

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0123-90

APN 139-25-303-014

Location N OF HARRIS BTW MOJAVE & EASTERN

Applicant CITY OF LAS VEGAS

Subject

REZONING REQUEST FROM C-V TO R-CL FOR
PROPOSED SINGLE FAMILY DWELLINGS.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1.		
2.		
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FILE NO.: Z-123-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-123-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: C-V (CIVIC)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: NORTH SIDE OF HARRIS AVENUE, BETWEEN MOJAVE ROAD AND EASTERN AVENUE

PROPERTY DESCRIPTION: A PORTION OF THE NORTH HALF ($N\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 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 this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

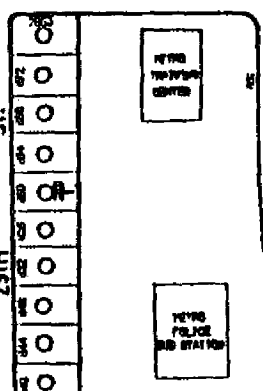
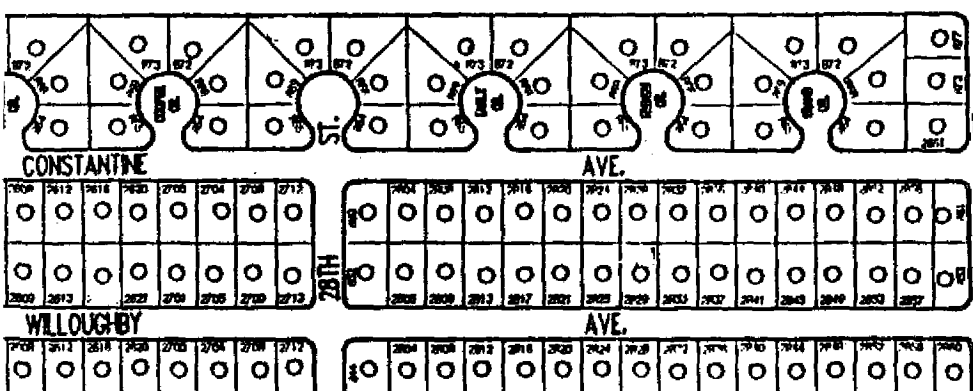
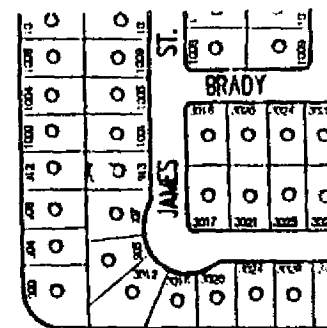
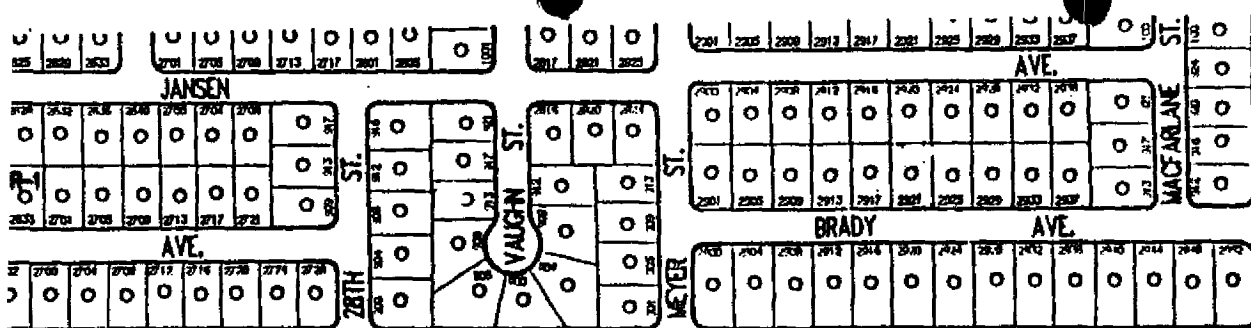


DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

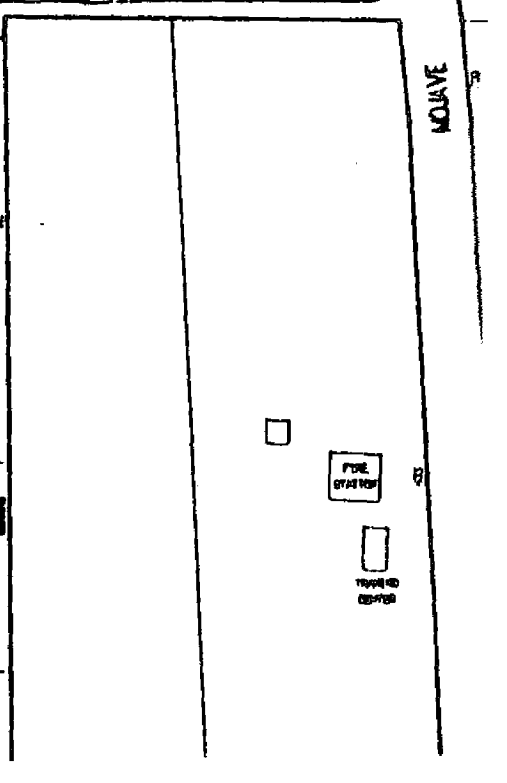
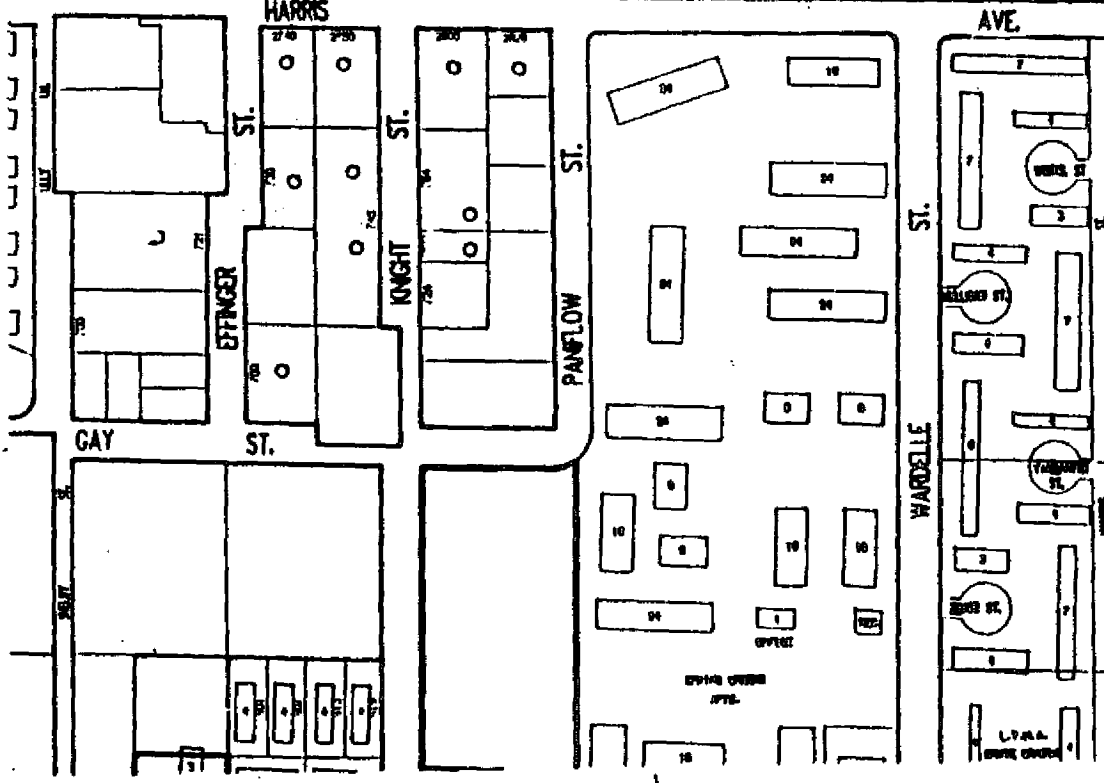
A handwritten signature in dark ink, appearing to read "Norman R. Standerfer".

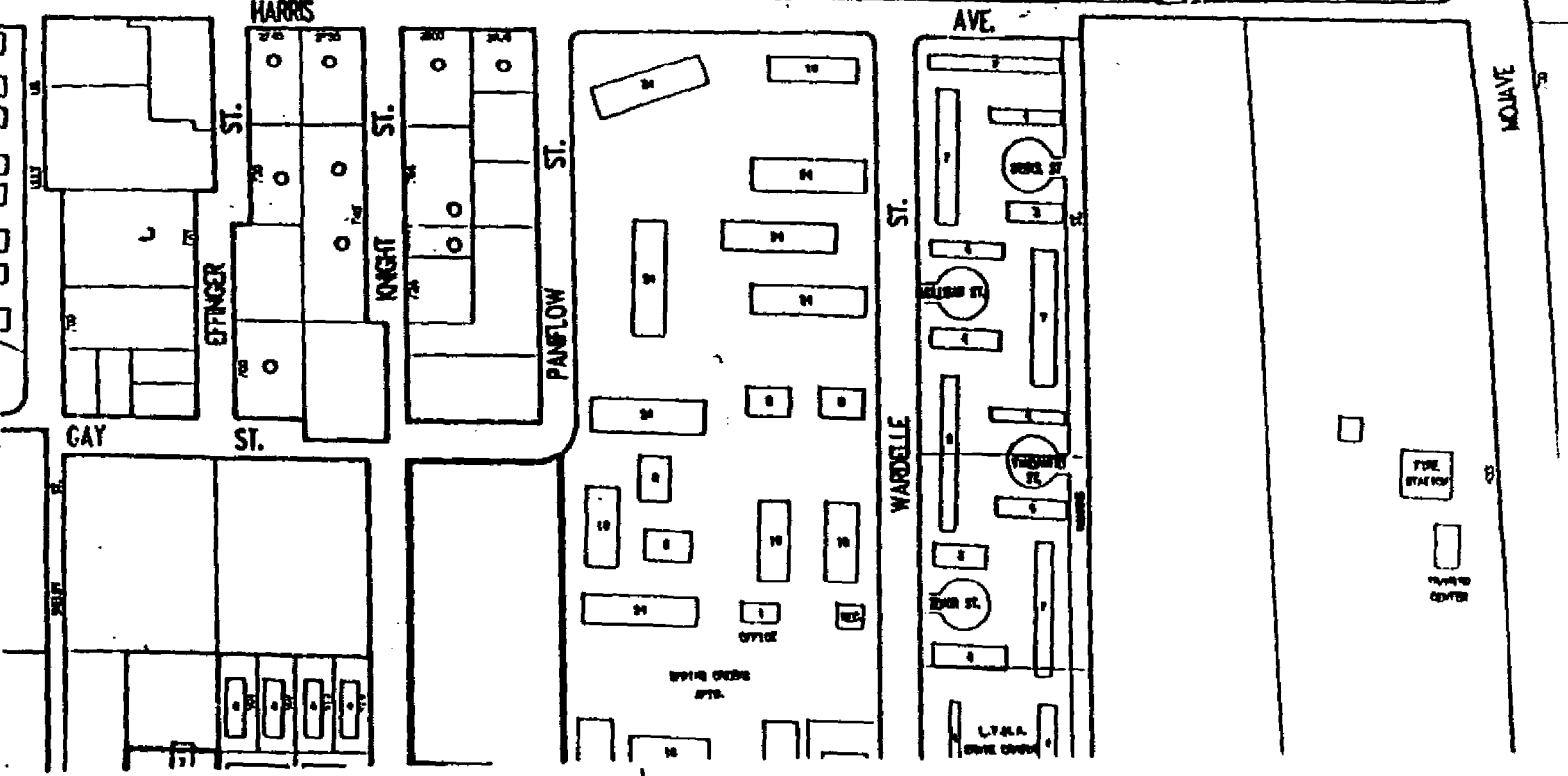
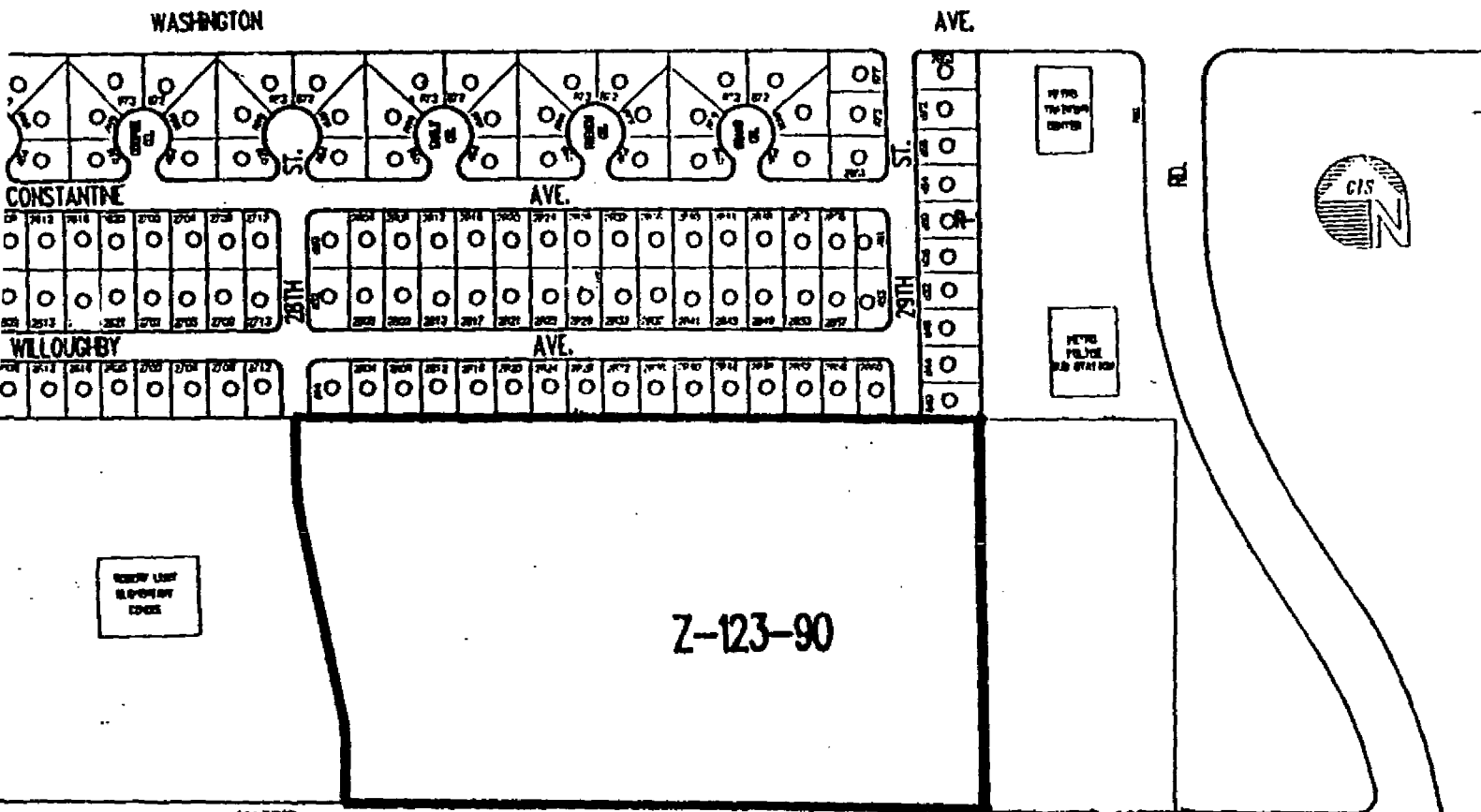
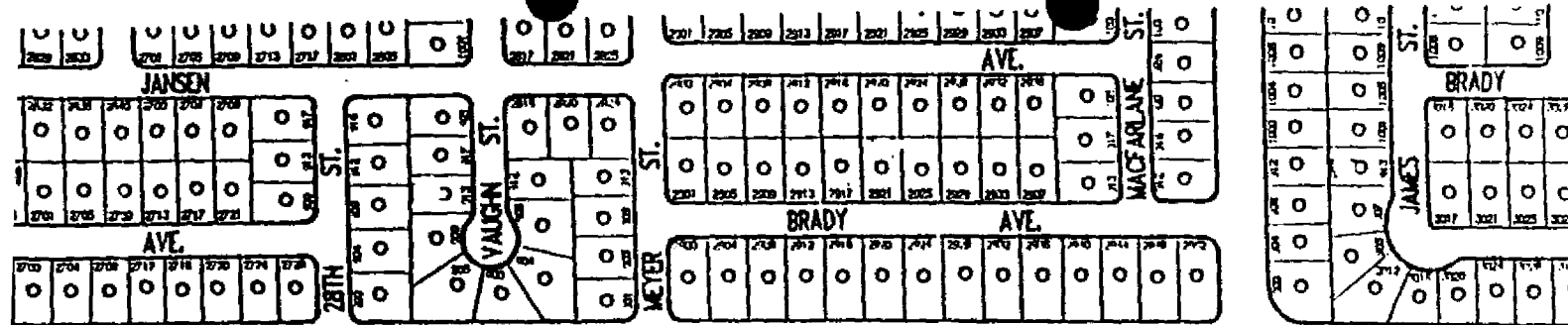
NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

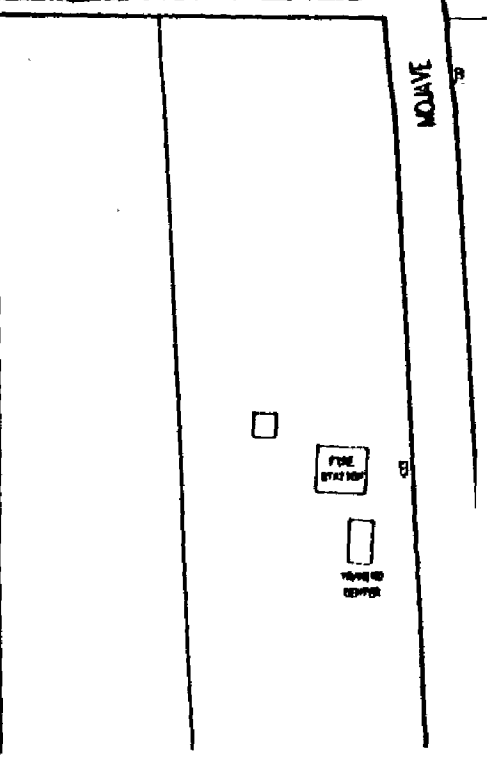
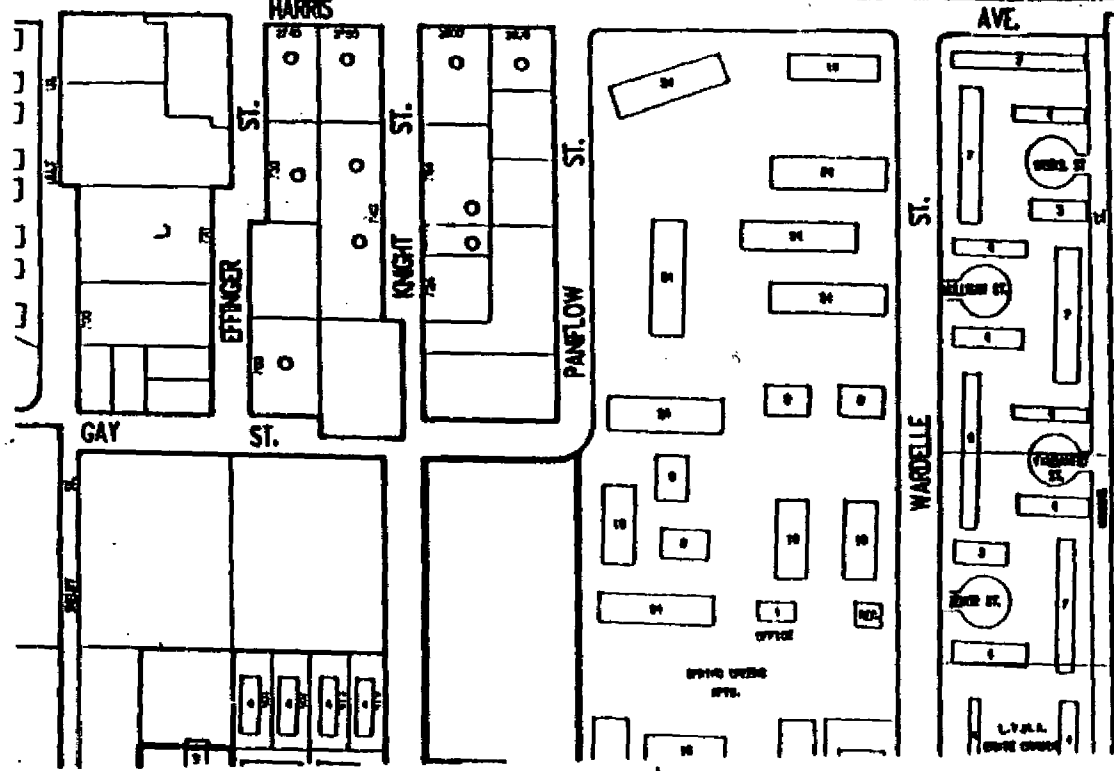
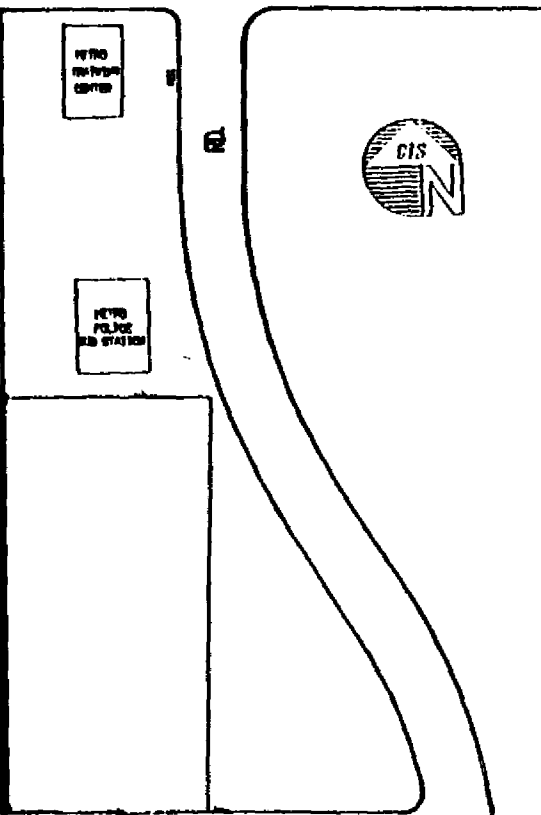
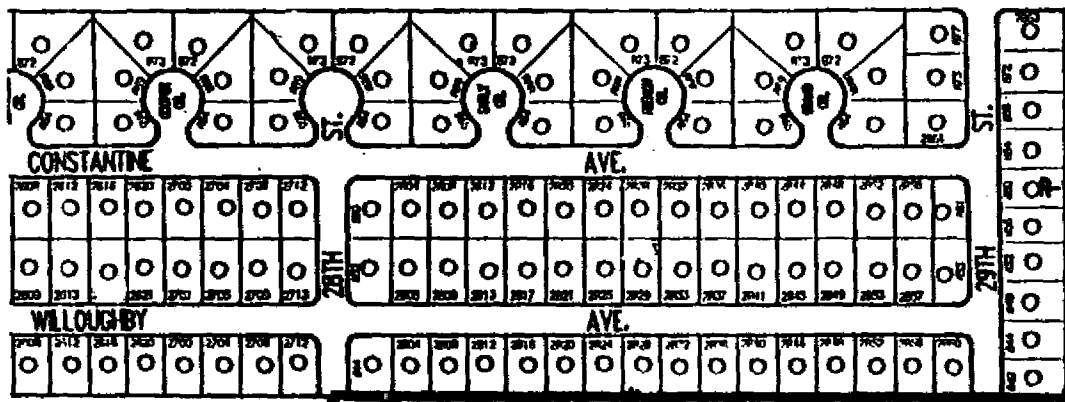
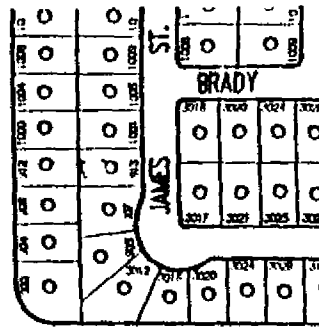
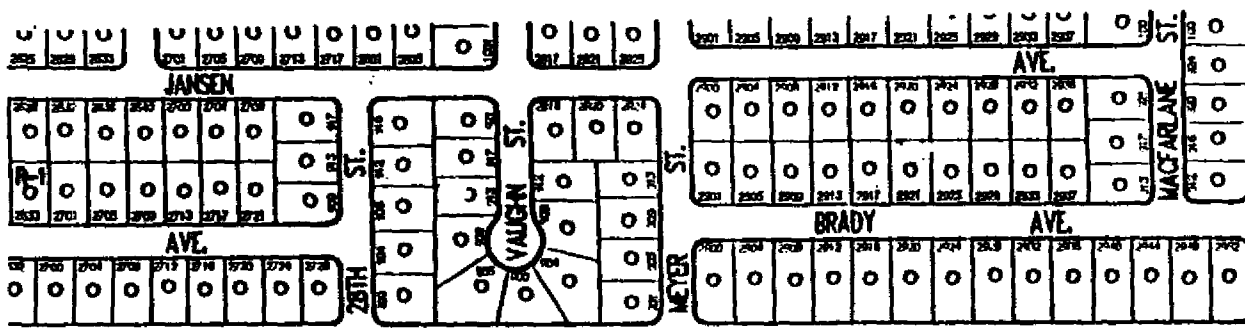


Z-123-90



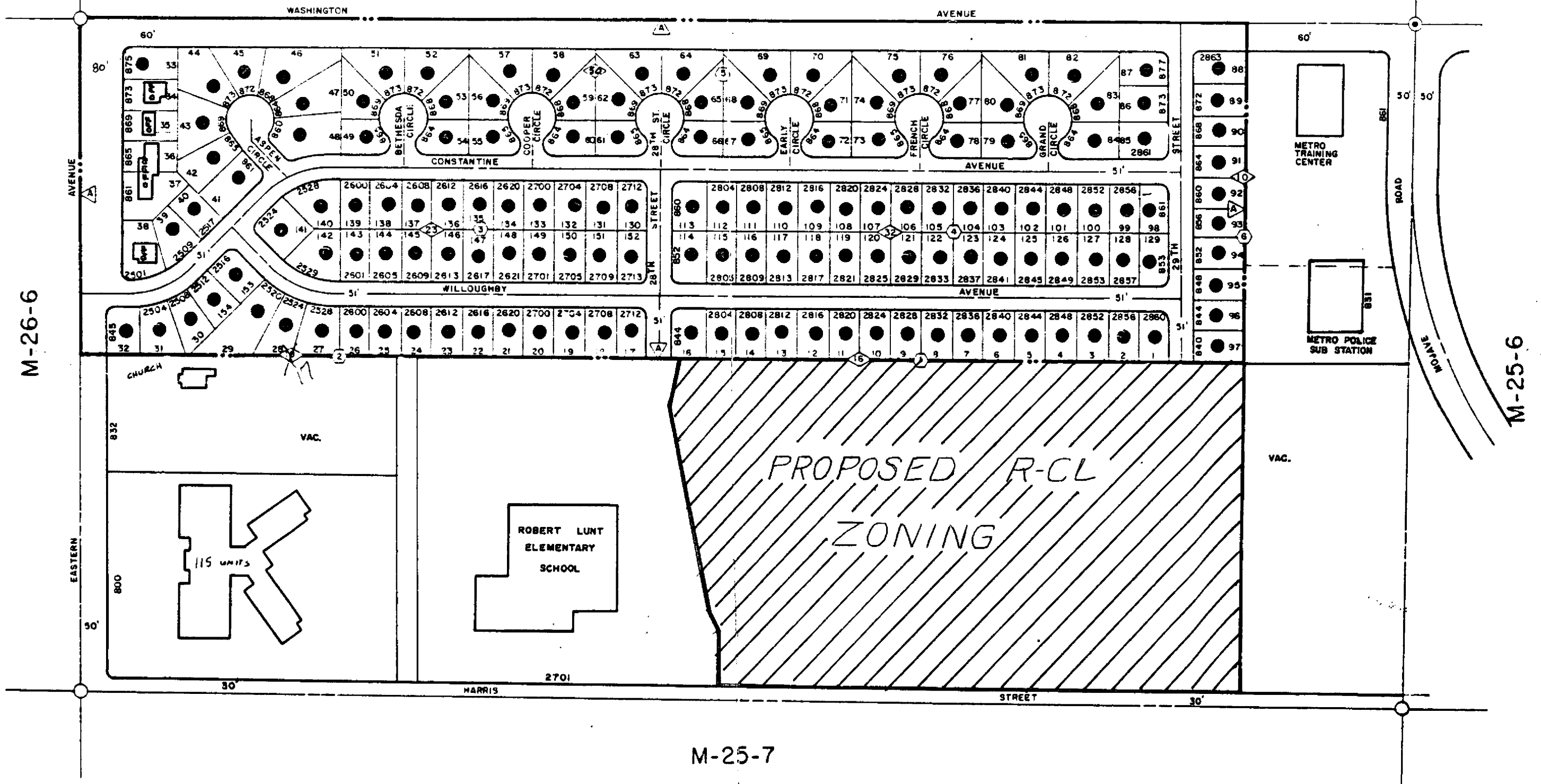


Z-123-90



Z-123-90
P.C. 11.27.90

M-25-3



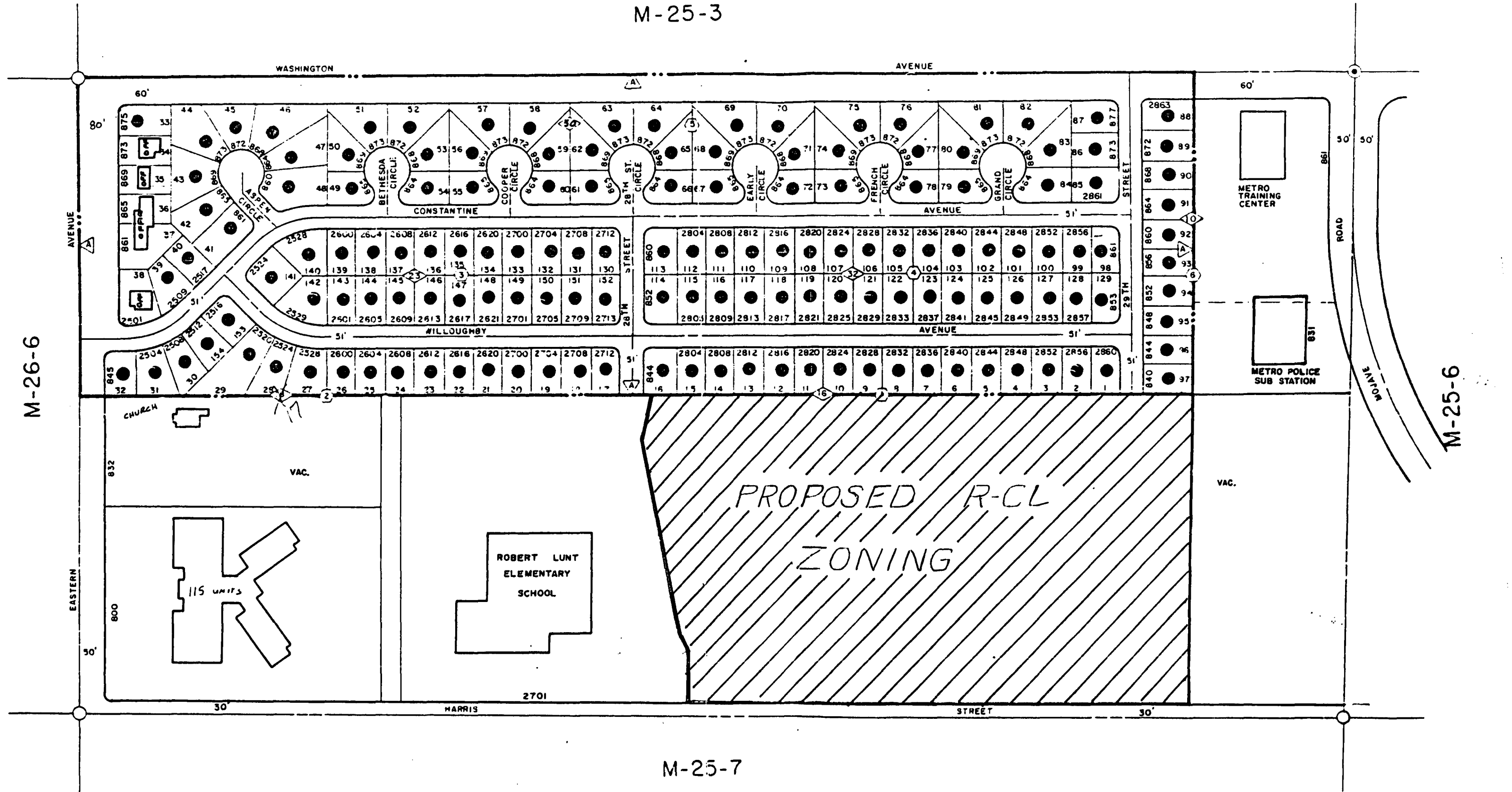
WASHINGTON ADDITION UNIT NO. 2

UNITS	USE	ACRES	USE	ACRES	USE	ACRES	USE	ACRES	REVISIONS	NAME	DATE
149	Single Family		Commercial		Right Of Way				Land Use	D.H. SCHUBERT	8-8-79
	Multi-Family		Industrial		Vacant				Right Of Way		



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
LAND USE MAP
N. 1/2 S.W. 1/4 SEC. 25 T. 20 S., R. 61 E.
SCALE: 1"=200' DRAWN: DAVID M. GEMERD

M-25-3



M-25-7

WASHINGTON ACITION UNIT NO. 2

ITS	USE	ACRES	USE	ACRES	USE	ACRES	USE	ACRES	REVISIONS	NAME	DATE
9	Single Family		Commercial		Right Of Way				Land Use	D.H. SCHERER	8-8-79
	Multi-Family		Industrial		Vacant				Right Of Way		



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	
LAND USE MAP	
N. 1/2 S.W. 1/4 SEC. 25 T. 20 S., R. 61 E.	
SCALE: 1"=200'	DRAWN: DAVID H. SCHERER

INTER-OFFICE MEMORANDUM

JUNE 24, 1992

TO:

Val Steed
Chief Civil Deputy City Attorney

FROM:

 Richard L. Williams, Chief
Current Planning Division
Community Planning and Development

SUBJECT:

Request for Ordinance

COPIES TO:

Clark County Assessor
Jim Robison
Les Comeau
File

Please prepare an Ordinance to rezone the following:

Z-123-90 From C-V to R-CL

Legally described as Lot 1 of Parcel Map filed in file 69, page 98 of Parcel Maps (PM-31-91).

Subject to:

1. Each lot shall have a minimum width of 50 feet and contain a minimum area of 5,000 square feet.
2. Construct a six foot high block wall on the north property line where none presently exists as required by the Department of Community Planning and Development.
3. Approval of a plot plan and building elevations by the Planning Commission prior to or concurrently with the approval of the Tentative Subdivision Map.
4. Dedicate 25.5 feet of right-of-way for 28th Street and a 15 foot radius at the northeast corner of 28th Street and Harris Avenue and construct half-street improvements on Harris Avenue and 28th Street as required by the Department of Public Works.
5. Upon development of this site, 29th Street must either be extended through this site to Harris Avenue or be terminated with a cul-de-sac as required by the Department of Public Works.
6. Concurrent with the construction of half-street improvements on Harris Avenue, construct two lanes of paving along the Harris Avenue right-of-way between this site and Mojave Road as required by the Department of Public Works.
7. Satisfaction of City Code requirements and design standards of all City departments.

8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. 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.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.
12. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

INTER-OFFICE MEMORANDUM

January 25, 1991

TO:

FILE

FROM:

KATHLEEN M. TIGHE, CITY CLERK

SUBJECT:

Z-123-90 - ZONE CHANGE

COPIES TO:

DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
DEPT. OF PUBLIC WORKS
DEPT. OF FIRE SERVICES
DEPT. OF BUILDING & SAFETY
LAND DEVELOPMENT SERVICES
HAROLD FOSTER, SPECIAL PROJECTS MANAGER

The City Council at a regular meeting held January 2, 1991 APPROVED the request for reclassification of property located on the north side of Harris Avenue, between Mojave Road and Eastern Avenue, from: C-V (Civic), to: R-CL (Single Family Compact Lot), proposed use: Single Family Dwellings, subject to:

1. Each lot shall have a minimum width of 50 feet and contain a minimum area of 5,000 square feet.
2. Construct a six foot high block wall on the north property line where none presently exists as required by the Department of Community Planning and Development.
3. Approval of a plot plan and building elevations by the Planning Commission prior to or concurrently with the approval of the Tentative Subdivision Map.
4. Dedicate 25.5 feet of right-of-way for 28th Street and a 15 foot radius at the northeast corner of 28th Street and Harris Avenue and construct half-street improvements on Harris Avenue and 28th Street as required by the Department of Public Works.
5. Upon development of this site, 29th Street must either be extended through this site to Harris Avenue or be terminated with a cul-de-sac as required by the Department of Public Works.
6. Concurrent with the construction of half-street improvements on Harris Avenue, construct two lanes of paving along the Harris Avenue right-of-way between this site and Mojave Road as required by the Department of Public Works.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.

MEMO TO FILE

January 25, 1991

RE: Z-123-90 - ZONE CHANGE

Page 2.

9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. 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.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.
12. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

/cmp

AGENDA

CITY COUNCIL MINUTES

MEETING OF

JANUARY 2, 1991

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

13. Z-123-90 - City of Las Vegas

Request for reclassification of property located on the north side of Harris Avenue, between Mojave Road and Eastern Avenue.

From: C-V (Civic)

To: R-CL (Single Family Compact Lot)

Proposed Use: SINGLE FAMILY DWELLINGS

Planning Commission voted (4-1) to recommend APPROVAL, subject to:

1. Resolution of Intent with a two year time limit.
2. Each lot shall have a minimum width of 45 feet and contain a minimum area of 4,500 square feet.
3. Construct a six foot high block wall on the north property line where none presently exists as required by the Department of Community Planning and Development.
4. Approval of a plot plan and building elevations by the Planning Commission prior to or concurrently with the approval of the Tentative Subdivision Map.
5. Dedicate 25.5 feet of right-of-way for 28th Street and a 15 foot radius at the northeast corner of 28th Street and Harris Avenue and construct half-street improvements on Harris Avenue and 28th Street as required by the Department of Public Works.

ADAMSEN - APPROVED as recommended subject to the conditions and eliminating the Resolution of Intent and amending Condition No. 2 to allow 50 foot width lots with a minimum area of 5,000 square feet

UNANIMOUS (MILLER excused)

Clerk to Notify and Planning to Proceed

COUNCILMAN HIGGINSON stated it was incumbent to set an example and amend the application to 50 foot minimum width lots.

COUNCILMAN NOLEN asked that Condition No. 1 be changed to go directly to ordinance inasmuch as this is City-owned property. A new school has been built across the street from it and the property directly to the south is old property and unless the City does the off-sites they will not be done because the statutes state that if the off-sites exceed the value of the land, you cannot do it. After research, it has been determined the off-sites do exceed the value of the land. COUNCILMAN NOLEN said we need to get this done and hopefully get a developer interested in building that out.

COUNCILMAN ADAMSEN stated he would include the ordinance change in the motion.

COUNCILMAN HIGGINSON asked staff if the lots would be a minimum of 5,000 square feet. NORMAN STANDERFER, Director, Community Planning Department, said it depends on what Council wants. MAYOR LURIE suggested the lot size to be 50 by 100, or 5,000 square feet.

No one appeared in opposition.

AGENDA

CITY COUNCIL MINUTES
MEETING OF
JANUARY 2, 1991
City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

APPROVED - See Page 82.

13. Z-123-90 - City of Las Vegas
(continued)

6. Upon development of this site, 29th Street must either be extended through this site to Harris Avenue or be terminated with a cul-de-sac as required by the Department of Public Works.

7. Concurrent with the construction of half-street improvements on Harris Avenue, construct two lanes of paving along the Harris Avenue right-of-way between this site and Mojave Road as required by the Department of Public Works.

8. Standard conditions 6-8 and 10-12.

Staff Recommendation: APPROVAL

PROTESTS: 2 (at meeting)

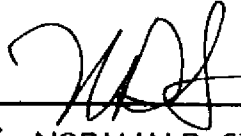
APPROVED



AGENDA DOCUMENTATION

Date: _____

TO:
The City Council

FROM:  NORMAN R. STANDERFER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

SUBJECT: ITEM X.J.13. - ZONE CHANGE - Z-123-90 - City of Las Vegas

PURPOSE/BACKGROUND

This is a request to reclassify a 16.5 acre parcel from C-V to R-CL for a compact lot single family development. Detailed plot plans and building elevations will be submitted to the Planning Commission prior to development. The property is a surplus parcel that the City will offer through the land disposition process after zoning approval has been obtained. Because the land disposition process can be time consuming, staff is recommending that a two year Resolution of Intent be approved.

Property to the north is zoned R-1 and to the east is vacant C-V zoning. An elementary school site is to the west in a C-V zone. To the south is a housing authority project in an R-3 zone as well as scattered R-E development.

Staff recommended approval of the application because it conforms with the medium density (12-20 dwelling units per acre) residential or public facility land uses proposed on the General Plan.

There were two protestors at the meeting who objected to R-CL zoning without the benefit of a plot plan.

General Plan Conformance: Yes. Conforms with the medium density (12-20 dwelling units per acre) residential or public facility land uses proposed on the General Plan.

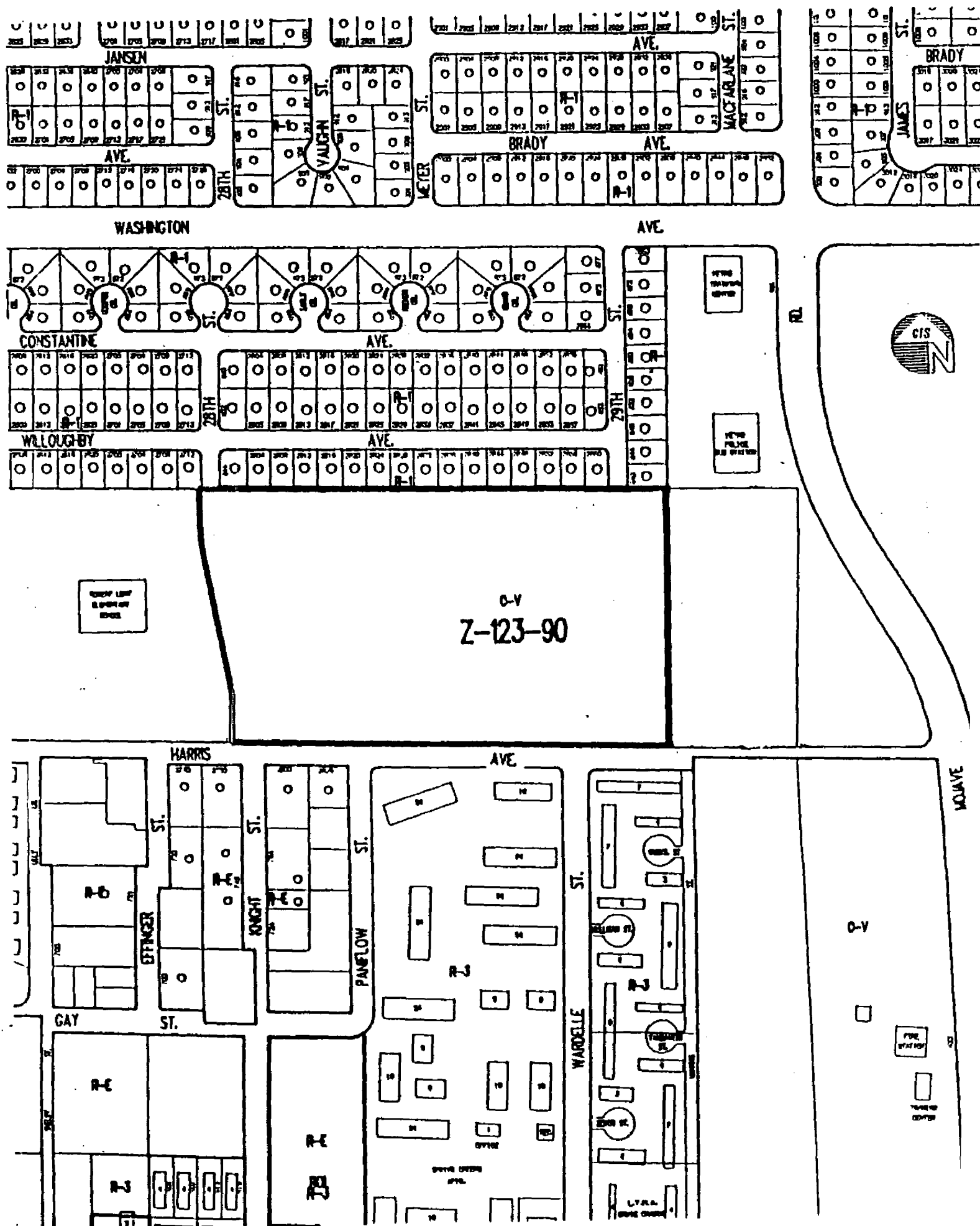
Planning Commission Recommendation: APPROVAL (4-1 vote)

Staff Recommendation: APPROVAL

PROTESTS: 2 (at meeting)

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
JANUARY 2, 1991



INTER-OFFICE MEMORANDUM

December 3, 1990

TO:	FROM:
FILE	✓ ROBERT S. GENZER, PRINCIPAL PLANNER DEPT. OF COMMUNITY PLANNING AND DEV.
SUBJECT:	COPIES TO:
Z-123-90 - ZONING RECLASSIFICATION	HAROLD FOSTER, MANAGER SPECIAL PROJECTS

The City of Las Vegas' request for reclassification of property located on the north side of Harris Avenue, between Mojave Road and Eastern Avenue, from C-V Zone to R-CL Zone, was considered by the Planning Commission on November 27, 1990.

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

1. Resolution of Intent with a two year time limit.
2. Each lot shall have a minimum width of 45 feet and contain a minimum area of 4,500 square feet.
3. Construct a six foot high block wall on the north property line where none presently exists as required by the Department of Community Planning and Development.
4. Approval of a plot plan and building elevations by the Planning Commission prior to or concurrently with the approval of the Tentative Subdivision Map.
5. Dedicate 25.5 feet of right-of-way for 28th Street and a 15 foot radius at the northeast corner of 28th Street and Harris Avenue and construct half-street improvements on Harris Avenue and 28th Street as required by the Department of Public Works.
6. Upon development of this site 29th Street must either be extended through this site to Harris Avenue or be terminated with a cul-de-sac as required by the Department of Public Works.
7. Concurrent with the construction of half-street improvements on Harris Avenue construct two lanes of paving along the Harris Avenue right-of-way between this site and Mojave Road as required by the Department of Public Works.

TO: File
RE: Z-123-90 - Zoning Reclassification

December 3, 1990
Page Two

8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. 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.
12. Provision of fire hydrants and water flow as required by the Department of Fire Services.
13. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on January 2, 1991, at 2:00 P.M. in Rooms 201 and 202 of Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada.

RSG:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

40. Z-123-90

Applicant: CITY OF LAS VEGAS
 Application: Zoning Reclassification
 From: C-V
 To: R-CL
 Location: North side of Harris Avenue, between Mojave Road and Eastern Avenue
 Proposed Use: Single Family Dwellings
 Size: 16.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Resolution of Intent with a two year time limit.
2. Each lot shall have a minimum width of 45 feet and contain a minimum area of 4,500 square feet.
3. Construct a six foot high block wall on the north property line where none presently exists as required by the Department of Community Planning and Development.
4. Approval of a plot plan and building elevations by the Planning Commission prior to or concurrently with the approval of the Tentative Subdivision Map.
5. Dedicate 25.5 feet of right-of-way for 28th Street and a 15 foot radius at the northeast corner of 28th Street and Harris Avenue and construct half-street improvements on Harris Avenue and 28th Street as required by the Department of Public Works.
6. Upon development of this site 29th Street must either be extended through this site to Harris Avenue or be terminated with a cul-de-sac as required by the Department of Public Works.
7. Concurrent with the construction of half-street improvements on Harris Avenue construct two lanes of paving along the Harris Avenue right-of-way between this site and Mojave Road as required by the Department of Public Works.
8. Standard Conditions 6 - 8 and 10 - 12.

PROTESTS: 2 speakers at meeting

NOTICES MAILED: 102

Babero -
 APPROVED, subject to staff's conditions.
 Motion carried with Dixon voting "No."
 (Moffitt and Pippin)

MR. GENZER stated this request is to rezone approximately 16.5 acres to single family residential for compact lots. The City intends to sell this property. The proposal is in conformance with the land use on the General Plan. Staff recommended approval, subject to the conditions.

HAROLD FOSTER, City of Las Vegas, appeared and represented the application. This item and Item No. 41 are the result of the City's Real Estate Committee determining these properties are not needed for any City use. The western side of this property is for a school.

BOB ROBERTS, 2616 Willoughby Avenue, appeared in protest. He objected to the size of the lots. This will bring too many children into the area. He would prefer a park.

MR. FOSTER appeared in rebuttal. This is less density than what is recommended on the General Plan. There are schools and parks in the area. The property immediately to the east is being reserved for civic purposes. This site has access on Harris Avenue.

JOSEPH JARACKAS, 2824 Willoughby Avenue, appeared in protest. He would like to see a plot plan.

COMMISSIONER DIXON admonished the City for not improving Mojave Road and felt until that was done additional traffic should not be introduced into this area.

To be heard by the City Council on 1/2/91.

(8:56-9:17)

MEMO

DATE 10-17-90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-123-90

☒ NO OBJECTIONS ☒ SUBJECT TO CONDITIONS LISTED ☐ DENIAL

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

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

☒ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CULDESACS, AND RADIUS.

ADDITIONAL CONDITIONS: _____

Richard A. Brown
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

PLANNING AND
1000

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

October 29, 1990

TO:

Norman R. Standerfer, Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

CK 

SUBJECT:

Z-123-90
City of Las Vegas

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Rita Lumos, Survey (FM, PM, & A's only)

1. Dedicate 25.5' for street right-of-way for 28th Street and a 15' radius on the northeast corner of 28th Street and Harris Avenue.
2. Construct half-street improvements on Harris Avenue and on 28th Street.
3. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.
4. Upon development of this site 29th Street must be either extended through this site to Harris Street or 28th Street must be terminated with a cul-de-sac.
5. It should be noted that there are existing sanitary/storm sewer easements close to the east edge of this site and also on the south edge.
6. Concurrent with the construction of half-street improvements on Harris Street construct two lanes of paving on Harris Street between this site and Mojave Road.

PLANNING AND
OCT 29 1990
DEVELOPMENT

10/11/90

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - RICK LAZENBY PUBLIC WORKS - ED BYRGE LAND DEVELOPMENT - CHUCK TURK DOWNTOWN REDEV. - BRAD PERCELL	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-123-90 APPLICANT: CITY OF LAS VEGAS FROM: C-V TO: R-CL	COPIES TO:

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

N. SIDE OF HARRIS AVE BETWEEN
MOJAVE ROAD & EASTERN AVE

Parcel No.: PORT OF 020-740-012

Proposed Use: SINGLE FAMILY (COMPACT LOTS)
DWELLINGS

PLANNING AND
OCT 15 1990
DEVELOPMENT

CITY PLANNING COMMISSION MEETING: 11/27/90

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

NRS:erh

Attachment: (Plot Plan)

B & S - NO COMMENT

BB 10/11/90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-123-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: C-V (CIVIC)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: NORTH SIDE OF HARRIS AVENUE, BETWEEN MOJAVE ROAD AND EASTERN AVENUE

PROPERTY DESCRIPTION: A PORTION OF THE NORTH HALF ($N\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 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 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

A handwritten signature in black ink, appearing to read "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-123-90

MEETING: CITY PLANNING COMMISSION
DATE: NOVEMBER 27, 1990
TIME: 7:00 p.m.
LOCATION: Council Chambers, City Hall
400 East Stewart Avenue, Las Vegas, Nevada

CHANGE FROM: C-V (CIVIC)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY DWELLINGS ~~(COMPACT LOTS)~~

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: NORTH SIDE OF HARRIS AVENUE, BETWEEN MOJAVE ROAD AND EASTERN AVENUE

PROPERTY DESCRIPTION: A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.
1

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

Norman R. Standerfer

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

SIZE: 16.5 ± ACRES

THIS FILE MUST BE RETURNED TO ELDA RAE BY 11/15/90.

MAIL NOTICE ON 11/16/90.

CITY OF LAS VEGAS

Date

10/11/90

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - MIKE TRAASDAHL ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - RICK LAZENBY ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: NORMAN R. STANDERFER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION: Z-123-90 APPLICANT: CITY OF LAS VEGAS FROM: C-V TO: R-CL	COPIES TO:

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

N. SIDE OF HARRIS AVE BETWEEN
MOJAVE ROAD & EASTERN AVE

Parcel No.: PORT OF 020-740-012

Proposed Use: SINGLE FAMILY (COMPACT LOTS)
DWELLINGS

CITY PLANNING COMMISSION MEETING: 11/27/90

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

NRS:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME CITY OF LAS VEGAS
 REP'S NAME _____
 ADDRESS 400 E. STEWART AVE
L. V. NV 89101
 PHONE _____

AGENT: NAME _____
 REP'S NAME _____
 ADDRESS _____
 PHONE _____

APPLICATION TYPE:

- ☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT
☐ QTA ☐ OTHER _____
☒ PUBLIC HEARING: IF YES, LEGAL PORT OF N¹/₂ SW¹/₄ SEC 25 T20S
R6PE MDB+M

ZONING: EXISTING C-V PROPOSED R-CL

LAND USE: EXISTING VACANT
 PROPOSED SFD COMPACT LOTS

PAST ACTIONS: CASE NO. Z-52-63 ACTION APPR. DATE 4-10-63
 CASE NO. Z-14-83 ACTION ABEY. DATE 4-20-83
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-25-5 ASSESSOR'S PARCEL NO. PORT 020-740-012

GENERAL LOCATION: N. SIDE OF HARRIS AVE BETWEEN
EASTERN AVE & MOJAVE RD

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Les DATE 10/10/90

GENERAL RECEIPT NO. N/C CASE NO. Z-123-90

PC DATE: 11/27/90 BZA DATE: _____



DEPARTMENT OF COMMUNITY PLANNING AND 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 _____ C-V _____ Use District to a _____ R-CL _____ 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 \$ _____ N/A _____.

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

SEE ATTACHMENT.

Assessor's Parcel Number: _____

OWNER'S AFFIDAVIT

(owner shall mean owner(s) of record only)

STATE OF NEVADA)
COUNTY OF CLARK)

(I, We), _____ City of Las Vegas
(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, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of (my, our) knowledge and belief.

Randall H. Walker
(SIGNATURE) Randall H. Walker

702/386-6501
PHONE NUMBER

400 East Stewart Avenue
MAILING ADDRESS

Las Vegas, NV 89101
CITY STATE ZIP

Randall H. Walker
SIGNATURE OF OWNER OF RECORD

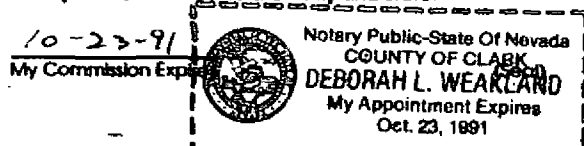
702/386-6501
PHONE NUMBER

400 East Stewart Avenue
MAILING ADDRESS

Las Vegas, NV 89101
CITY STATE ZIP

Subscribed and sworn to before me this 10th day of October, 1990.

Deborah L. Wearland
Notary Public in and for said County and State.



FOR DEPARTMENT USE ONLY

- This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ _____
Receipt No.: _____

Case No. _____
Meeting Date _____

Received by: _____
Date: _____

11-26-5
P.M.

LEGAL DESCRIPTION

That portion of the North Half (N 1/2) of the South Half (S 1/2) of Section 25, Township 20 South, Range 61 East, M.D.M., more particularly described as follows:

The westerly 1,152.99 feet of Parcel two (2), as shown on the map on file in File 60 of Parcel Maps, Page 77, of Clark County, Nevada Records, as measured along the northerly line of said Parcel 2, the east boundary being the southerly prolongation of the westerly line of Parcel 3 of said Parcel Map.

P:\...\LETTERS\ED\DESCRIP

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