

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0126-87

APN 140-30-811-015

Location SWC of Harris & Lincoln

Applicant Fred A. Fax

Subject

Reclassification of property legally
described as the NE 1/4 of the SW 1/4 of the
SE 1/4 of Section 30, Township 20 South,
Range 62 East, MDB&M.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

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20.		

FILE NO.: 2-126-87

INTERDEPARTMENT DISTRIBUTION LIST

DATE SENT 12-4-87	DATE RETURNED	COMMENTS
<u>BUILDING DEPARTMENT</u> ✓		
PUBLIC WORKS 11-30 ✓ ✓		
<u>FIRE SERVICES</u> ✓		
<u>DESIGN & DEVELOPMENT</u>		
<u>LAND DEVELOPMENT</u> ✓		
<u>POLICE DEPARTMENT</u>		
<u>LICENSE DEPARTMENT</u>		
<u>HEALTH DEPARTMENT</u>		
<u>CITY ATTORNEY</u>		
<u>CITY MANAGER</u>		

FILE NO. 2-126-87

NOTICE OF PUBLIC HEARING

DECEMBER 22, 1987

Notice is hereby given that on **DECEMBER 22, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-126-87

APPLICATION OF FRED A. FAX FOR RECLASSIFICATION OF PROPERTY
LOCATED ON THE SOUTHWEST CORNER OF HARRIS AVENUE AND LINCOLN
ROAD

FROM: R-E (RESIDENCE ESTATES)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

The above property is legally described as the Northeast
Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62
East, N.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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 12/7/87
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName ERVIN KRALDepartment COMMUNITY DEVELOPMENTI. D. Code Z-126-87 Date 2-126-87

Remarks _____

Information Needed:

1. Labels ☒ XXX No. of Sets _____2. Print Format: No Print (A) ☐

Name, Address, Legal Description _____

3. Selection by Tax District (List Tax _____)

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

Partial Page

Partial Page

Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
060	17	0003	060	21	0023	060	21	2038			
		004			025			045			
	21	0001			028			054			
		007			029			062			
		014			005			077			
		015			015			104			
		017			2024			END			
		019			029						
		021									

Assessor Approval _____ Billing No. _____

NOTICE OF PUBLIC HEARING

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LOCATED ON THE SOUTHWEST CORNER OF HARRIS AVENUE AND LINCOLN
ROAD

FROM: R-E (RESIDENCE ESTATES)

TO: R-CL (SINGLE FAMILY COMPACT LOT)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

The above property is legally described as the Northeast
Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62
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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

NOTICE OF PUBLIC HEARING

December 22, 1987

Notice is hereby given that on December 22, 1987 at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-126-87 APPLICATION OF FRED A. ~~AND ALICE~~ FAX FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF HARRIS AVENUE
AND LINCOLN ROAD
FROM: R-E (RESIDENCE ESTATES)
TO: R-CL (SINGLE FAMILY COMPACT LOT)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

The above property is legally described as the Northeast
Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast
Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62
East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

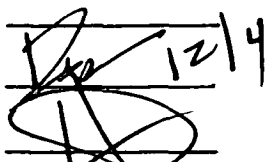
HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

12/14

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 12/8/87

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 4, 1987

TO: PUBLIC WORKS FIRE SERVICES BUILDING & SAFETY LAND DEVELOPMENT	FROM: HAROLD P. FOSTER, DIRECTOR COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION - Z-126-87 FRED R. AND ALICE FAX FROM: R-E TO: R-CL	COPIES TO:

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

Southwest corner of Harris Avenue and Lincoln Road

Parcel No.: 060-210-017 and 001

Proposed Use: Single Family Residential

CITY PLANNING COMMISSION MEETING: December 22, 1987

Your remarks regarding this application prior to December 15, 1987 will be greatly appreciated.

Plot Plan Attached: Yes XX
No

HPF: erh

Attachment

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

11/30/87

TO: PUBLIC WORKS: ED BYRGE, RIGHT-OF-WAY GEORGE FERRIS, ELEC. DIVISION BUILDING AND SAFETY DEPARTMENT FIRE SERVICES - RAY PEEPLES LAND DEVELOPMENT - GIL OR TURK	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION APPLICANT: FRED R. FAX & ALICE FAX Z-126-87 FROM: R-E TO: R-CL	COPIES TO:

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

SW CORNER OF HARRIS AVE & LINCOLN RD.

Parcel No.: 060-210-001,017

Proposed Use: SINGLE FAMILY DWELLINGS

CITY PLANNING COMMISSION MEETING: 12/22/87

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

HPF:erh

Attachment: (Plot Plan)

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME FRED R. FAX & ALICE FAX
 REPRESENTATIVE'S NAME _____
 ADDRESS 520 E. 10th St. THE DALLES, OREGON 97058
 PHONE (503) 296-2351

AGENT: NAME RA HOMES INC.
 REPRESENTATIVE'S NAME _____
 ADDRESS 3430 E. FAMINGO RD LV NV
 PHONE 451-6333

TYPE OF APPLICATION: BRENNER & ASSOC 4025 E. EVELYN BRENNER
2915 W. CHARLESTON
LV NV 89102 77-6621
877-0317
☒ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW
☐ OTHER: _____

ZONING: EXISTING R-E PROPOSED R-CL
 LAND USE: EXISTING VACANT
 PROPOSED SINGLE FAMILY DWELLINGS

PAST ACTIONS:
 CASE NO. Z-93-63 ACTION APPD DATE JUNE 13, 1963
 CASE NO. _____ ACTION _____ DATE _____
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. N-30-8 ASSESSOR'S PARCEL NO. 060-210-017 & 001
 FLOOD ZONE "A": YES _____ NO X

GENERAL LOCATION: SW CORNER OF HARRIS AVE
& LINCOLN RD.

SPECIAL NOTICE REQUIRED: YES _____ NO X

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES _____ NO X

CHECKED BY: _____ DATE 11/25/87

GENERAL RECEIPT NO. 25342 CASE NO. Z-126-87

PC 12/22/87

DEPARTMENT OF COMMUNITY PLANNING & 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 RE Use District to a RCL 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 \$.

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

- (1) THE SW 1/4, NE 1/4, SW 1/4, SE 1/4, SEC. 30, T. 20 S., R. 62 E. MDB 1/4.
(2) THE NW 1/4, NE 1/4, SW 1/4, SE 1/4 AND THE E 1/2, NE 1/4,
SW 1/4, SE 1/4, SEC. 30, T. 20 S., R. 62 E. MDB 1/4.

Assessor's Parcel Number: 060-210-017 & 060-210-001

OWNER'S AFFIDAVIT

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

STATE OF ~~NEVADA~~ Oregon
ss:

COUNTY OF ~~CLARK~~ Wasco

(I, we), FRED R. FAX & ALICE FAX,
(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 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)

x (1) Fred R. Fax 520 East 10th St.
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

503-296-2351
PHONE NUMBER

The Dalles Oregon 97058
CITY STATE ZIP

x (2) Alice Fax 520 East 10th St.
SIGNATURE OF OWNER OF RECORD MAILING ADDRESS

503-296-2351
PHONE NUMBER

The Dalles Oregon 97058
CITY STATE ZIP

Subscribed and sworn to before me this 19th day of November, 1987.

x James William - County of Wasco - State of Oregon
Notary Public in and for said County and State

12/15/87
My Commission Expires

(seal)

FOR DEPARTMENT 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 Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: SW

Receipt No.: 25342

Date: 11/25/87

Case No.: 2-126-87

Meeting Date: 12/22/87

APPLICATION SUBMITTAL REQUIREMENTS

1. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:

- A. Date of preparation and all dates of revision.
- B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
- C. Name, address and phone number of owner, developer and person who prepared the map.
- D. Statement of the present use and the proposed use of the property.
- E. A precise legal description of the property involved in this application and the number and street name.
- F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches).
- G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
- H. Total acreage (or square footage, if less than two (2) acres).
- I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
- J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
- K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
- L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
- M. Size and location of all existing and proposed on-premises signage.

--OVER--

N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

(2) Typical floor plans for each floor.

O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

P. Anticipated number of Employees.

II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

A. A copy of deed submitted for verification of ownership.

B. Required fees.

C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

D. Drawing Submittals:

(1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

(2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

(3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☒ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items): NEED COPY
OF DEED, FLOOR PLANS, ELEVATIONS

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY 11/30/87
(date)

Edgar Brennan
(Applicant's Signature)

11/30/87
(Date)

(Owner of Record)

(Date)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CLINTON CHARLES WHITAKER and FLORENCE

WHITAKER, Husband and Wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to FRED R. FAX, a single man,

all that real property situate in the County of Clark
State of Nevada, bounded and described as follows:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Half of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 02 East, in the City of Las Vegas, County of Clark, State of Nevada

SUBJECT TO:

- (1) Taxes for the fiscal year 1960-61
- (2) Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

Witness our hand & this 7th day of September, 1961

Clinton Charles Whitaker
Florence Whitaker

STATE OF NEVADA
COUNTY OF Clark

this 7th day of Sept., 1961

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared

CLINTON CHARLES WHITAKER and
FLORENCE WHITAKER

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein designated.

WITNESS my hand and official seal
Marrin
Notary Public in and for said County and State

RECORD NO.	RECORDED
ORDER NO.	FILED
WHEN RECORDED MAIL TO RECORDERS OFFICE	
AT 2:00 PM	
The Dallas Oregon	

SPACE BELOW FOR RECORDER'S USE ONLY

256406

NO
RECORDED AT THE REQUEST OF
Fred R. Fax

SEP 8 11 28 AM '61

OFFICIAL RECORDS BOOK NO. 817
CLARK COUNTY, NEVADA
PAUL C. WALLER, RECORDER
FEE \$ 25.00 DEPUTY

BOOK 206

GRANT BARGAIN SALE DEED

167241

THE UNDERSIGNED, WITNESSETH: That

ROBERT J. BRYAN and DORIS E. BRYAN, husband and wife,

consideration of \$ 10.00

the sum of which is hereby acknowledged to have been paid to the

grantor by

PAUL RAY, a single man.

the grantor hereby conveys to the

Class

grantor of Nevada, bounded and described as follows:

Being the Southwest Quarter (SW¹/₄) of the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄) of Section 30, Township 10 North,

Range 12 East, 3rd N.M., A.M.

together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, unto the said Paul Ray, his heirs and assigns forever, and any assessments of future assessments, taxes, levies and conditions, if any, rights of way and easements, right of way or actually existing on this property.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand and seal this 15th day of March, 1959.

Order No. 167241

Recorded at the request of

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

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PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

167241

RECORDED AT THE REQUEST OF

NEVADA TITLE INSURANCE CO.

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

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PAUL RAY, Grantor

PAUL RAY, Grantor

OFFICIAL RECORDS BOOK NO 206

CLARK COUNTY, NEVADA

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

PAUL RAY, Grantor

Recorder's Stamp

INTER-OFFICE MEMORANDUM

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:



RICHARD L. WILLIAMS, CHIEF
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-126-87 From R-E to R-CL

Legally described as:

The Knolls II.

RLW:JLC:rlr

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare, and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specified building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-126-87

FROM R-E TO R-CL

Legally described as:

the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, M.D.B. & M.

Subject to the following conditions:

1. Resolution of Intent with at twelve (12) month time limit.
2. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.

-continued-

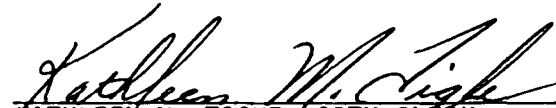
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 20th day of January, 1988.



RON LURIE, MAYOR

ATTEST:



KATHLEEN M. TIGHE, CITY CLERK

CITY COUNCIL MINUTES
MEETING OF

January 20, 1988

AGENDA

City of Las Vegas

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

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. ZONE CHANGE

2. Z-126-87 - Fred R. Fax

Request for reclassification of property located on the southwest corner of Harris Avenue and Lincoln Road.

From: R-E (Residence Estates)

To: R-CL (Single Family Compact Lot)

Proposed Use: SINGLE FAMILY RESIDENTIAL

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
3. Standard conditions 1 and 5-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

NOLEN -
APPROVED as
recommended.
Unanimous

Clerk to Notify
and Planning to
proceed.

No one appeared
in opposition.

APPROVED AGENDA ITEM

Gayle L. Burton

1427

AGENDA

City of Las Vegas

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

Page

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. ZONE CHANGE

2. Z-126-87 - Fred R. Fax

Request for reclassification of property located on the southwest corner of Harris Avenue and Lincoln Road.

From: R-E (Residence Estates)

To: R-CL (Single Family Compact Lot)

Proposed Use: SINGLE FAMILY RESIDENTIAL

Planning Commission unanimously recommended APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
3. Standard conditions 1 and 5-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

CITY COUNCIL MINUTES
MEETING OF
JANUARY 20, 1988

X.

F. ZONE CHANGE

2. Z-126-87 - Fred R. Fax

The request is to rezone a 10.2 acre site from R-E to R-CL at the southwest corner of Harris Avenue and Lincoln Road. This will be an expansion of the RA Homes development that is being constructed on the east side of Lincoln Road. There are 70 lots proposed in this project at a density of 6.86 units per gross acre. Minimum lot size is 40 x 100 feet and all lots will front on public streets. The floor plans indicate the one and two story homes will range from 1,017 to 1,390 square feet. The elevations are the same as approved for the Knolls subdivision to the east.

There is approved R-MHP to the north, R-E to the west and R-PD15 and C-2 to the south. The requested zoning is compatible with the surrounding zoning pattern.

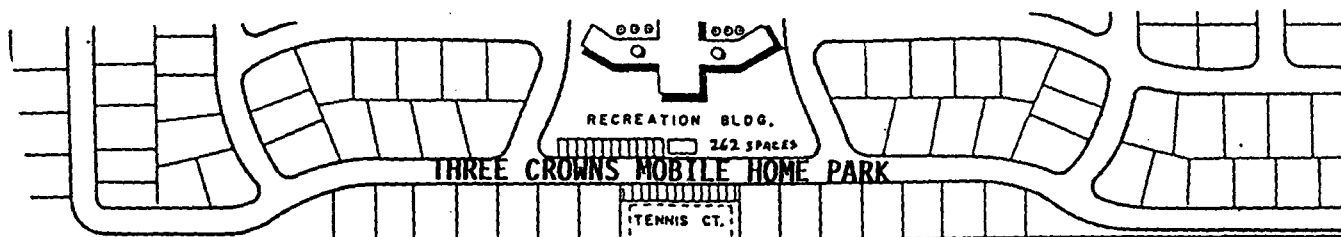
Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

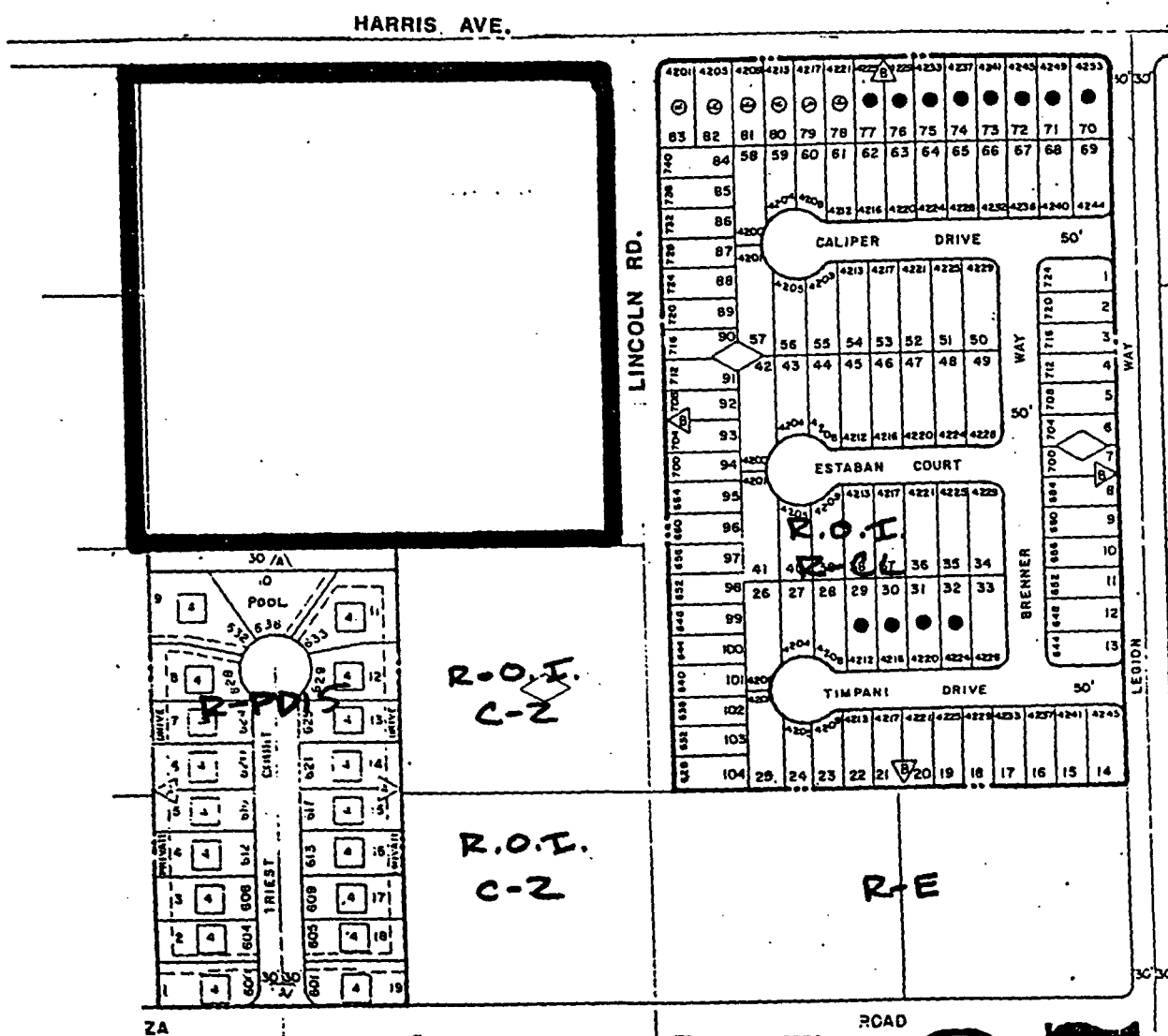
PROTESTS: 0

SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



R-MHP



7-126-87

MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 31, 1987

Mr. and Mrs. Fred R. Fax
526 East 10th Street
Dalles, Oregon

RE: Z-126-87 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Fax:

Your request for reclassification of property located on the southwest corner of Harris Avenue and Lincoln Road, from R-E Zone to R-CL Zone, was considered by the Planning Commission on December 22, 1987.

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

1. Resolution of Intent with a twelve month time limit.
2. Construct a six foot high block wall along the west property line as required by the Department of Community Planning and Development.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City departments.
5. Approval of the parking and driveway plans by the Traffic Engineer.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
7. Provision of fire hydrants and water flow as required by the Department of Fire Services.

- Continued -



TO: Mr. and Mrs. Fred R. Fax
RE: Z-126-87 - Zoning Reclassification

December 31, 1987
Page Two

This item will be considered by the City Council on January 20, 1988, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", written over a horizontal line.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Eslyn Brenner
Brenner & Associates
2915 W. Charleston Boulevard
Las Vegas, Nevada 89102

AGENDA

December 22, 1987

City of Las Vegas PLANNING COMMISSION

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

27. Z-126-87

Applicant: FRED R. FAX
Application: Zoning Reclassification
From: R-E
To: R-CL
Location: Southwest corner
of Harris Avenue
and Lincoln
Road
Proposed Use: Single Family
Residential
Size: 10.2

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent with
a twelve month time limit.
2. Construct a six foot high
block wall along the west
property line as required
by the Department of Community
Planning and Development.
3. Standard Conditions 1
and 5 - 8.

PROTESTS: 0

Coleman -
APPROVED, subject to staff's
conditions.
Unanimous
(Black and Kennedy excused)

MR. FOSTER stated this is a
proposed expansion of an R-CL
project to the east of an R-CL
subdivision known as The Knolls.
There will be 70 lots. Staff
recommended approval, subject
to the conditions.

HESMAN BRENNER, 836 N. Lynn
Lane, appeared and represented
the applicant. He concurred
with staff's conditions.

No one appeared in opposition.

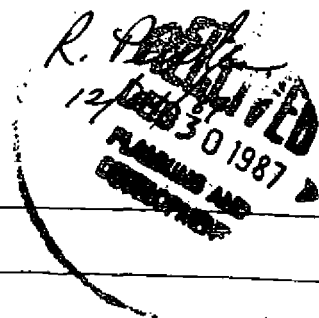
To be heard by the City Council
on 1/20/88.

(9:22-9:24)

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: Z-126-87



- ✓ 1. No objections
- ✓ 2. Fire hydrants to be installed within ~~500~~ 600 feet of the building or existing hydrant.
- ✓ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ✓ 4. Fire flow requirements to be determined when construction plans are submitted.
- ✓ 5. Hydrants are to be installed and charged with water before construction begins.
- ✓ 6. Must meet requirements of Uniform Fire Code.
- ✓ 7. Dead end fire lanes not to exceed 150'.
- ✓ 8. Minimum turning radius of 45' 6".
- _____ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- _____ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- _____ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- _____ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- _____ 3. The required fire flow shall be available at the most remote hydrant(s).
- _____ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-124-87

R. Peephl
12/15/87

- ✓ 1. No objections
- ✓ 2. Fire hydrants to be installed within ~~500~~ 600 feet of the building or existing hydrant.
- ✓ 3. Fire hydrants to be installed in accordance with current fire code adopting ordinance.
- ✓ 4. Fire flow requirements to be determined when construction plans are submitted.
- ✓ 5. Hydrants are to be installed and charged with water before construction begins.
- ✓ 6. Must meet requirements of Uniform Fire Code.
- ✓ 7. Dead end fire lanes not to exceed 150'.
- ✓ 8. Minimum turning radius of 45' 6".
- _____ 9. Crash gate(s) shall be approved by the Fire Department prior to installation. Said gates shall be a minimum of 15 feet in width. Gates shall be over an all weather road surface. Any chain or locks used to secure such gates shall no be no larger than 3/8 of an inch in diameter.
- _____ 10. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER:

- _____ 1. Provide this department with information on the available water in the immediate area of building project (water analysis).
- _____ 2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
- _____ 3. The required fire flow shall be available at the most remote hydrant(s).
- _____ 4. Peak demands of domestic and irrigation water must be considered in the water analysis.

COMMENTS:

Item # 8 is in violation of code.
Turn radius is not 45' 6"

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 15, 1987

TO:

Harold P. Foster, Director
Department of Community Planning
and Development

FROM:

Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: COMMENTS RE:

Z-126-87
Fred and Alice Fax

COPIES TO:

Richard D. Goecke
C. E. Gilpin

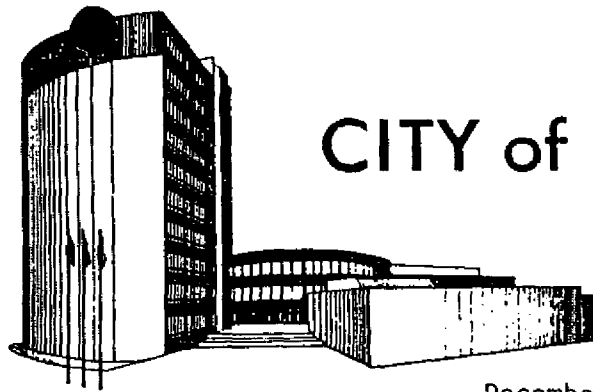
DEC 16 1987
PLANNING AND
DEVELOPMENT

1. Right-of-way dedications required: 30' on Tully Avenue; 30' for Reagan Street; 15' radius on the southeast corner of Reagan and Harris; 15' radius on the northeast corner of Reagan and Tully; 15' radius on the northwest corner of Tully and Lincoln.
2. All off-site public street improvements for half-street construction required on Harris, Tully, Lincoln and Reagan.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 11, 1987

Fred R. and Alice Fax
520 East 10th Street
The Dalles, Oregon 97058

RE: Z-126-87 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request as referred to above will be considered by the City Planning Commission at its regular meeting on December 22, 1987.

This meeting will be held at 7:30 P.M. in the Council 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,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: RA Homes, Inc.
3430 E. Flamingo Road
Las Vegas, Nevada 89121

Mr. Eslyn Brenner
Brenner & Associates
2915 W. Charleston Boulevard
Las Vegas, Nevada 89102



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

12/8/87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

E 126-87 Zone Reclass
Fred Fox Zone: R-E
Parade No: 060-210-017 & 001

COPIES TO:

In answer to your memorandum of

Dec 4th 87

on the above zone request at

Southwest Corner of Harris Ave
and Lincoln Road

this department has no objections provided all required permits and inspections
are obtained.

RECEIVED

DECO 8 1987

PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

Date

12-4-87

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

LAND DEVELOPMENT

SUBJECT:

Z-126-87
KNOLLS II

COPIES TO:

DEC 7 1987
PLANNING AND
FILE DEVELOPMENT

_____ This Division has no requirements relative to this action.

_____ Owner to sign an Assessment District Agreement, for the future installation of _____

* _____ This Division has requirements as follows:

CONFIRM TO ALL REQUIREMENTS
OF THE TENTATIVE & FINAL MAP,
INCLUDING;

- ① 1/2 ST. CONST. ON EXTERIOR STREETS.
- ② FULL ST. CONST. ON INTERIOR STREETS
- ③ R/W DEDICATIONS PER R/W DIV.
 - A. 30' TULLEY AVE
 - B. 30' LINCOLN RD.
 - C. 30' HARRIS AVE
 - D. 30' UNNAMED ROAD ON WEST
 - E. INTERIOR STREETS
 - F. RADIUS CORNERS FOR ABOVE