

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0124-90

APN 139-36-603-001

Location NW CORNER OF STEWART & MOJAVE RD

Applicant CITY OF LAS VEGAS

Subject

REZONING REQUEST FROM C-V TO C-1 FOR
PROPOSED COMMERCIAL.



PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
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19. _____	_____
20. _____	_____

FILE NO.: Z-124-90

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-124-90

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: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: NORTHWEST CORNER OF STEWART AVENUE AND MOJAVE ROAD

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, 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", is written over the department name.

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

2901 2905 2909 2913 2917 2921 2925 2929 2933 2937

POPLAR AVE

2900 2904 2908 2912 2916 2920 2924 2928 2932 2936

2901 2905 2909 2913 2917 2921 2925 2929 2933 2937

ELM AVE

MARLIN AVE.

2900 2904 2908 2912 2916 2920 2924 2928 2932 2936

2901 2905 2909 2913 2917 2921 2925 2929 2933 2937

STEWART

THIRTIETH

1 - 515

Z-124-90



AVE.

STEWART
MOJAVE
REC. CENTER

MINI-WSE.

275

MOJAVE

283

WSE.

STOP

201

2

2

2

ST.

2901 2905 2909 2913 2917 2921 2925 2929 2933 2937

POPLAR AVE

2900 2904 2908 2912 2916 2920 2924 2928 2932 2936

2901 2905 2909 2913 2917 2921 2925 2929 2933 2937

ELM AVE

WATER DETENTION POND

1 - 515

MARLIN AVE.

2900 2904 2908 2912 2916 2920 2924 2928 2932 2936

2901 2905 2909 2913 2917 2921 2925 2929 2933 2937

THIRTIETH

C-V

CITY OF LAS VEGAS

DETENTION FACILITY

STEWART

Z-124-90



AVE.

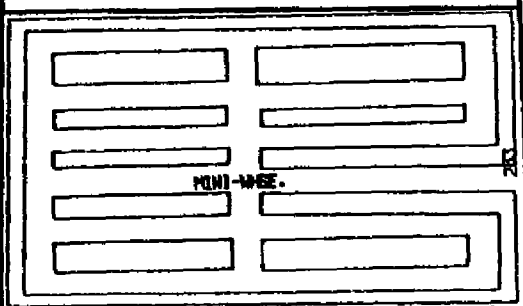
ROI
C-V

R-1

STEWART
MOJAVE
REC. CENTER

C-1

MOJAVE



MINI-WHE.

C-1

ROI
M

Y&E

S&P

201

2

2

2

POPLAR

AVE

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ELM

AVE

MARLIN

AVE.

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STEWART

Z-124-90

THIRTIETH

WATER DETENTION POND

I - 515

C-V

CITY OF LAS VEGAS

DETENTION FACILITY



AVE.

ROI
C-V

R-1

STEWART
MOJAVE
REC. CENTER

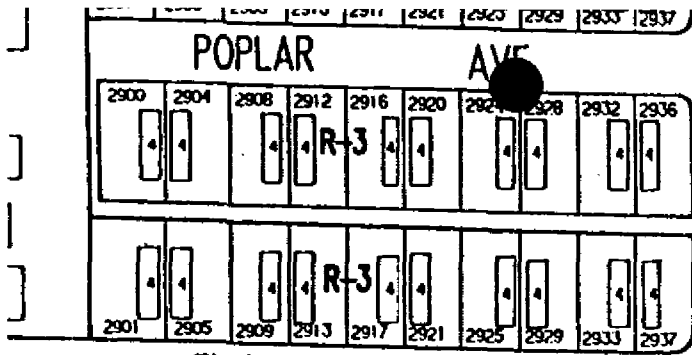
C-1

POINT-WISE

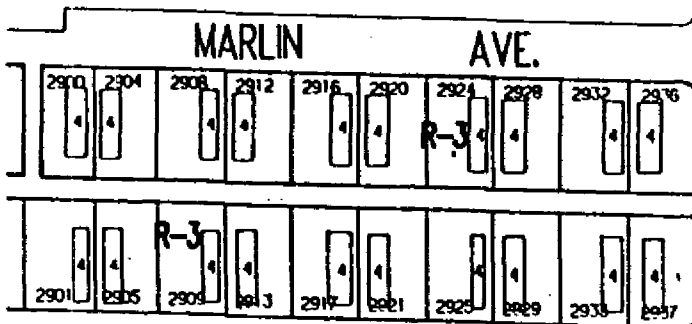
C-1

ROI
M

MOJAVE



ELM AVE



STEWART

THIRTIETH

WATER DETENTION POND

1 - 515

C-V

Z-124-90

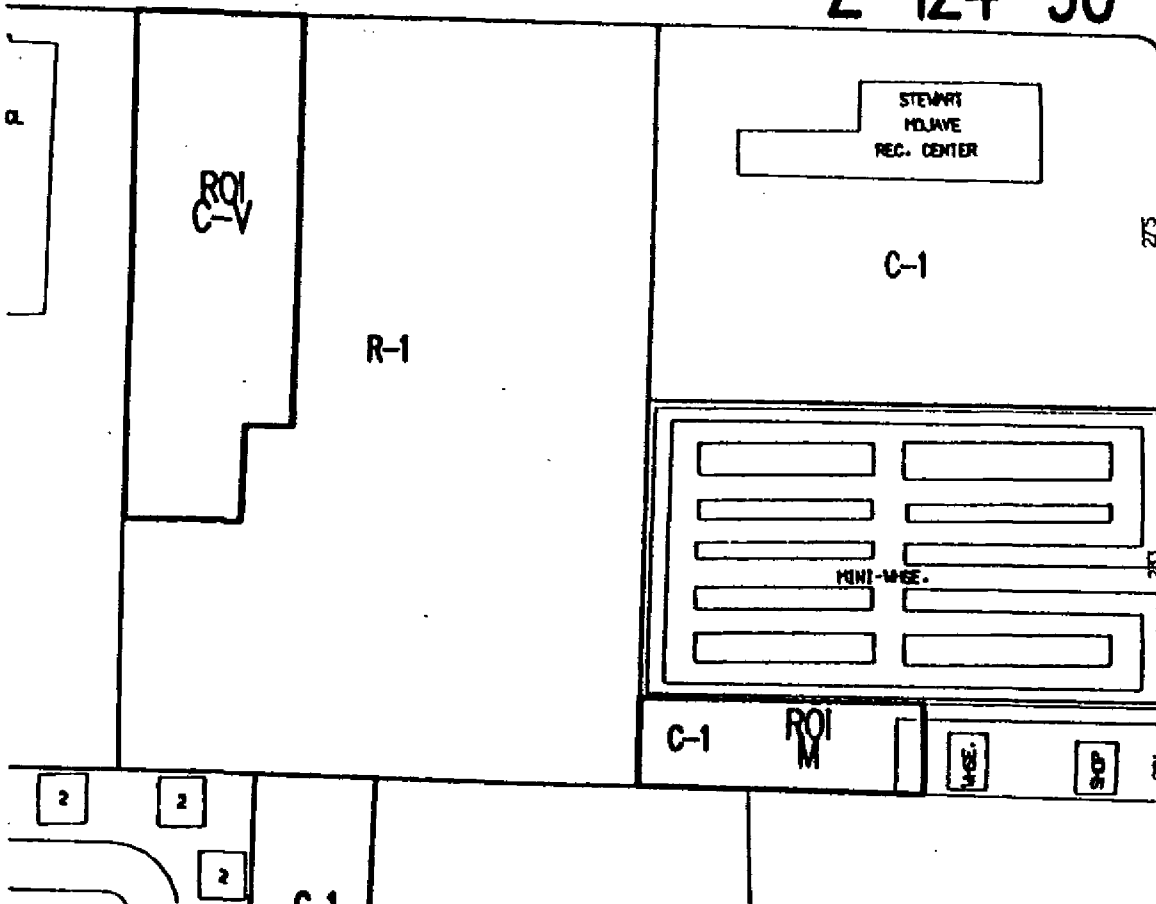
RD.

CITY OF LAS VEGAS

DETENTION FACILITY



AVE.



POPLAR AVE

2900	2904	2908	2912	2916	2920	2924	2928	2932	2936
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ELM AVE

WATER DETENTION POND

I - 515

MARLIN AVE.

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2901	2905	2909	2913	2917	2921	2925	2929	2933	2937
4	4	R-3	4	4	4	4	4	4	4

STEWART

Z-124-90

CITY OF LAS VEGAS

DETENTION FACILITY



AVE.

ROI
C-V

R-1

STEWART
MOJAVE
REC. CENTER

C-1

MINI-WGE.

C-1

ROI
M

WGE.

ROP

MOJAVE

275

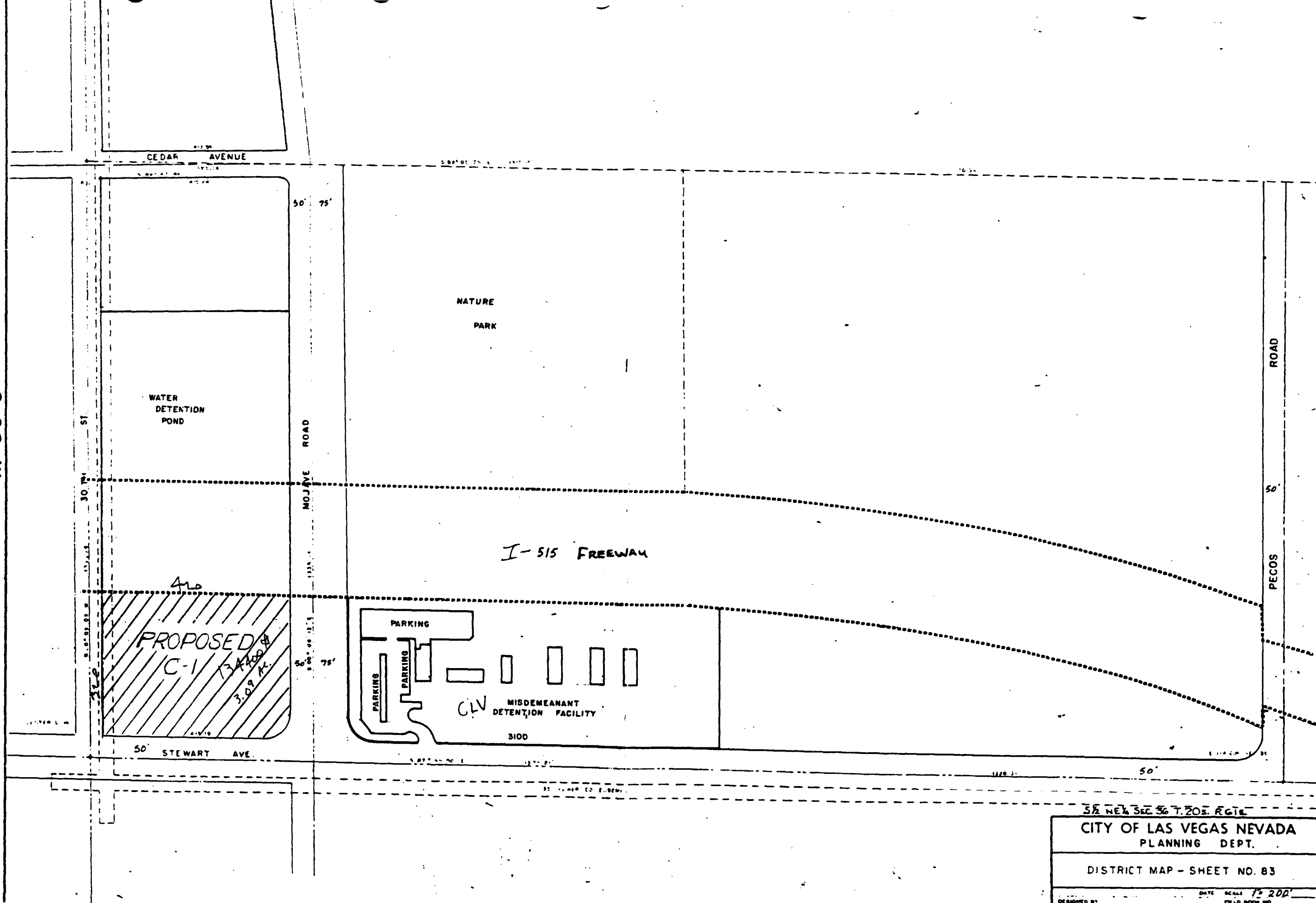
201

2

2

2

M-36-3



N-31-3

S/2 NE 1/4 SEC 36 T.20S. R.6E			
CITY OF LAS VEGAS NEVADA PLANNING DEPT.			
DISTRICT MAP - SHEET NO. 83			
DESIGNED BY	DATE	SCALE	1" = 200'
DRAWN BY		FIELD BOOK NO.	
CHECKED BY		WORK ORDER NO.	
		DRAWING NO.	

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-124-90 From C-V to C-1

Legally described as the South 370 feet of the West 500 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 36, Township 20 South, Range 61 East, MDB&M.

Subject to:

1. Detailed plot plans and building elevations shall be subject to the approval of the Planning Commission prior to development.
2. Install 24 inch box trees 40 feet on center with shrubs and ground cover in minimum 10 foot wide landscape planters along Stewart Avenue, 30th Street and Mojave Road, in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct half-street improvements on 30th Street and Mojave Road as required by the Department of Public Works.
4. Construct a concrete sidewalk on Stewart Avenue as required by the Department of Public Works.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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 any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
12. 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.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

RLW:lm

INTER-OFFICE MEMORANDUM

January 25, 1991

TO:

FILE

FROM:

KATHLEEN M. TIGHE, CITY CLERK



SUBJECT:

Z-124-90 - ZONE CHANGE

COPIES TO:

DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
DEPT. OF BUILDING & SAFETY
DEPT. OF PUBLIC WORKS
DEPT. OF FIRE SERVICES
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 northwest corner of Stewart Avenue and Mojave Road, from: C-V (Civic), to: C-1 (Limited Commercial), proposed use: Commercial, subject to:

1. Detailed plot plans and building elevations shall be subject to the approval of the Planning Commission prior to development.
2. Install 24 inch box trees 40 feet on center with shrubs and ground cover in minimum 10 foot wide landscape planters along Stewart Avenue, 30th Street and Mojave Road, in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct half-street improvements on 30th Street and Mojave Road as required by the Department of Public Works.
4. Construct a concrete sidewalk on Stewart Avenue as required by the Department of Public Works.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

MEMO TO FILE

RE: Z-124-90 - ZONE CHANGE

January 25, 1991

Page 2.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
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 any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
12. 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.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

/cmp

JANUARY 2, 1991

AGENDA*City of Las Vegas*

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 68

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT
(CONTINUED)

1433

J. ZONE CHANGE - PUBLIC HEARING5. Z-124-90 - City of Las Vegas

Request for reclassification of property located on the northwest corner of Stewart Avenue and Mojave Road.

From: C-V (Civic)

To: C-1 (Limited Commercial)

Proposed Use: COMMERCIAL

Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to:

1. Resolution of Intent with a two year time limit.
2. Detailed plot plans and building elevations shall be subject to the approval of the Planning Commission prior to development.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in minimum 10 foot wide landscape planters along Stewart Avenue, 30th Street and Mojave Road, in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on 30th Street and Mojave Road as required by the Department of Public Works.
5. Construct a concrete sidewalk on Stewart Avenue as required by the Department of Public Works.
6. Standard conditions 3-11.

Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED AG...



NOLEN - APPROVED as recommended subject to the conditions with the exception of Condition No. 1 (Staff directed to go directly to Ordinance)

UNANIMOUS (MILLER excused)

Clerk to Notify and Planning to Proceed

MAYOR LURIE stated no one was present to speak in opposition on this reclassification of property.

COUNCILMAN NOLEN suggested that Condition No. 1 be changed and go directly to an Ordinance; therefore the permanent zoning would be there and any potential purchaser of this City property would know he has the zoning and it would not have to come back before the Council. There would still be sufficient controls with the other conditions and that would be a better way to go. He then made the motion for approval with the exception of Condition No. 1 and directing staff to go directly to Ordinance. This would be consistent with Mr. Foster's recommendations.

CITY COUNCIL MINUTES

MEETING OF

JANUARY 2, 1991

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT (CONTINUED)

J. ZONE CHANGE - PUBLIC HEARING

5. Z-124-90 - City of Las Vegas

Request for reclassification of property located on the northwest corner of Stewart Avenue and Mojave Road.

From: C-V (Civic)

To: C-1 (Limited Commercial)

Proposed Use: COMMERCIAL

Planning Commission unanimously recommended (5-0 vote) APPROVAL, subject to:

1. Resolution of Intent with a two year time limit.
2. Detailed plot plans and building elevations shall be subject to the approval of the Planning Commission prior to development.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in minimum 10 foot wide landscape planters along Stewart Avenue, 30th Street and Mojave Road, in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on 30th Street and Mojave Road as required by the Department of Public Works.
5. Construct a concrete sidewalk on Stewart Avenue as required by the Department of Public Works.

6. Standard conditions 3-11.

Staff Recommendation: APPROVAL

PROTESTS: 0

JANUARY 2, 1991

AGENDA DOCUMENTATION

Date: _____

TO: The City Council

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

SUBJECT: ITEM X.J.5. - ZONE CHANGE - Z-124-90 - City of Las Vegas

PURPOSE/BACKGROUND

This is a request to reclassify a 3 acre parcel from C-V to C-1 for commercial uses. 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 and east is zoned C-V and developed with the City of Las Vegas Detention Facility and the I-515 freeway. To the south is the Stewart-Mojave Recreation Center in a C-1 zone and there is R-3 zoning to the west developed with four-plexes.

Staff recommended approval of the application because it is in conformance with the medium density (12-20 dwelling units per acre) residential or service/commercial land use proposed on the General Plan.

General Plan Conformance: Yes. Conforms with the medium density (12-20 dwelling units per acre) residential or service/commercial land use proposed on the General Plan.

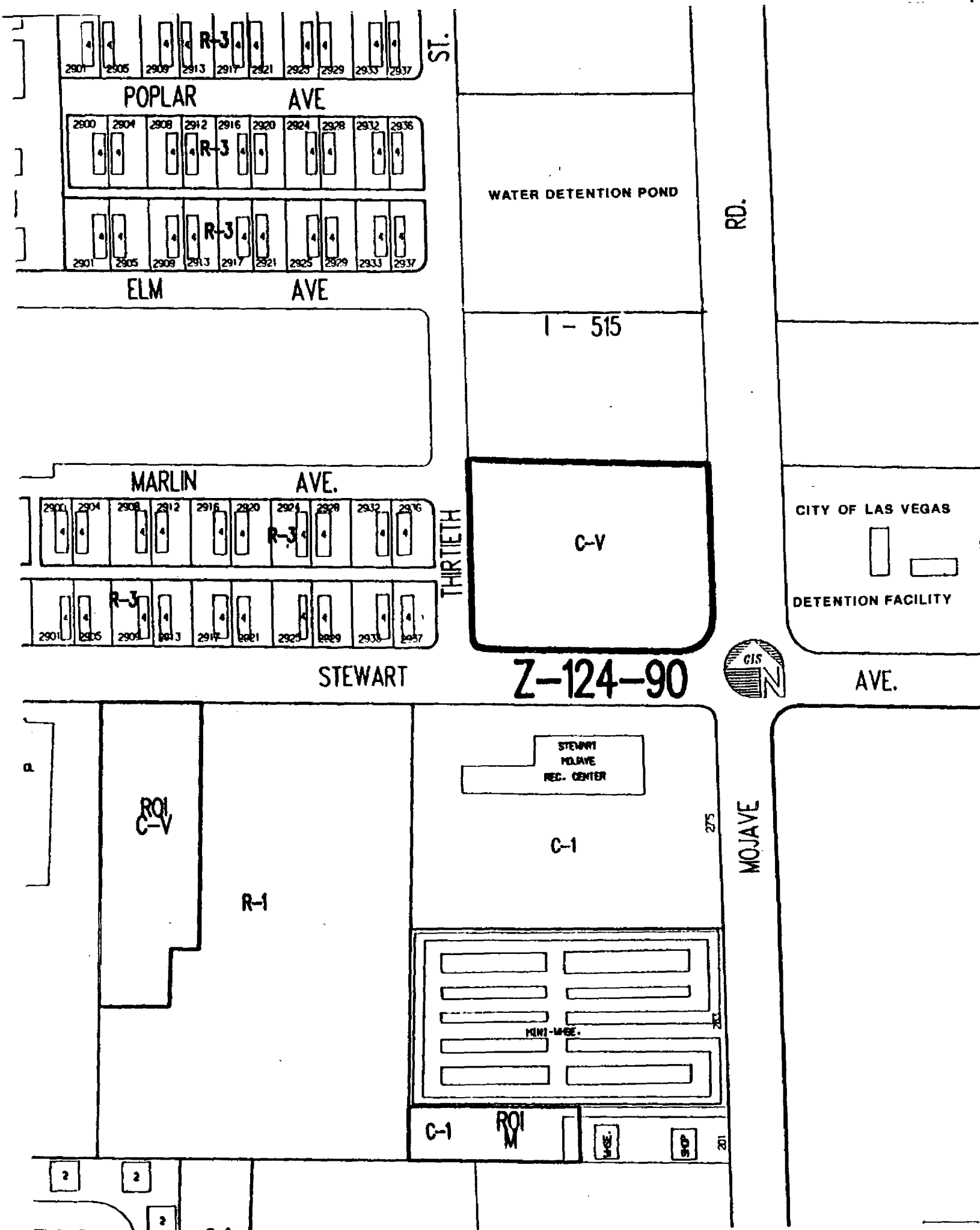
Planning Commission Recommendation: APPROVAL (5-0 vote)

Staff Recommendation: APPROVAL

PROTESTS: 0

SEE ATTACHED LOCATION MAP

CITY COUNCIL MINUTES
MEETING OF
JANUARY 2, 1991



INTER-OFFICE MEMORANDUM

December 3, 1990

TO: FILE	FROM: ✓ ROBERT S. GENZER, PRINCIPAL PLANNER DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: Z-124-90 - ZONING RECLASSIFICATION	COPIES TO: HAROLD FOSTER, MANAGER SPECIAL PROJECTS

The City of Las Vegas' request for reclassification of property located on the northwest corner of Stewart Avenue and Mojave Road, from C-V Zone to C-1 Zone, was considered by the Planning Commission on November 27, 1990.

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

1. Resolution of Intent with a two year time limit.
2. Detailed plot plans and building elevations shall be subject to the approval of the Planning Commission prior to development.
3. Install 24 inch box trees 40 feet on center with shrubs and ground cover in minimum 10 foot wide landscape planters along Stewart Avenue, 30th Street and Mojave Road, in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Construct half-street improvements on 30th Street and Mojave Road as required by the Department of Public Works.
5. Construct a concrete sidewalk on Stewart Avenue as required by the Department of Public Works.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.

- Continued -

TO: File
RE: Z-124-90 - Zoning Reclassification

December 3, 1990
Page Two

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. 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.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on January 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

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

November 27, 1990

Page 49

ITEM

PHONE 386-6301

COMMISSION ACTION

41. Z-124-90

Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: C-V
To: C-1
Location: Northwest corner of
Stewart Avenue and
Mojave Road
Proposed Use: Commercial
Size: 3.0 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Resolution of Intent with a two year
time limit.
2. Detailed plot plans and building
elevations shall be subject to the
approval of the Planning Commission
prior to development.
3. Install 24 inch box trees 40 feet
on center with shrubs and ground
cover in minimum 10 foot wide landscape
planters along Stewart Avenue, 30th
Street and Mojave Road, in conformance
with the Landscape and Wall Buffer
System Guidelines as required by
the Department of Community Planning
and Development. The use of drought
tolerant landscaping is encouraged.
4. Construct half-street improvements
on 30th Street and Mojave Road as
required by the Department of Public
Works.
5. Construct a concrete sidewalk on
Stewart Avenue as required by the
Department of Public Works.
6. Standard Conditions 3 - 11.

PROTESTS: 0

NOTICES MAILED: 14

Babero -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt and Pippin excused)

MR. GENZER stated this request
is to rezone approximately
3.09 acres for commercial uses.
The City intends to sell this
surplus property after obtaining
the zoning. This proposal
is in conformance with the
General Plan. Staff recommended
approval, subject to the
conditions.

HAROLD FOSTER, City of Las
Vegas, appeared and represented
the application. He concurred
with staff's conditions.

No one appeared in opposition.

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

(9:13-9:16)

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

DATE

November 26, 1990

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

CK *Richard D. Goecke*

SUBJECT:

Z-124-90
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)

REVISED COMMENTS

1. Construct half-street improvements on 30th Street and on Mojave Road.
2. Construct concrete sidewalk on Stewart Avenue.
3. Remove all unused driveway cuts adjacent to this site and replace with new "L" curb and sidewalk meeting current City Standards.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.

6
RECEIVED AND
NOV 28 1990
DEVELOPMENT

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

October 26, 1990

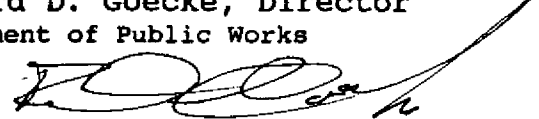
TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

OK



SUBJECT:

Z-124-90
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. Construct half-street improvements on 30th Street and on Mojave Road.
2. Construct streetlights and concrete sidewalk on Stewart Avenue.
3. Remove all unused driveway cuts adjacent to this site and replace with new "L" curb and sidewalk meeting current City Standards.
4. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of grading or building permits.

PLANNING AND
OCT 29 1990
DEVELOPMENT

MEMO

DATE 10/19/90

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-124-90

☒ 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. Bussan
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

CITY OF LAS VEGAS

Date

10/11/90

INTER-OFFICE MEMORANDUM

TO:	BUILDING AND SAFETY - MIKE TRAASDAHL ELECTRICAL SERVICES - GEORGE FERRIS FIRE SERVICES - WICK LAZENBY CHIEF JUDD 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: 2- 124-90 APPLICANT: <u>CITY OF LAS VEGAS</u> FROM: <u>C-V</u> TO: <u>C-1</u>	COPIES TO:	

This is concerning a request for reclassification on the following described property;
N/W CORNER OF STEWART AVE & MOJAVE ROAD

Parcel No.: *PART OF 020-600-001*

Proposed Use: *COMMERCIAL*

6 AND
100

CITY PLANNING COMMISSION MEETING: 11/27/90

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

B&S - NO COMMENT
M.J. 10/19/90

NRS:erh

Attachment: (Plot Plan)

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-124-90

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: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: NORTHWEST CORNER OF STEWART AVENUE AND MOJAVE ROAD

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, 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

NOTICE OF PUBLIC HEARING

REZONING REQUEST

Z-124-90

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: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL

APPLICANT: CITY OF LAS VEGAS

PROPERTY LOCATION: NORTHWEST CORNER OF STEWART AVENUE AND MOJAVE ROAD

PROPERTY DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 36, 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 cursive script, reading "Norman R. Standerfer".

NORMAN R. STANDERFER, DIRECTOR

SEE LOCATION MAP ON REVERSE SIDE

CHECKED: Initial & date

GENZER

WILLIAMS

SCHLEGEL

Handwritten initials "CWS" and the date "11/15/90" are written over a set of horizontal lines.

3.0 $\pm$ ACRES

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

MAIL NOTICE ON 11/16/90.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

10/11/90

TO: BUILDING AND SAFETY - MIKE TRAASDAHL - ELECTRICAL SERVICES - GEORGE FERRIS - FIRE SERVICES - RICK LAZENBY CHIEF JUDD - 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: 2-124-90 APPLICANT: <u>CITY OF LAS VEGAS</u> FROM: <u>C-V</u> TO: <u>C-1</u>	COPIES TO:

This is concerning a request for reclassification on the following described property:
N/W CORNER OF STEWART AVE & MOJAVE ROAD

Parcel No.: PART OF 020-600-001

Proposed Use: COMMERCIAL

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 SW 1/4 NE 1/4 SEC 36
T205 R 61 E MDORM

ZONING: EXISTING C-V PROPOSED C-1

LAND USE: EXISTING VACANT
 PROPOSED COMMERCIAL

PAST ACTIONS: CASE NO. Z-24-64 ACTION APPR. DATE 4-15-64
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-36-4 ASSESSOR'S PARCEL NO. 020-600-001

GENERAL LOCATION: NW CORNER OF STEWART 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: [Signature] DATE 10/10/90

GENERAL RECEIPT NO. N/C CASE NO. Z-124-90

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 C-1 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

Randall H. Walker
SIGNATURE OF OWNER OF RECORD

702/386-6501
PHONE NUMBER

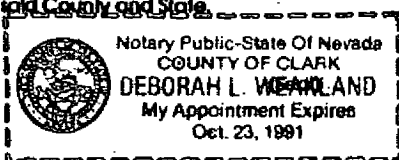
400 East Stewart Avenue
MAILING ADDRESS
Las Vegas, NV 89101
CITY STATE ZIP

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. Weadles
Notary Public in and for said County and State

10-23-91
My Commission Expires



****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: \$ N/C
Receipt No.: N/C

Case No. Z-124-90
Meeting Date 11/27/90

Received by: Res
Date: 10/10/90

LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., more particularly described and bounded as follows:

A parcel of land bounded on the north by the southerly boundary of the I-515 freeway, on the east by the west line of Mojave Road, on the south by the North line of Stewart Avenue and on the west by the east line of 30th Street.

D:\...LETTERS\ED\DESCRIP2