

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0126-77

APN 138-26-310-001

Location E of Lorenzi btw Wash & Silverstream

Applicant H.S. Service Corporation

Subject

Reclassification of property legally
described as a portion of the NW 1/4 of the
SW 1/4 of Section 26, Township 20 South,
Range 60 East, MDB&M.



October 26, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1977

Notice is hereby given that on November 10, 1977, 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-126-77 H. S. SERVICE CORPORATION FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED 300 FEET EAST OF LORENZI
BOULEVARD BETWEEN WASHINGTON AVENUE AND SILVERSTREAM
AVENUE.

FROM: R-E (RESIDENCE ESTATES)
(UNDER RESOLUTION OF INTENT TO R-3,
LIMITED MULTIPLE RESIDENCE)

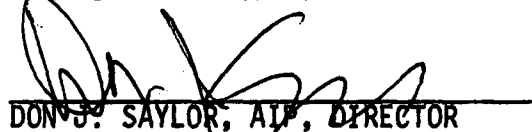
TO: R-PD 6 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIC, DIRECTOR

DJS:kt

(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.)

PROPERTY OWNERS

PROTESTS

APPROVALS

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

FILE NO. _____

G . C . W A L L A C E , *Consulting Engineers, Inc.*

LEGAL DESCRIPTION

~~WATKINS MANOR UNIT NO. 4~~

~~(R-PD 13)~~

A portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 20 South, Range 60 East, ~~N.D.M., Clark County, Nevada~~
described as follows: **MOB4M.**

COMMENCING at the Northwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26; thence South $88^{\circ}05'55''$ East, ~~along the North line thereof,~~ 330.85 feet to the TRUE POINT OF BEGINNING; thence continuing South $88^{\circ}05'55''$ East, 251.15 feet; thence ~~departing said North line~~ South $00^{\circ}05'14''$ East, 1195.93 feet; thence North $83^{\circ}35'19''$ West, 11.79 feet; thence South $01^{\circ}02'44''$ West, 131.47 feet to a point on a non-tangent curve; thence tangent to a bearing of North $72^{\circ}46'42''$ West, curving to the right, along a curve concave to the Northeast, having a radius of 200.00 feet, thru a central angle of $41^{\circ}40'22''$ an arc distance of 145.47 feet; thence North $31^{\circ}06'20''$ West, 292.04 feet; thence North $58^{\circ}53'40''$ East, 30.00 feet; thence North $00^{\circ}05'14''$ West, 981.14 feet to the TRUE POINT OF BEGINNING.

~~Said parcel contains 7.01 acres more or less.~~

Z-125-77

From R-E to R-PD 5

Legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26; thence South 88°05'55" East, 330.85 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°05'55" East, 251.15 feet; thence South 00°05'14" East, 1195.93 feet; thence North 83°35'19" West, 11.79 feet; thence South 01°02'44" West, 131.47 feet to a point on a nontangent curve; thence tangent to a bearing of North 72°46'42" West, curving to the right, along a curve concave to the Northeast, having a radius of 200.00 feet, thru a central angle of 41°40'22" an arc distance of 145.47 feet; thence North 31°06'20" West, 292.04 feet; thence North 58°53'40" East, 30.00 feet; thence North 00°05'14" West, 981.14 feet to the TRUE POINT OF BEGINNING.

Z-127-77

From R-2 to R-3

Legally described as the East Half (E $\frac{1}{2}$) of Lot 13, Block 1, Happy Valley Ranchos Tract No. 1.

SUBJECT TO:

1. It will be required that the applicant sign an Assessment District Agreement for full half-street improvements on Owens Avenue as required by the Department of Public Services.
2. Install temporary asphalt paving at the entrances at the time of development 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names shall be provided in accord with the City's Street Name Policy.
5. Subject to code requirements and design standards of all City departments.
6. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, and Mr. Swessel.
 "NOES" Mr. Jones.

Motion for APPROVAL carried by a majority vote.

14. FINAL MAP

CHARLESTON
 RAINBOW UNIT
 15-E

APPROVED

Property generally located west of Buffalo, between Alta and Charleston Boulevard, R-1 zone.

Owner/Subdivider: Sproul Homes of Nevada.

No. of Acres: 5.774

No. of Lots: 26

MR. NULL presented the staff report and indicated there had been some engineering design problems with the half streets. Staff would recommend that Lot 10, Block 8 be removed; conformance to the Tentative Map plus the normal conditions. With these conditions, staff would recommend approval.

CHARLEY JOHNSTON, VTN-Nevada, indicated agreement to staff recommendations

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Charleston Rainbow Unit 15-E, subject to the following conditions:

1. Charleston Rainbow Unit 15-E to be amended by deleting Lot 10, Block 8 and moving the map boundary to reflect this change.
2. Conformance to the requirements of the Tentative Map.
3. Street names shall be provided in accord with the City's Street Name Policy.
4. Subject to code requirements and design standards of all City departments.
5. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
 "NOES" None.

Motion for APPROVAL carried unanimously.

15. Z-126-77

APPROVED

Application of H.S. SERVICE CORPORATION for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M and generally located 300 feet east of Lorenzi Boulevard between Washington Avenue and

Silverstream Avenue, from R-E (Residence Estates) (under Resolution of Intent to R-3, Limited Multiple Residence) to R-PD 6 (Residential Planned Development).

Proposed Use: Medium Density Planning Development

MR. BROWN presented the staff report and indicated the location of the area in question by means of visual aids. He said there is R-PD 6 to the east and staff feels that the rezoning of this parcel to the R-PD 6 would be consistent with the area and recommends approval.

CHAIRMAN PARKER declared the public hearing open.

G.C. WALLACE, representing the applicant, was present.

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

MR. TIBERTI made a Motion for APPROVAL of Z-126-77.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.
"NOES" None

Motion for APPROVAL carried unanimously

CHAIRMAN PARKER announced this item would be heard by the City Commission on November 30, 1977 at 9:00 A.M.

16. TENTATIVE MAP
WATKINS MANOR
UNIT #4
APPROVED

Property generally located south of Washington Avenue, north of Westcliff Drive, between Lorenzi Street and Torrey Pines Boulevard, R-3 zone (proposed R-PD 6).

Owner: H.S. Service Corporation

Subdivider: Watkins Development Corp.

No. of Acres: 7+

No. of Lots: 40

MR. NULL presented the staff report and further stated staff has the following conditions: a slight design change on the two lots fronting on Silverstream and looking across into commercial property. Staff is suggesting they be changed in order to front on Delores; also subject to approval of Z-126-77; the map border be moved up to the north right-of-way line of Silverstream; minor revisions to the subdivision design; plus the normal conditions. With these conditions, staff would recommend approval.

C.G. WALLACE, was present representing the applicant and stated that with regard to the two lots, they did not have any objections, but they would like to take a look at it.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Watkins Manor Unit #4, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

January 11, 1978

TO:

CITY ATTORNEY

FROM:

RLW RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT *RE*

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: NOVEMBER 30, 1977

COPIES TO:

CITY MANAGER Z-126-77 CHRONO
ASSESSOR REQ. FOR ORD. J. HERBERT
DON J. BROWN *db*

Please prepare an Ordinance to rezone the following property:

Z-126-77

From R-E to R-PD 6

Legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 60 East, MDB&M described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26; thence South 88°05'55" East, 330.85 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°05'55" East, 251.15 feet; thence South 00°05'14" East, 1195.93 feet; thence North 83°35'19" West, 11.79 feet; thence South 01°02'44" West, 131.47 feet to a point on a nontangent curve; thence tangent to a bearing of North 72°46'42" West, curving to the right, along a curve concave to the Northeast, having a radius of 200.00 feet, thru a central angle of 41°40'22" an arc distance of 145.47 feet; thence North 31°06'20" West, 292.04 feet; thence North 58°53'40" East, 30.00 feet; thence North 00°05'14" West, 981.14 feet to the TRUE POINT OF BEGINNING.

RLW:rw

AGENDA

City of Las Vegas

November 30, 1977

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "H" continued . . .

maintain required landscaping and under-ground 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, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to code requirements and design standards of all City departments.

PROTESTS: 0

I. ZONE CHANGE - Z-125-77 - E. F. LIED (LIED MOTOR CAR COMPANY)

Property located at the southwest corner of Vegas Drive and Torrey Pines Drive.

From: R-1 (Single Family Residence)

To: C-1 (Limited Commercial)

Planning Commission unanimously recommends DENIAL because they did not feel the introduction of C-1 zoning into this residential area would be proper at this time.

PROTESTS: 2

J. ZONE CHANGE - Z-126-77 - H. S. SERVICE CORP.

Property generally located 300 ft. east of Lorenzi Boulevard between Washington Avenue and Silverstream Avenue.

From: R-E (Residence Estates) - Under ROI to R-3.

To: R-PD 6 - Residential Planned Development
Proposed Use: Medium density planned development.

Planning Commission unanimously recommends APPROVAL.

PROTESTS: 0

Page 8

Page 8

Abeyance
Woofter

12/14/77
Agenda

(Commissioners
Woofter and
Leavitt voted
"yes" for
abeyance.
Commissioners
Lurie and
Christensen
voted "no"
for abeyance)

Approved
as recommended
by
Planning
Commission
Lurie - unanimous

Clerk
to notify

(Commissioner
Leavitt did not
note - temporarily
absent)

Staff
to proceed

Item "G" continued . . .

This is located in the general area of Valley Hospital and immediately south and abutting property that was recently rezoned for Valley Hospital to allow offices and parking. The hospital also indicated that there may be a V.A. Out-Patient Clinic as part of their development. This application is made by the present property owner; however, after the zoning is approved, Valley Hospital plans to acquire the property and have indicated that they will use it for parking purposes.

There was one protest from Mr. Pete Barbutti, however, he is located north of the property previously zoned for Valley Hospital and thus, quite removed from this particular parcel. This parcel abuts the Focus facility in part.

The Planning Commission recommends approval.

H. ZONE CHANGE - Z-124-77 - ROBERT P. & MARY W. PELTON

Property generally located at the northeast corner of Searles Avenue and Eastern Avenue from R-4 to C-2.

This property is presently zoned R-4 for high density apartments. The proposal is to make it commercial. You will remember that a request for R-4 zoning in this immediate area recently met with very strong protests; consequently, it would appear to be to everyone's advantage for this to go commercial instead of remaining in the R-4 classification.

The Planning Commission recommends approval and there were no protests.

I. ZONE CHANGE - Z-125-77 - E. F. LIED (LIED MOTOR CAR COMPANY)

Property located at the southwest corner of Vegas Drive and Torrey Pines Drive from R-1 to C-1.

This is a small part of an 80 acre parcel owned by Mr. Lied. There is very little development in this general area. The applicant indicated that he wanted the C-1 at this time to avoid the possibility of encountering a protest factor if he waited until the area was built up and then made the application.

The Planning Commission felt that it would be premature to zone this parcel commercial in the absence of any type of overall development plan for the entire acreage and consequently recommended denial. There were two protests.

J. ZONE CHANGE - Z-126-77 - H. S. SERVICE CORPORATION

and Property generally located 300 ft. east of Lorenzi Boulevard between Washington Avenue and Silverstream Avenue from R-E (under ROI to R-3) to R-PD 6. Proposed Use: Medium density planned development.

K. TENTATIVE MAP - WATKINS MANOR UNIT #4

Property generally located south of Washington Avenue, north of Westcliff Drive, between Lorenzi Street and Torrey Pines Boulevard. R-E zone (ROI to R-3) (proposed R-PD 6). Owner: H. S. Service Corp. Subdivider: Watkins Development Corp. 7+ acres - 40 lots.

They have developed a substantial portion of their overall holdings in the R-PD 6 zone which is slightly higher than R-1 and proposes a lot width of less than R-1. The property is under ROI to R-3. The Planning Commission recommends approval of both the Zoning Z-126-77, and the tentative map. There were no protests.

DJS:kt

November 16, 1977

H. S. Service Corporation
228 S. 4th Street
Las Vegas, Nevada 89101

Re: Z-126-77, ✓

Dear Sirs:

Your request for reclassification of property generally located 300 feet east of Lorenzi Boulevard between Washington Avenue and Silverstream Avenue from R-E (under R01 to R-3), to R-PD 6 was considered by the City Planning Commission on November 10, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL.

This item will be heard by the Board of City Commissioners on November 30, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

November 2, 1977

TO:

Community Development

FROM:

Field Operations Engineer

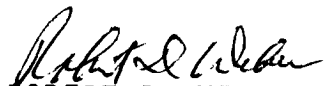
SUBJECT:

Z-126-77
H. S. Service Corp.
East of Lorenzi Blvd. between
Washington & Silverstream

COPIES TO:

Your memorandum of October 21, 1977 requested comments from the Public Services Department on the application for Reclassification of property generally located 300' east of Lorenzi Blvd. between Washington Ave. and Silverstream Ave.

Those comments made by this department on October 27, 1977 relative to the tentative map for Watkins Manor Unit #4 are considered to be applicable to this Reclassification and should be referred to.



ROBERT D. WEBER, PE & RLS

RDW/JSH/s



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 27, 1977

TO:

DON J. SAYLOR, A.I.P. DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

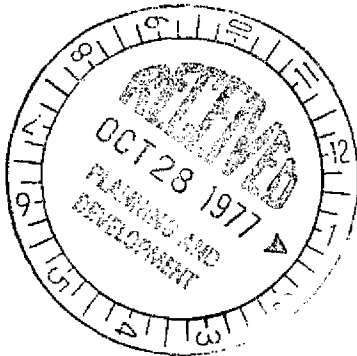
SUBJECT:

ZONE CHANGE Z-126-77
H.S. SERVICE CORPORATION
300 FEET EAST OF LORENZI BLVD., BETWEEN WASH-
INGTON AVE. & SILVER STREAM AVE.
R-PD 6

COPIES TO:

1. All construction to be approved under permit from the Building Department in accordance with applicable building and fire codes.

GJ/nc



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

10-21-77

Date

**TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICES****FROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT****SUBJECT: ZONE CHANGE - Z-126-77
H. S. SERVICE CORPORATION****COPIES TO:**

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

Property generally located 300 ft. east of Lorenzi Boulevard, between Washington Avenue and Silverstream Avenue

From: R-E (Under ROI to R-3) To: R-PD 6

Proposed Use: Medium Density Planned Development.

(2-19-75 & 2-9-71)

CITY PLANNING COMMISSION MEETING: NOVEMBER 10, 1977

Your remarks regarding this application prior to November 4, 1977 will be greatly appreciated.

Plot Plan Attached: Yes
No

DJS:kt

cc: Traffic Engineer (copy of plot plan on file in Public Services)

October 26, 1977

NOTICE OF PUBLIC HEARING

NOVEMBER 10, 1977

Notice is hereby given that on November 10, 1977, 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-126-77 H. S. SERVICE CORPORATION FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED 300 FEET EAST OF LORENZI
BOULEVARD BETWEEN WASHINGTON AVENUE AND SILVERSTREAM
AVENUE.

FROM: R-E (RESIDENCE ESTATES)
(UNDER RESOLUTION OF INTENT TO R-3,
LIMITED MULTIPLE RESIDENCE)

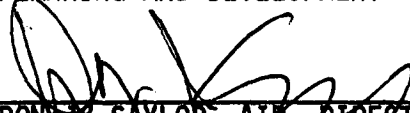
TO: R-PD 6 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF
SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIC, DIRECTOR

DJS:kt

(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.)

NOTICE OF PUBLIC HEARING

Nov. 10, 1977

10-26-77

Notice is hereby given that on Nov. 10, 1977 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-126-77 H. S. SERVICE CORPORATION FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED 300 FT. EAST OF LORENZI BOULEVARD BETWEEN
WASHINGTON AVENUE AND SILVERSTREAM AVENUE.

FROM: ^{R-E} R-3 (LIMITED MULTIPLE RESIDENCE)

TO: ^{ROI} R-PD 6 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY PLANNED DEVELOPMENT

THE ABOVE PROPERTY LEGALLY DESCRIBED AS A PORTION OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$)
OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, ~~NBM~~ ^{MDB&M}

(A complete, detailed legal description is on file in the
Department of C. P. and D.)

*Expunge All R-3 ROI for TOTAL
PARCEL*

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

SMITH _____ (date)

BROWN, D.J. *db 10-20-77*

CLEMMER *10/20/77*

BROWN, D.W. *10/21/77*

SAYLOR _____

(THIS FILE MUST BE RETURNED TO TIGHE BY Oct. 21).

(The information contained above is considered to be accurate; however, there may be minor variations involved).

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-3 Use District to a R-PD6 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:

300' EAST OF LORENZI BLVD BETWEEN WASHINGTON
AVE AND SILVERSTREAM AVE

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) H.S. Service Corporation 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:

TELEPHONE NUMBER:

Robert Banks

228 South Fourth Street

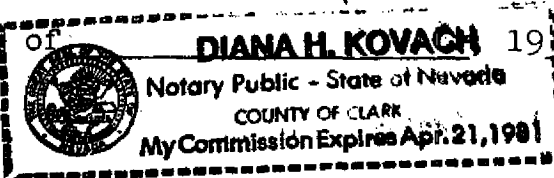
384-1371

Subscribed and sworn to before me this 14th day of

October, 1977

Diana H. Kovach

Notary Public in and for said County and State



(Seal)

SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Section 25, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 200.00

Received by: R. G.

Receipt No.: 299441

Case No. 7-126-77

Date: 10-17-77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

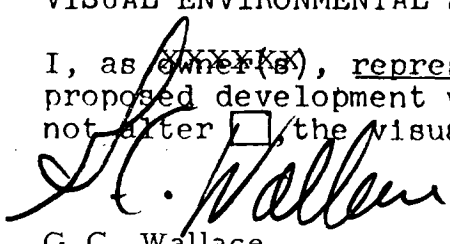
1. Three (3) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing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

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three (3) copies.
2. Minimum size - 17 x 11 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, turn-around 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.


G.C. Wallace

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

G . C . W A L L A C E , *Consulting Engineers, Inc.*

LEGAL DESCRIPTION

WATKINS MANOR UNIT NO. 4

(R-PD 13)

A portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26; thence South 88°05'55" East, along the North line thereof, 330.85 feet to the TRUE POINT OF BEGINNING; thence continuing South 88°05'55" East, 251.15 feet; thence departing said North line South 00°05'14" East, 1195.93 feet; thence North 83°35'19" West, 11.79 feet; thence South 01°02'44" West, 131.47 feet to a point on a non-tangent curve; thence tangent to a bearing of North 72°46'42" West, curving to the right, along a curve concave to the Northeast, having a radius of 200.00 feet, thru a central angle of 41°40'22" an arc distance of 145.47 feet; thence North 31°06'20" West, 292.04 feet; thence North 58°53'40" East, 30.00 feet; thence North 00°05'14" West, 981.14 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 7.01 acres more or less.

TO: City of Las Vegas Planning Department DATE: October 17, 1977
400 Stewart Avenue SUBJECT: Watkins Manor Unit No. 4
Las Vegas, Nevada 89101
 Attn: Mr. Robert Genzer
Senior Planner

Gentlemen:

The following items are: Requested ☐ Hand carried
 Enclosed ☒
 Sent separately ☐

Report ☐ Specification ☐ Cost Estimate ☐ Progress Est. ☐
 Test Result ☐ Blank Form ☐ Test Sample ☐ Other ☒

No. of Copies	Description
5	B/L Tentative Map for subject project
1	Application for Reclassification of Property
1	Check in the amount of \$200.00

These data are submitted:

At your request ☐ For your action ☐
 For your approval ☐ For your files ☐
 For your review ☐ For your information ☐

General Remarks: Items needed for the application to be placed on the November
10, 1977 Planning Commission Meeting.

Very truly yours,

G. C. WALLACE, CONSULTING ENGINEER,

By: Diana Kovach

Diana Kovach

Copies to: