

Planning & Development Department
Scanning Cover Sheet

Case No Z-0125-79

APN 162-02-811-034

Location E of Burnham, 100' S of Exley

Applicant Faye Waits

Subject

Reclassification of property legally
described as Lots 5, 6, 7 and 42, and the
North 1/2 of Lot 41, Block 7, amended
Metropolitan Addition.



FILE NUMBER Z-125-79

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. Conrad + Joan Lochner, Jr.
2. Peter Todd
3. Mr. + Mrs. Gary Jennings
4. Leonard + Bella Hasselson
5. Valero + Cipriana Padilla
6. Petition recd containing
- ~~7.~~ approx 51 signatures
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. Z-125-79

We the undersigned oppose the rezoning of the property located on the East side of Burnham Avenue, 100 Ft. South of Exley Avenue. and the West side of Mariposa Avenue, [redacted] South of Exley. [redacted]

Frank [redacted]	2108 Mariposa Ave
Carol Kolson	2012 Mariposa Ave.
Neil Jacobs	2104 Mariposa Ave.
Mary Louise Jacobs	2104 Mariposa
Shirley Berch	2209 Mariposa
Robert Berch	2209 Mariposa
Mr. & Mrs. Gary Jennings	2304 Mariposa
J. H. Walkauskas	2301 Burnham
Joan Lochner	2312 Mariposa Ave
Bernad Lotmer	2312 Mariposa Ave
Bernie Dmaka	2301 Mariposa
Beatrice Gonzales	2301 Mariposa
Val Gallard	2109 Mariposa
Gene K. Thompson	2009 Mariposa
George Thompson	2009 Mariposa
Dorothy Jean Frazer	2000 Monterey
Paulette Jean Frazer	2000 Monterey Ave
Paul & Elizabeth	2004 Monterey Ave.
Paul & Elizabeth	2008 Monterey Ave.
E. Nagel	2308- Monterey Ave-
Phil Walker	2522 EAST LOVE
[redacted]	2305 Monterey Ave.
Robert Barry	2109 Monterey
Charlotte Barry	2109 Monterey
Janice Reschke	2113 Monterey
Russell Reschke	2013 Monterey
Al. Shoppe	2009 "
Maria Shoppe	2009 "
Laurie Goldstein	2108 San Jose
Jerry Shapiro	2101 San Jose
Richard Fander	2109 San Jose Ave.
Sam I. Budm	2109 San Jose Ave

June. O'Keefe
Shirley Keough

2200 San Jose

2270 San Jose

Lueder G. Clayton

1919 Exley

Ray W. Kullback

~~207 So 13th St. Stockton~~

Loell Irenie

2302 Mariposa

Anita Stark

2208 San Jose

2212 Stockton

Donald C. Hart

2212 Stockton

Michael W. Kullback

2208 Stockton

Michael Parisi

2108 Stockton

Ruth A. Lyon

2104 Stockton

Rev. Apostolos W. Andrews

2100 Stockton Ave.

Flora C. Davis

2201 Monterey

Andrew M. Davis

2201 Monterey

Jennie Mayberry

2205 Monterey

James Kolbert

2012 Mariposa Ave

Ann Fleming

2008 Mariposa Ave

Wm. J. Fleming

2008 Mariposa Ave

Alta Davis

2319 Mariposa Ave

John Davis, Ph.D.

2105 Mariposa Ave

2313 Burnham
Las Vegas, NV 89104
December 13, 1979

Harold P. Foster, Director
Community Planning and Development

Z-125-79 - REZONING OF PROPERTY GENERALLY LOCATED ON THE EAST
SIDE OF BURNHAM AVENUE

I received notification of the public hearing to be held on
December 13, 1979, in reference to the rezoning/reclassification
of subject property.

As you know, each rezoning of this nature that is approved makes
the next attempt easier for the developers and more difficult for
the homeowners to defeat. A successful rezoning attempt now could
ultimately result in a 7-11 type establishment very near our homes.
You've seen it happen many times in other neighborhoods.

Additional commercial endeavors near my home not only create
additional traffic of an undesirable nature, but they reduce property
values as well.

I have devoted alot of time, effort, and money to my home. If
offices are built and the property reclassified to commercial,
the value of my home will be greatly reduced. For these reasons,
I am against the proposed rezoning/reclassification.

Valerio G. Padilla
Valerio G. Padilla

Cipriana Padilla
Cipriana Padilla

VGP:mrh

Dec 3, 1979

Protest

Dept. of Community Planning & Development
400 E. Stewart St.
Las Vegas, Nevada 89101



Re: Public Hearing, Dec. 13, 1979, Faye Harts (#2-125-79)

Being a homeowner adjacent to the property described as lots 5, 6, 7 & 42 + the north half (N $\frac{1}{2}$) of lot 41, block 7 located on the east side of Burnham Ave., 100 ft. south of Ely Ave. which is under consideration for reclassification, we wish to oppose such a change. The proposal would allow for either parking or a driveway alongside our home and between our residence and the one directly south. When we made our original offer on June 25, 1979 for purchase of the home we were concerned that the adjacent property be R-1 zoned & this was an influence in our decision to buy the home. We feel that the proposed change would damage any possibility, lower our property value plus add unnecessary noise and aggravation by the additional activity an office complex would create. The northwest corner of Sahara Burnham now has several large office buildings with now under construction. To my knowledge not all existing office space is now being used. It seems unnecessary to change a quiet neighborhood and create problems for the existing homeowners just to add another building which would oversaturate the market. Just the record — our builder, Mr. Roy Fullmer states that to the construction of our home he personally made

offer which was rejected for purchase of lot #42 which is approximately 26' wide. It seems that the owner would have been wise to negotiate the offer. I have been told that it was not unreasonable.

Thank you,

Mr. + Mrs. Gary Jennings
2204 Mariposa Ave.
Las Vegas, Nevada 89104

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUEST

Date 11-21-79
Page 1 of 1

Requested by:

Organization CITY OF Las Vegas Name John B. Herbert

Department COMMUNITY DEVELOP. Phone 310694 Ext. _____

I. D. Code 2-125-79 Date to Be Completed _____

Remarks

Information Needed:

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

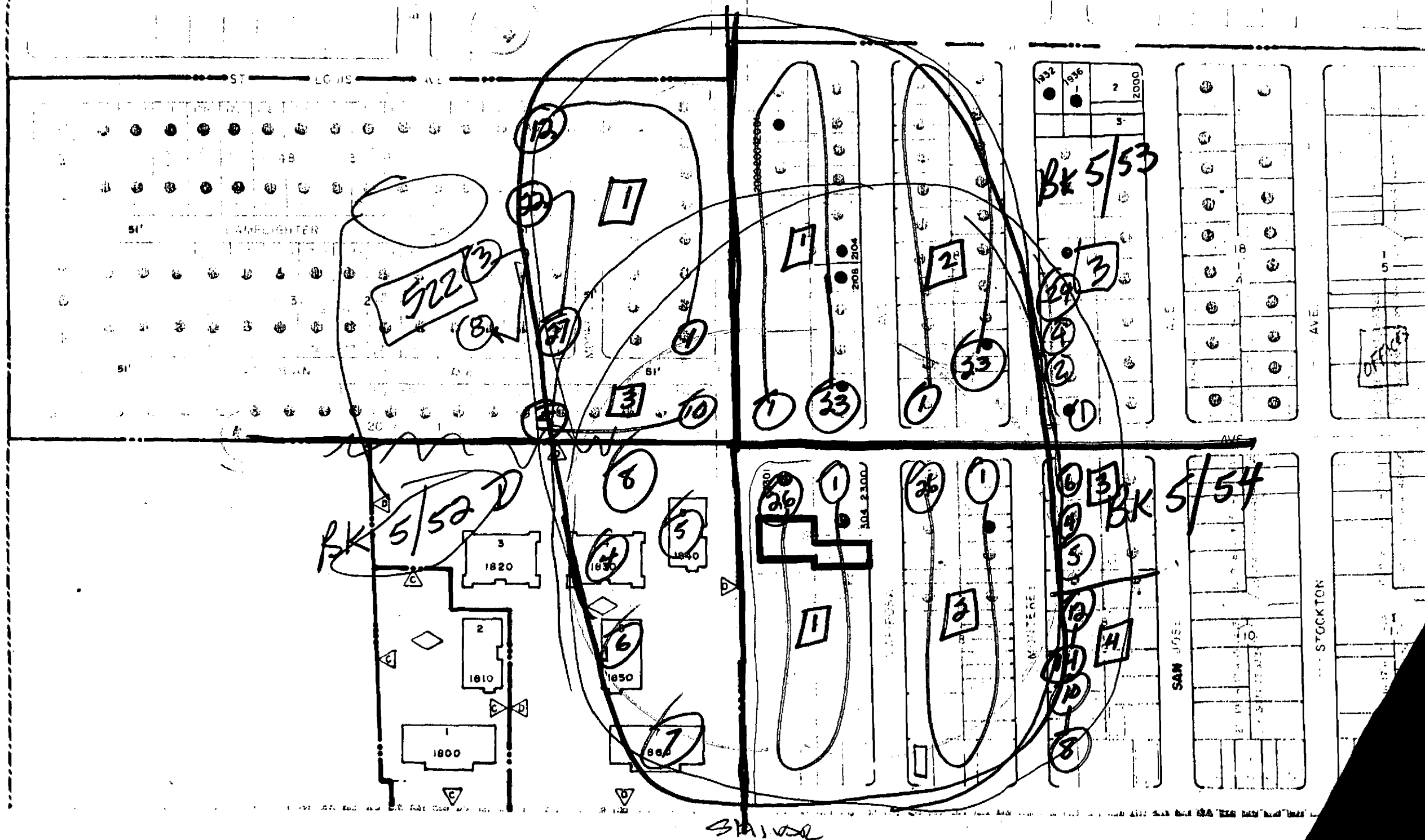
3. Selection by Tax District (List Tax Districts Needed):

[illegible]

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 3	Pge 2	Nmbr 1		Book 3	Pge 2	Nmbr 1		Book 3	Pge 2	Nmbr 1		Book 3	Pge 2	Nmbr 1	
050	52	1	001,	050	52	D	009,	050	5A	2					
			012,				008,				3				
			022,		53	1	009								
			027,			2	010				4				
			2003,			3	001								
			008,				002								
			3005,				004								
			010				024								
			D004			5A					-E N D-				

Assessor Approval _____ Billing No. _____



MRS. COLEMAN made a Motion for APPROVAL of Z-124-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The north 50 feet of the application be denied.
3. The north 100 feet of the south 250 feet be amended to P-R.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on January 2, 1980 at 2:00 P.M.

Application of FAYE WAITS for reclassification of property generally located on the east side of Burnham Avenue, 100 ft. south of Exley Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 5, 6, 7 and 42, and the North Half (N $\frac{1}{2}$) of Lot 41, Block 7, Amended Metropolitan Addition.
Proposed Use: Office

MR. BROWN presented the staff report and stated the request is located in the middle of R-1. Staff feels this area should be developed as R-1 and would recommend denial. There are 4 letters of protest on file.

CHAIRMAN SWESSEL declared the public hearing open.

FAYE WAITS, 3855 South Spencer, represented the application. She stated it was not felt that this is a residential lot and felt it would be appropriate as a business office.

CAROL KOLSON appeared in protest and submitted a petition of protest. She stated the applicant was not the legal owner of two of the lots.

CHAIRMAN SWESSEL stated the Commission was present to consider the rezoning and it was not known by the Commission if an application is illegal unless staff so advises.

NEILA HALBREK, 2001 Burnham, appeared in protest, citing traffic as a reason for protest.

CONRAD LOCKLER, JR., 2312 Mariposa, appeared in protest.

SHIRLEY HURSCH, 2209 Mariposa, appeared in protest.

✓
Z-125-79

10. Z-125-79
DENIED

PAUL LACKLEY appeared in protest.

CHAIRMAN SWESSEL asked if the application was legal.

MR. FOSTER stated it was in order.

MRS. WAITS appeared in rebuttal.

CHAIRMAN SWESSEL asked the applicant if she owned all of the property.

MRS. WAITS stated she owned Lot 5 and half of Lot 42.

MR. FOSTER stated the application should be held in abeyance and a new application submitted with the proper signatures.

CHAIRMAN SWESSEL made a Motion for DENIAL of Lot 5 and the South Half of Lot 42, that property belonging to Mrs. Waits.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

11. Z-126-79

APPROVED

Application of D.H. HAND for reclassification of property generally located on the south side of Bonanza Road, 500 ft. east of Rancho Drive, from C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial Industrial), to C-2 (General Commercial). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M.

Proposed Use: High Density Apartments and Restaurant

MR. BROWN presented the staff report and stated the plot plan is as shown with apartments, nice landscaping and parking. There is a commercial development along the south side of Bonanza from this location on east. This request is in concert with the pattern of the area. Staff thinks it is in keeping with the General Plan and policy and would recommend approval. Public Services requires dedication of 15' of right-of-way for Bonanza.

CHAIRMAN SWESSEL declared the public hearing open.

DICK HARTER represented the application and agreed to staff stipulations.

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

MR. MILLER made a Motion for APPROVAL of Z-126-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 15 feet of right-of-way on Bonanza Road as required by the Department of Public Services.
3. 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.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

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

January 14, 1980

Ms. Faye Waits
3855 S. Spencer
Las Vegas, Nevada 89109

Dear Ms. Waits:

Regarding your recent rezoning application on Burnham Avenue, the City Attorney's Office has indicated that you may proceed on a new application immediately without having to wait the four month time period. The new application should include all owners of record and submittal of information for the application. The next filing deadline is January 21, 1980 for the February 14, 1980 Planning Commission meeting.

There is some ambiguity in the Zoning Ordinance relative to all property owners being required to sign the application. Due to this factor, I am waiving the \$200 filing fee for a new application on this property.

For your convenience, I am enclosing the application forms. If you have questions regarding this matter, please contact me.

Sincerely,

Community Planning and Development

Harold P. Foster, Director

HPF:bjl
encls.

INTER-OFFICE MEMORANDUM

Date

January 10, 1980

TO:

HAROLD FOSTER
Community Planning and
Development

FROM:

CHRISTOPHER G. GELLNER
Deputy City Attorney



SUBJECT:

✓ REZONING APPLICATION OF
FAYE WAITS #Z-125-79

COPIES TO: *SW*

DON SAYLOR

You have requested an opinion from this office as to whether or not Ms. Faye Waits, who recently filed application #Z-125-79 to rezone from R-1 to C-1 several lots she owns and several that she is purchasing, must wait four (4) months before she can re-file another Petition for the rezoning of these properties. The Planning Commission recommended against her request after a public hearing. Section 11-1-25(B)(2) of the City Code provides that an application for rezoning of property cannot be refiled for the same or a less restrictive use within four (4) months after it is denied or is withdrawn after a public hearing.

Ms. Waits was precluded from having the Planning Commission's recommendation on her initial application referred to the City Commission for consideration on the basis of the verbal opinion of this office that the Planning Commission never had jurisdiction of the application since only Ms. Waits signature was on the Petition and 11-1-25(B)(1) and (2) of the City Code require the Petition to contain the signatures of the record owners of all of the properties in the area to be rezoned.

Upon a re-examination of 11-1-25(B)(1) and (2) of the City Code, it is the opinion of this office that these paragraphs are unclear as to whether or not the owners of all of the property embraced within a rezoning Petition must sign the Petition. Although your Department has always maintained the position that the signatures of the owners of all of the properties is required, it would be a reasonable interpretation of the above provisions that the Petition only requires the signature of the owner or owners of a portion of the property within the area proposed to be rezoned. 11-1-25(B)(1) provides that an application for reclassification can be initiated by "petition of one (1) or more of the owners of property within the area proposed for reclassification." This provision seems to clearly

January 10, 1980

provide that one or more, but not all, of the owners of property in the area to be rezoned can initiate the Petition. As to whom has to sign the Petition is addressed by 11-1-25(B)(2) which provides in part that "said application shall be signed and acknowledged by a record owner or owners of property within the area sought to be reclassified." Reading paragraphs (B)(1) and (B)(2) together, one could reasonably conclude that the record owner or owners of all of the properties proposed for rezoning need not sign the Petition, and that the record owner or owners of a portion of the property would be sufficient.

Since there is an ambiguity created by 11-1-25(B)(1) and (2) and one interpretation is that the owners of all of the property in the area proposed for rezoning need not sign the Petition, and since Ms. Waits' original Petition corresponded with this interpretation, it is the opinion of this office that either the City should allow the Planning Commission's decision to be referred to the City Commission (contrary to our earlier oral opinion) or the City should waive the four (4)-month waiting period mandated by 11-1-25(B)(2) and allow Ms. Waits to immediately file a new Petition for reclassification of the property containing the signatures of the record owner or owners of all the lots proposed for reclassification. The choice of which remedy to follow is yours.

It is the further recommendation of this office that ordinance amendment proceedings be commenced at once by your Department to amend 11-1-25(B)(1) and (2) to clearly reflect the perceived intent of the Planning Commission and the City Commission as to whom should be required to sign a Petition for reclassification of property.

/le

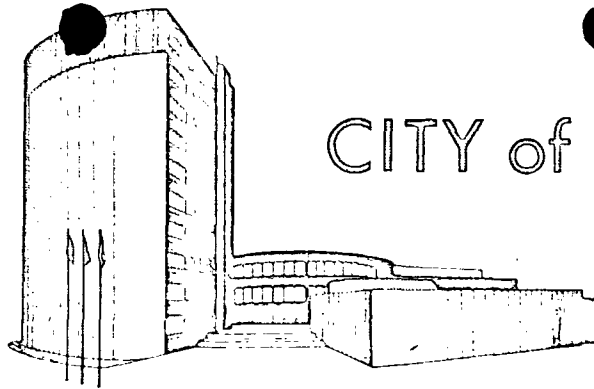
MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE

PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

December 19, 1979

Ms. Faye Waits
3855 S. Spencer
Las Vegas, Nevada 89109

✓Re: Z-125-79

Dear Ms. Waits:

Your request for reclassification of property generally located on the east side of Burnham Avenue, 100 ft. south of Exley Avenue, from R-1 to C-1, was considered by the City Planning Commission on December 13, 1979. At the Commission meeting, it was noted that you were not the owner of all of the lots and a portion of them were in escrow. Consequently, the Planning Commission only acted on the lots under your ownership and the recommendation was for DENIAL.

Your application has been discussed with the City Attorney's Office and the City Attorney has ruled that your entire application is invalid because you were not the owner of record of all the parcels requested for rezoning. This means all proceedings will cease on this application.

You have also inquired on the time limits for submitting another application on this entire parcel. This request has been submitted to the City Attorney and a decision will be rendered in the immediate future. As soon as a reply is received, you will be contacted.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. Brown
Supervisor of Zoning

DWB:bjl

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

DECEMBER 17, 1979

TO:

GEORGE OGILVIE
CITY ATTORNEY

FROM:

HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

✓ REZONING APPLICATION OF
FAYE WAITS - Z-125-79

COPIES TO:

DON J. SAYLOR, AICP, DEPUTY CITY MGR.

At the last Planning Commission meeting when the subject application was being discussed, it was pointed out by the applicant that she owned approximately half of the lots involved in the request and the remainder were in escrow. Staff checked the file and the legal owner of the lots in escrow had not signed the zoning application. The Planning Commission took a position that the lots in escrow could not be considered and only acted on those owned by Mrs. Waits. The Planning Commission subsequently recommended denial on her lots because the request from R-1 to C-1 would not be compatible with the adjacent zoning pattern.

Today I had a discussion with Chris Gellner on this matter, and he has determined the entire application is invalid because the development plan involves all of the lots and it would not be workable if only a portion of the site was approved. Further, there was concern whether the Planning Commission could in fact sever the application in this manner. I have advised the applicant that her application is invalid and that it will not be referred to the City Commission. She is now interested in reapplying for commercial zoning on this entire site which raises the question whether she must wait four months or can reapply immediately. It would be appreciated if you would advise me on this point at your earliest convenience.

HPF:bjl

November 28, 1979

NOTICE OF PUBLIC HEARING

DECEMBER 13, 1979

Notice is hereby given that on December 13, 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-125-79 FAYE WAITS FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE EAST SIDE OF BURNHAM AVENUE, 100 FT.
SOUTH OF EXLEY AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5, 6,
7, AND 42, AND THE NORTH HALF (N½) OF LOT 41, BLOCK
7, AMENDED METROPOLITAN ADDITION.

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.)

(SEE LOCATION MAP ON REVERSE SIDE.)

ST. LOUIS AVE

AVE

AVE

EXLEY AVE

BURNHAM

MARIPOSA

SAHARA AVE

COUNTY

N

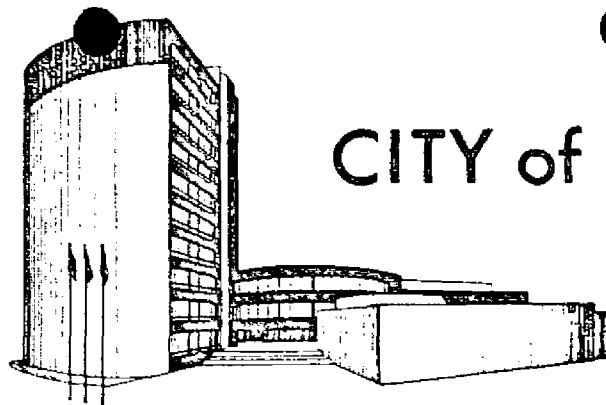
SAN

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

December 6, 1979

Ms. Faye Waits
3855 S. Spencer
Las Vegas, Nevada 89109

Re: Z-125-79

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 December 13, 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

INTER-OFFICE MEMORANDUM

Date

December 4, 1979

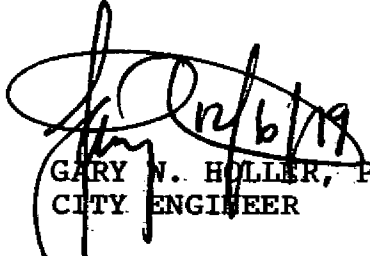
TO:	FROM:
COMMUNITY PLANNING & DEVELOPMENT	PUBLIC SERVICES
SUBJECT:	COPIES TO:
FAYE WAITS Z-125-79	BUILDING & SAFETY

Your memorandum of November 19, 1979, requested comments from the Public Services Department on the request for reclassification of property generally located on the east side of Burnham Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial), submitted by Faye Waits.

At the time of development, it will be necessary that the applicant:

1. Construct concrete sidewalk on Burnham and Mariposa frontages.
2. All driveways and parking plan must conform to City standards.

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


GARY N. HOLLER, P.E.
CITY ENGINEER

GWH/JSH/cs

RECEIVED
DEC 7 1979
PLANNING AND
DEVELOPMENT

12/13/79

DATE: 11-20-79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : FAYE WAITS
2-125-79

- ☒ 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: _____

RECEIVED
NOV 21 1979
FIRE PREVENTION DIVISION

M. Byrne

FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

DECEMBER 13, 1979

Notice is hereby given that on December 13, 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-125-79

FAYE WAITS FOR RECLASSIFICATION OF PROPERTY GENERALLY

LOCATED ON THE EAST SIDE OF BURNHAM AVENUE, 100' S. OF EXLEY AVE

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: OFFICE

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5, 6,
7, 42, AND ~~X3~~, AND THE ^{NORTH} ~~SOUTH~~ HALF (^{N 1/2} ~~S 1/2~~) OF LOT 41,
BLOCK 7, AMENDED METROPOLITAN ADDITION.

*Not in deed
not used*

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 *11/23/79*
BROWN, D.W. *[Signature]*

*That means
"before"*

*Wilkins says "into the
vicinity of and beyond"
11-20-79*

(THIS FILE MUST BE RETURNED TO BARBARA BY WEDNESDAY, 11-21-79.)

(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.)

~~712579~~

[illegible]

BOOK 215

174973

2-2

TAX COMMISSION
NEVADA
REAL PROPERTY
50770

174973
OFFICIAL RECORD NO. 215
RECEIVED REQUEST BY

Page 11
MAR 20 9 26 AM '72

CLARK COUNTY, NEVADA
PAUL E. MOORE, RECORDER
BY 400 DEPUTY

BOOK 590

549173

Deed of Reconveyance

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Faye Walts, the duly qualified owner, beneficiary under deed of trust, mortgage, or person to whom the property herein described was assigned, according to law, has paid to the undersigned Treasurer of the County of Clark, State of Nevada, the sum of \$ 756.21 lawful money of the United States of America, the receipt whereof is hereby acknowledged, and,

WHEREAS, said sum is the total of all delinquent taxes legally chargeable against the property herein described, and all penalties, interest and costs to date hereof on the following described property, situate in the County of Clark, State of Nevada: City of Las Vegas

Amended Metropolitan Addition
N4 Lot 41, Lot 42 Block 7
(Plus Vac Street)
050-540-105

Taxes for the year 19 71-72	\$ 33.50
Interest	3.35
Penalty 74-75 taxes	2.68
Costs	558.27
4th thru 7th Las Vegas City AD 41/4 & Penalty	100.50
After accruing taxes 72-73, 73-74, 74-75	25.16
8th, 9th, 10th Water AD #1	27.35
After accrued interest and costs	756.21
Recording Fee	
TOTAL	

NOW, THEREFORE, in consideration of the premises and the said payments, this deed of reconveyance of said property is executed and delivered, in conformity with Chapter 350, Statutes of Nevada, 1957.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of January, 19 76

STATE OF NEVADA }
COUNTY OF CLARK }

On this 28th day of January, 19 76, personally appeared before me the undersigned authority in and for the County of Clark, State of Nevada,

Pauline Yates, known to me to be the Deputy Treasurer of and for said County who acknowledged to me that he executed the same, as such official, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

LORETTA BOWMAN

County Clerk and Ex-Officio Secretary of the Board of County Commissioners, Clark County, Nevada

[Signature]
DEPUTY

W.W. Galloway by Pauline Yates Deputy
Treasurer of and for the
County and State aforesaid.

RECORDER'S STAMP

MAIL TO: Faye Walts
3521 Wingrove
Las Vegas NV 89121

549173
OFFICIAL RECORD BOOK NO. 590
RECORDED AT REQUEST OF
COUNTY TREASURER

JAN 28 9 15 AM '76

CLARK COUNTY NEVADA
JOAN L. SWIFT RECORDER

PER [Signature] DEPUTY

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

NOVEMBER 19, 1979

TO:

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

FROM:

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

SUBJECT:

FAYE WAITS
Z-125-79

COPIES TO:

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

generally located on the east side of Burnham Avenue

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

The above property is legally described as Lots 5, 6, 7, 42, and 43, and the South Half (S $\frac{1}{2}$) of Lot 41, Block 7, Amended Metropolitan Addition

CITY PLANNING COMMISSION MEETING: December 13, 1979

Your remarks regarding this application prior to December 3, 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 R-1 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:

Lots 5, 6, 7, 43, 42 and the 5 1/2 of lot 41
Blk 7, Amend Metropolitan Bldg.
Office Bldg.
all on the east side of Burnham Avenue.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) Jane Waite 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:

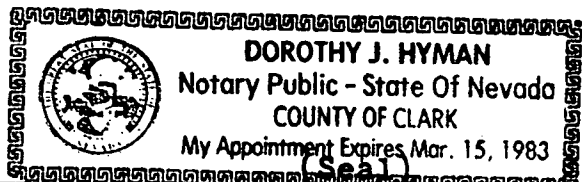
MAILING ADDRESS:

ZIP CODE: PHONE NO.

Jane Waite 3855 So. Spruce 89109 731-0661

Subscribed and sworn to before me this 19th day of November, 1977.

Dorothy J. Hyman
Notary Public in and for said County and State



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: J. K. Horn

Receipt No.: 383505

Use No. Z-125-79

Date: Nov 19, 1979

Speed to be submitted 10/20/79

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.