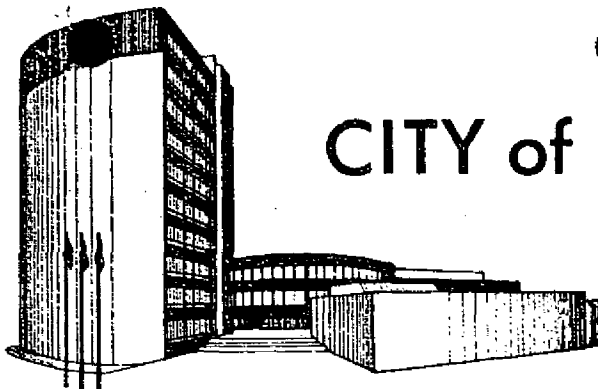


MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



al FS

CITY of LAS VEGAS

March 5, 1980

Home Investment Company
12872 Valley View Street
Garden Grove, California 92645

Gentlemen:

✓ Re: Z-123-79
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held January 2, 1980, DENIED your request for reclassification of property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes Street, from C-C to C-1.

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
CITY CLERK

CAH/dh

cc: ✓ Community Planning and Development Dept.
Public Services Dept.
Fire Services Dept.
Building and Safety Division
Robert J. McNutt, P.E. (P. O. Box 539, Las Vegas, Nev. 89101)

22. Z-123-79
APPROVED

✓
Z-123-79

Application of HOME INVESTMENT COMPANY for reclassification of property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes Street, from C-C (Neighborhood Commercial Center), to C-1 (Limited Commercial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, M.D.B.&M.

Proposed Use: Minor Automobile Service Facility
MR. BROWN presented the staff report indicating the property is located on the northeast corner of Las Verdes and Sahara Avenue. Everything is in order and we recommend approval.

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

BOB McNUTT, Engineer, appeared on behalf of the applicant. This is just east of the Husky Station.

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 APPROVAL of Z-123-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. 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. Miller, Mr. Guthrie, Mr. Canul, Mr.
Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

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

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

B. ABEYANCE ITEM - ZONE CHANGE - Z-123-79 -
HOME INVESTMENT COMPANY

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

From: C-C (Neighborhood Commercial Center)

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

DENIED - Lurie
(Mayor Briare abstained from voting; all others "Yes")

Staff to proceed

C. ABEYANCE ITEM - WAIVERS - CHARLESTON HEIGHTS
62-A AND 62-B FINAL MAPS

Request of BECKER & SONS for waiver of certain subdivision requirements on property generally located on the west side of Lorenzi Boulevard, north of Alexander Road, N-U zone (under Resolution of Intent to R-PD8).

Planning Commission recommends APPROVAL of waivers and DENIAL of the request for a 10 ft. building setback.

APPROVED - roll curb and reducing a portion of Broadview and Delphinium and Redtree to 51'. Denied 10' building setbacks and waiver of sidewalks.
Woofter - unanimous

Clerk to notify. Planning to proceed.

D. ZONE CHANGE - Z-124-79 - CAROLYN A. WITKOWSKI
ET AL

Property generally located at the northwest corner of Monterey Avenue and Sahara Avenue.

From: R-1 (Single Family Residence) and R-2 (Two Family Residence)

To: C-1 (Limited Commercial)

Proposed Use: Offices

DENIED Christensen -
(Woofter voted "no"; Mayor Briare abstained; All others - "yes")
(Motion to approve by Woofter failed to carry - Woofter & Levy voted "yes"; Christensen & Lurie voted "no"; Mayor abstained from voting)

Staff to proceed

APPROVED AGENDA ITEM

AGENDA

City of Las Vegas

October 19, 1979

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

Page 38

ITEM	Commission Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED) Planning Commission recommends DENIAL (Negative Motion, 5-yes; 2-no). If approved, following is the recommended condition: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. PROTESTS: 1	See Page 37	See Page 37
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 (Neighborhood Commercial Center) 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	Abeyance Lurie (Mayor Briare voted "no")	1/2/80 Agenda Director to proceed
J. ZONE CHANGE - Z-113-79 - LEWIS HOMES OF NEVADA Property generally located at the southwest corner of O'Bannon Drive and Verdinal Drive. 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	Approved as recommended by Planning Commission subject to conditions Lurie - unanimous	Clerk to notify Director to proceed

Robert J. McNutt

Consulting Civil Engineer

P. O. Box 539

Las Vegas, Nevada 89101

Office: 870-7502

TO CITY CLERK
FOR DISTRIBUTION
B 17/27

December 26, 1979

The Honorable Mayor and City Commissioners
City of Las Vegas
400 East Stewart
Las Vegas, Nevada

Re: Zone Change Z-123-79

Gentlemen:

Attached hereto is a copy of a photograph of the proposed JIFFY LUBE to be constructed on Sahara west of Valley View. In our opinion the building is quite suitable from an architectural esthetic standpoint.

We will attempt to contact the protestor prior to the meeting January 2, 1980 and answer any questions which they may have. We appreciate the privilege of presenting this to you.

Respectfully submitted,

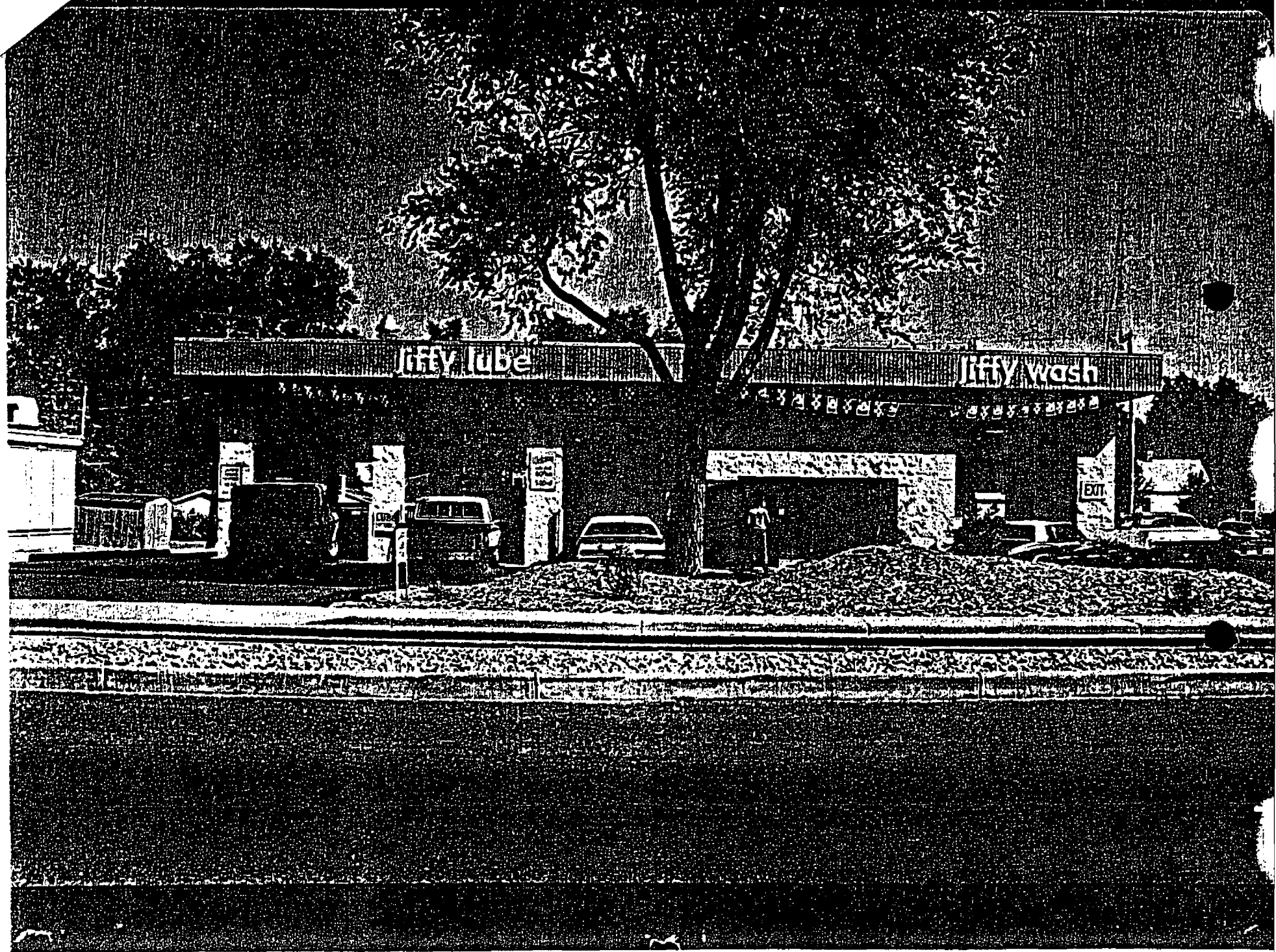


Robert J. McNutt, P.E.
Consulting Civil Engineer

RJM:r

encl.

RECEIVED
DEC 23 1979
PLANNING AND
DEVELOPMENT



A. ABEYANCE ITEM - ZONE CHANGE - Z-120-79 - GLENN H. AND CHARLOTTE LUTZ

Property generally located at the northwest corner of Third Street and California Street, from R-4 (under Resolution of Intent to C-1), to C-2.
Proposed Use: Apartments

This item was held in abeyance because the applicant indicated he intended to change the use from a motel to apartments. At the Planning Commission meeting, he was in agreement to amending the application to C-1 but now needs C-2 for the requested apartment density. The property is located approximately one block south of Charleston Boulevard in an area that is transitioning to commercial zoning. At the time the applicant submitted this application, he was proposing a mixture of apartment and motel units. The applicant's property involves two parcels; one on the northwest corner of California and 3rd, and the second parcel is approximately one lot to the north. A three story structure is proposed on each parcel with the ground floors used for parking. The basic zoning pattern in this area is C-1 and there is existing R-4 zoning on the east side of 3rd Street. A total of 57 apartments are proposed under the C-2, whereas only 24 would be allowed if amended to C-1.

PLANNING COMMISSION RECOMMENDATION: Denial because a C-2 zoning pattern would not be compatible with surrounding C-1 zoning.

STAFF RECOMMENDATION: Staff recommended the application be amended to C-1 to satisfy the Use Permit requirement for a motel and the underlying Resolution of Intent be expunged. However, now that the applicant does not want a motel, staff is still of the opinion the application should be amended to C-1 to be compatible with the surrounding zoning pattern.

PROTESTS: 6 - The protestants were concerned that C-2 zoning would lead to other undesirable uses in their neighborhood.

B. ABEYANCE ITEM - ZONE CHANGE - Z-123-79 - HOME INVESTMENT COMPANY

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

This request was held in abeyance because a protestant wished to speak on this application and could not be in attendance due to illness. The request involves a small parcel of land in the Wonderland 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.

C. ABEYANCE ITEM - WAIVERS - CHARLESTON HEIGHTS 62-A AND 62-B FINAL MAPS

Request of BECKER & SONS for waiver of certain subdivision requirements on property generally located on the west side of Lorenzi Boulevard, north of Alexander Road, N-U zone (under Resolution of Intent to R-PD8).

The applicant requested this item be held in abeyance because he is preparing additional display material to justify his request. The request involves waiver of the required sidewalks and to allow roll curb on a planned development with lots approximately 35 ft. wide that front on public streets. In addition, the applicant is requesting 10 ft. building setbacks rather than the 20 ft. approved on the tentative map and to reduce the width on one of the streets from 60 ft. to 51 ft. Similar waivers were granted for a development for Mr. Becker approximately two miles to the southeast at Torrey Pines and Smoke Ranch Road. These waivers were for a pilot project to determine if there would be any problems on this type of development. That development has been constructed and the Commission field-checked it prior to making the recommendation on this. The Planning Commission felt that most of the waiver requests were accep

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 zoning pattern.

STAFF RECOMMENDATION: Approval.

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

LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

November 29, 1979

COMMUNITY PLANNING & DEVELOPMENT

FROM:

PUBLIC SERVICES

CT:

HOME INVESTMENT COMPANY
Z-123-79

COPIES TO:

BUILDING & SAFETY

Your memorandum of November 19, 1979, requested comments from the Public Services Department on the request for reclassification of property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes Street, from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial), submitted by the Home Investment Company.

This would appear to be a part of the shopping center. There is insufficient information to locate this property. If off-site improvements are existing, any damaged portions must be replaced, or if non-existent, must be constructed.

Building and Safety has no objections to the above zone reclassification provided all required permits and inspections are obtained.

GARY W. HOLMER, P.E.
CITY ENGINEER

GNH/JSH/cms

DEC 4 1979

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
Robert J. McNutt, P.E., P. O. Box 539, Las Vegas, NV 89101

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-123-79 HOME INVESTMENT COMPANY FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE NORTH SIDE OF SAHARA AVENUE
BETWEEN VALLEY VIEW BOULEVARD AND LAS VERDES STREET.

FROM: C-C (NEIGHBORHOOD COMMERCIAL CENTER)

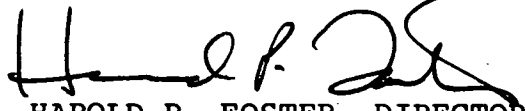
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: MINOR AUTOMOBILE SERVICE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER
(SE¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 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.

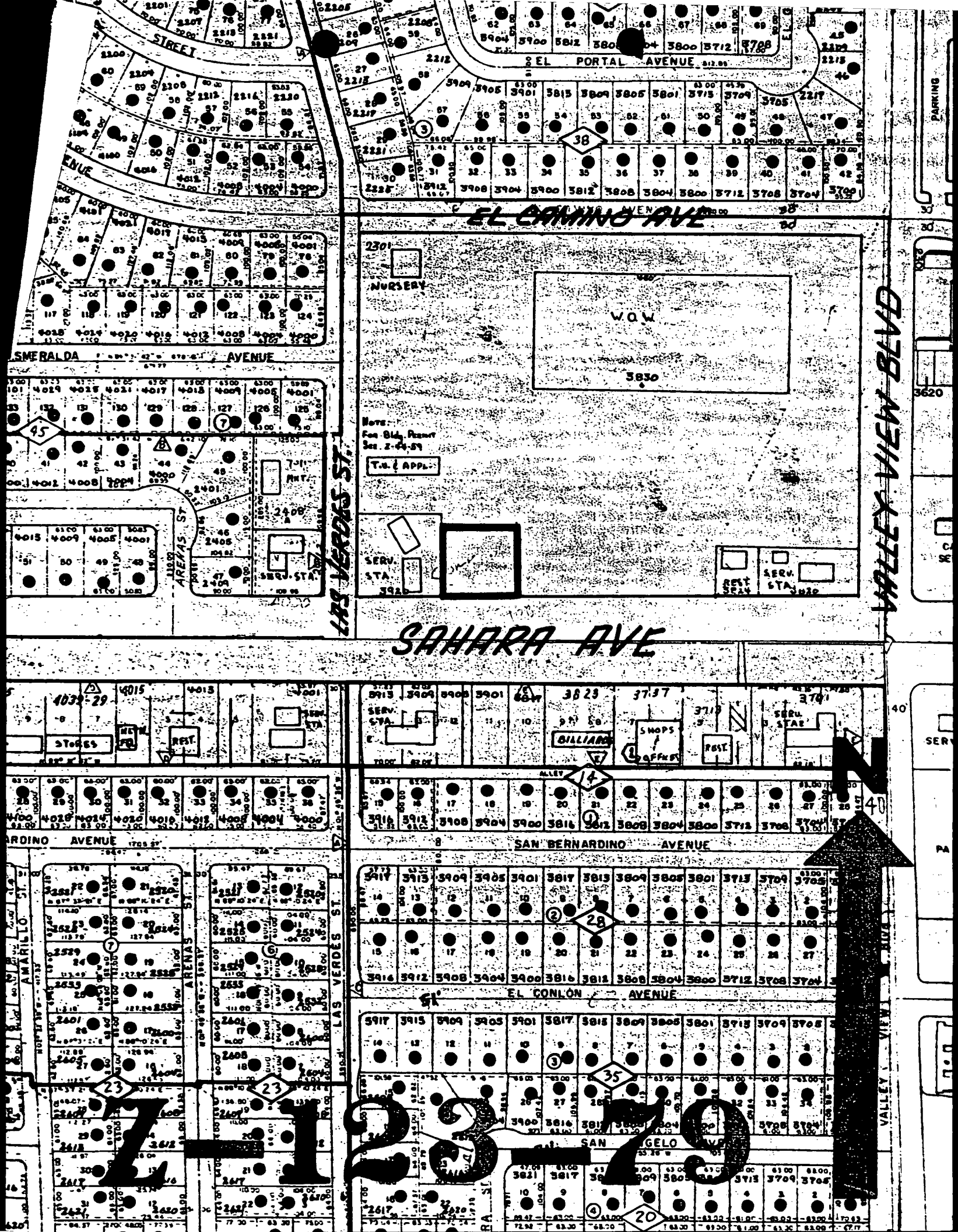
COMMUNITY PLANNING AND DEVELOPMENT


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.)

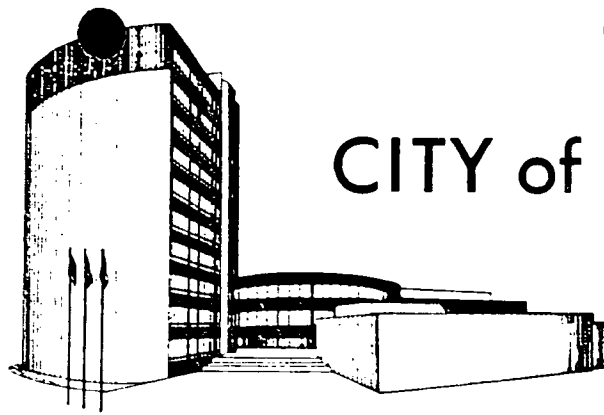


MAYOR BILL BRIARE

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

Home Investment Co.
12872 Valley View Street
Garden Grove, California 92645

Re: Z-123-79

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: Robert J. McNutt, P.E., P. O. Box 539, Las Vegas, NV 89101

INTER-OFFICE MEMORANDUM

Date

November 20, 1979

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

PUBLIC SERVICES

SUBJECT:

HOME INVESTMENT COMPANY
Z-123-79

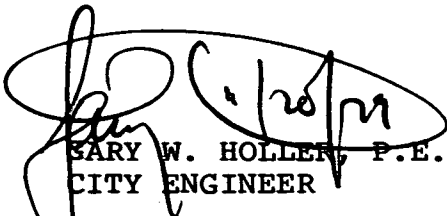
COPIES TO:

BUILDING & SAFETY

Your memorandum of November 8, 1979, requested comments from the Public Services Department on the request for reclassification of property generally located on the north side of Sahara Avenue between Valley View Boulevard and Las Verdes Street, from C-C (Neighborhood Commercial Center) to C-1 (Limited Commercial), submitted by the Home Investment Company.

All off-site improvements are installed, and in good condition.

Building and Safety has no objections to the above zone reclassification provided all required permits and inspections are obtained.


GARY W. HOLLER, P.E.
CITY ENGINEER
GWH/JSH/cms



11/27/79

DATE: 11/20/79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

Home Investment Company
7-123-79

- ☒ 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. Byrnes

FIRE PREVENTION OFFICER

LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

19
NOVEMBER 2, 1979

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

FROM:

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

SUBJECT:

HOME INVESTMENT COMPANY
7-100-70

COPIES TO:

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

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

From: C-C (Neighborhood Commercial Center)

To: C-1 (Limited Commercial)

Proposed Use: Minor Automobile Service Facility

CITY PLANNING COMMISSION MEETING: November 27, 1979

Your remarks regarding this application prior to November 27, 1979, will be greatly appreciated.

"Revised"

Plot Plan Attached: Yes XXXX
No

HPS:bjl

11/2/79

DATE: 1/18/79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT :

L-123-79

Home Investment Company

- ☒ 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. 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 Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-123-79 HOME INVESTMENT COMPANY FOR RECLASSIFICATION OF PROPERTY
NORTH
GENERALLY LOCATED ON THE ~~EAST~~ SIDE OF SAHARA AVENUE
BETWEEN VALLEY VIEW BLVD & LAS VEGAS STREET
FROM: C-C (NEIGHBORHOOD) COMMERCIAL CENTER
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: MINOR AUTO ^{MOTOR} SERVICE FACILITY

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER
(SE $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.B.&M.

= COMMENTS =

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)
WILLIAMS
CLEMMER 11/27/79
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 8, 1979

TO:

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

FROM:

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

SUBJECT:

HOME INVESTMENT COMPANY
Z-123-79

COPIES TO:

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

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

From: C-C (Neighborhood Commercial Center)

To: C-1 (Limited Commercial)

Proposed Use: Minor Automobile Service Facility

CITY PLANNING COMMISSION MEETING: November 27, 1979

Your remarks regarding this application prior to November 19, 1979,
will be greatly appreciated.

Plot Plan Attached: Yes XXXX
No

HPF:bjl

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the C-C 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 \$ 200.00.

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 Exhibit "A". The request is for the construction

of a lubricating service station without gasoline sales.

Attached is a picture of the proposed facility.

Local mailing address: c/o Robert J. McNutt, PE, P O Box 539 LV 89101
870-7502

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

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

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

Home Investment Co. 12672 Valley View St 89145 (714) 892-0861
by Lloyd D. Halsey Pres Garden Grove Ca

Subscribed and sworn to before me this 28th day of September, 1979.

Janet A. Conrad
Notary Public in and for said County and State



Notary Public - State of Nevada
CLARK COUNTY
Janet A. Conrad
My Commission Expires Nov. 27, 1982
(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 \$ 200.00

Received by: Don A. Reale

Receipt No.: 317172

Case No. 2-2379

Date: 11/5/79

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Six (6) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.
4. Copy of Deed submitted for verification of ownership.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Six (6) copies.
2. Minimum size - 24 x 36 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turnaround areas, etc.; fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

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

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

A portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 6, Township 21 South, Range 61 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6; thence North $0^{\circ}19'38''$ East along the East line of said Section 6 a distance of 75 feet to a point; thence North $89^{\circ}31'42''$ West and parallel with the South line of said Section 6 a distance of 295 feet to a point; said point being the Southwest corner of that parcel conveyed to L. D. WHALEY October 26, 1962, by Document No. 319051 in the Official Records of Clark County, Nevada; thence continuing North $89^{\circ}31'42''$ West a distance of 350.17 feet the TRUE POINT OF BEGINNING; thence North $0^{\circ}19'38''$ East a distance of 120.00 feet to a point; thence North $89^{\circ}31'42''$ West a distance of 125.00 feet to a point on the East line of that certain parcel conveyed to E. SULLIVAN and R. EARL October 24, 1963 by Document No. 392615 in the Official Records of Clark County, Nevada; thence South $0^{\circ}19'38''$ West along the East line of said parcel as described in Document No. 392615, Clark County, Nevada records, a distance of 120.00 feet to the Southeast corner of said parcel as described in Document No. 392615; thence South $89^{\circ}31'42''$ East 125.00 feet to the TRUE POINT OF BEGINNING.

001314

Corporation Grant Deed

AMIR.S.3

By this instrument dated _____, for a valuable consideration,

253697

L. S. WHALEY & SONS, INC.

a Corporation organized under the laws of the State of _____, does

hereby Grant, Bargain, Sell and Convey to:

HOME INVESTMENT CO. OF LONG BEACH, a California Corporation

the following described real property in the State of Nevada, County of Clark:

BEING that parcel of land located in the Southeast Quarter (34), of Section 6, Township 21 South, Range 61 East, M.D.B. & M., more particularly described as follows:

BEGINNING at the Southeast corner of said Section 6, said point being the true point of beginning, thence North 89°31'42" West a distance of 930.00 feet to a point, thence North 0°19'38" East a distance of 665.55 feet to a point, thence South 89°31'42" East a distance of 930.00 feet to a point, thence South 0°19'38" West a distance of 665.58 feet to the true point of beginning, said parcel of land containing 14.21004 acres, more or less.

SAVING AND EXCEPTING THEREFROM any City, State and County roads and highways.

SUBJECT TO: 1. Taxes for the fiscal year 1961-62 and any assessments of record.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

L. S. WHALEY & SONS, INC.

a Corporation

STATE OF NEVADA
COUNTY OF CLARKBy *L. S. Whaley*

SEAL

President

By *Lucy A. Whaley*

ATTORNEY

Secretary

On August 17, 1961 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

L. S. Whaley
known to me to be the _____ President, and

Lucy A. Whaley
known to me to be the _____ Secretary of the Corporation that executed the within instrument, and to be the persons who executed the within instrument, and acknowledged to me that such Corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

SEAL

AFFIX MY HAND AND OFFICIAL SEAL

Sam J. Lutz
Notary Public commissioned for said County and State.

Title Order No. LV 13070 MPA

AFTER RECORDING SEND TO

NEVADA TITLE INSURANCE CO.

253697

NOT RECORDED - SEE LIST OF

NEVADA TITLE INSURANCE CO.

Aug 19 8 44 AM '61

ON FILE - RECORD NO. 383
CLERK OF DISTRICT COURT
FILED - DISTRICT COURT
FEE \$2.00 DEPUTY