

Planning & Development Department
Scanning Cover Sheet

Case No Z-0128-79

APN 139-36-119-000

Location 2915 Cedar Ave

Applicant Inter. Church of the 4 Square Gospel

Subject

Reclassification of property legally
described as the East 150' of the South 200'
of the West 1/2 of Lot 5, Block 2, Artesian
Acres.



LICENSE INSPECTION LOG

LOCATION 2915 CEDAR AVE

CASE NO. 8-128-79

TENTATIVE LICENSE ISSUED ON _____

FIELD INSPECTION LOG

DATE/BY

9/28/83

ONLY ONE 4-FLY WAS BEEN
CONSTRUCTED. HOWEVER, PARKING
IS PAVED, TRASH AND AC SCREENED,
LANDSCAPING IN FRONT. E.O.I
CONDITIONS REMAINS IN EFFECT
THEREFORE NO PROBLEM IN REQUESTING
ORDINANCE.

On

9/28/83

, the conditions of approval have been met.

APPROVED BY

[Signature]

PROPERTY OWNERS

PROTESTS

APPROVALS

1.		
2.		
3.		
4.		
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20.		

FILE NO. Z-128-79

December 26, 1979

NOTICE OF PUBLIC HEARING

JANUARY 10, 1980

Notice is hereby given that on January 10, 1980, 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-128-79 INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL FOR
RECLASSIFICATION OF PROPERTY LOCATED AT 2915 CEDAR
AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE EAST
150 FT. OF THE SOUTH 200 FT. OF THE WEST HALF OF LOT
5, BLOCK 2, ARTESIAN ACRES.

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.)

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 12-18-79
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGASName John Hubert
JIM ROBISONDepartment COMMUNITY DEVELOPMENTPhone 386-6301

Ext. _____

I. D. Code Z-128-79 Date to Be Completed _____

Remarks _____

Information Needed:

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

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

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

Partial Page

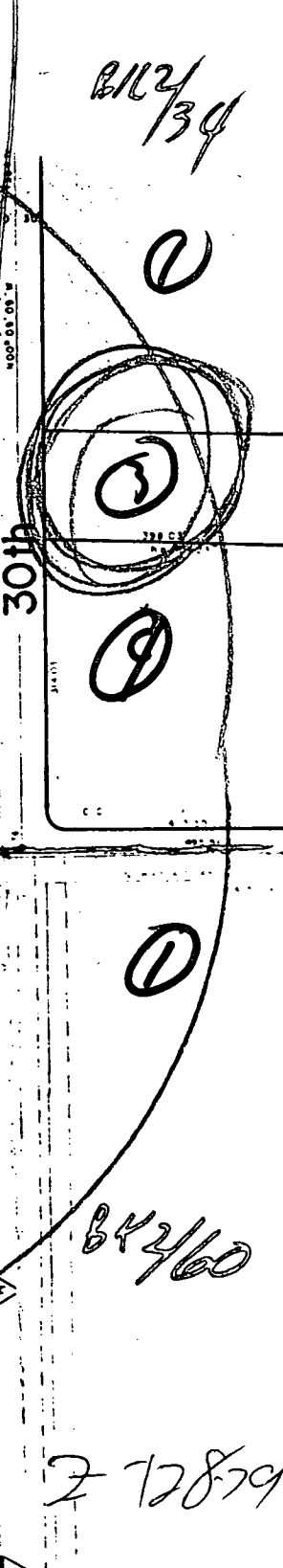
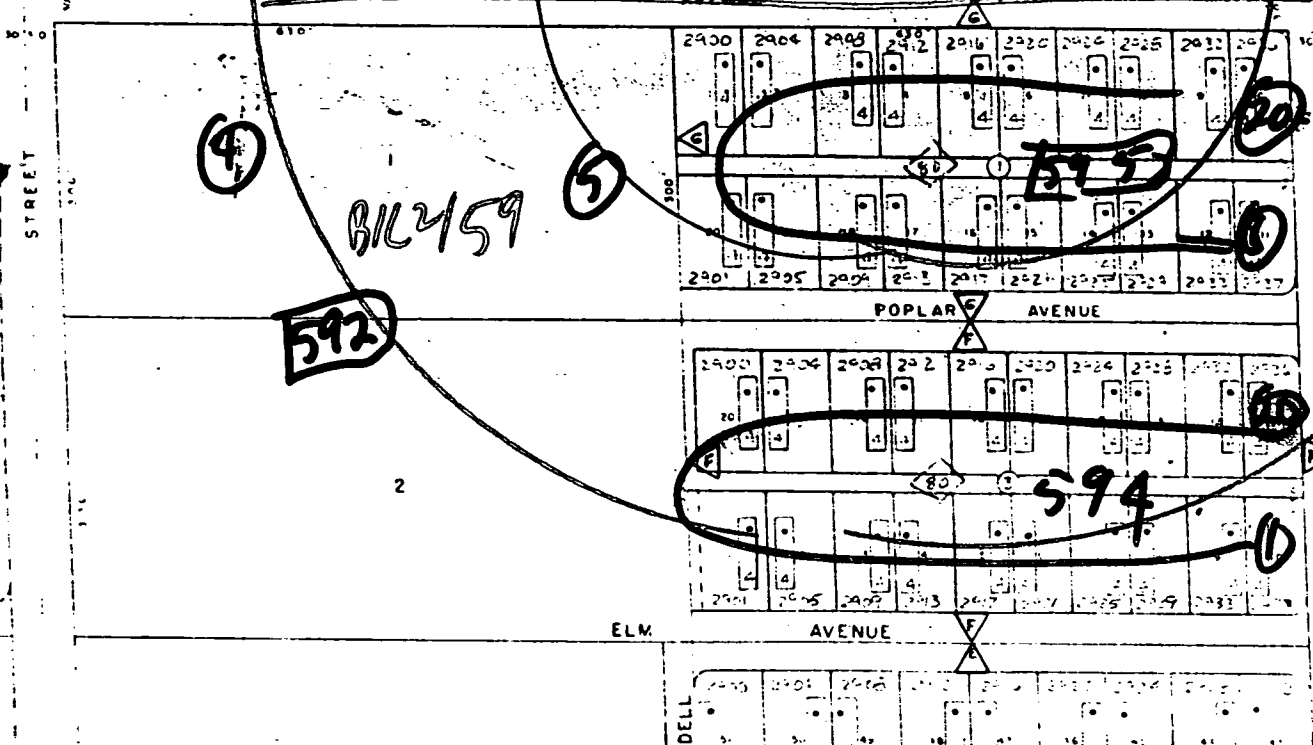
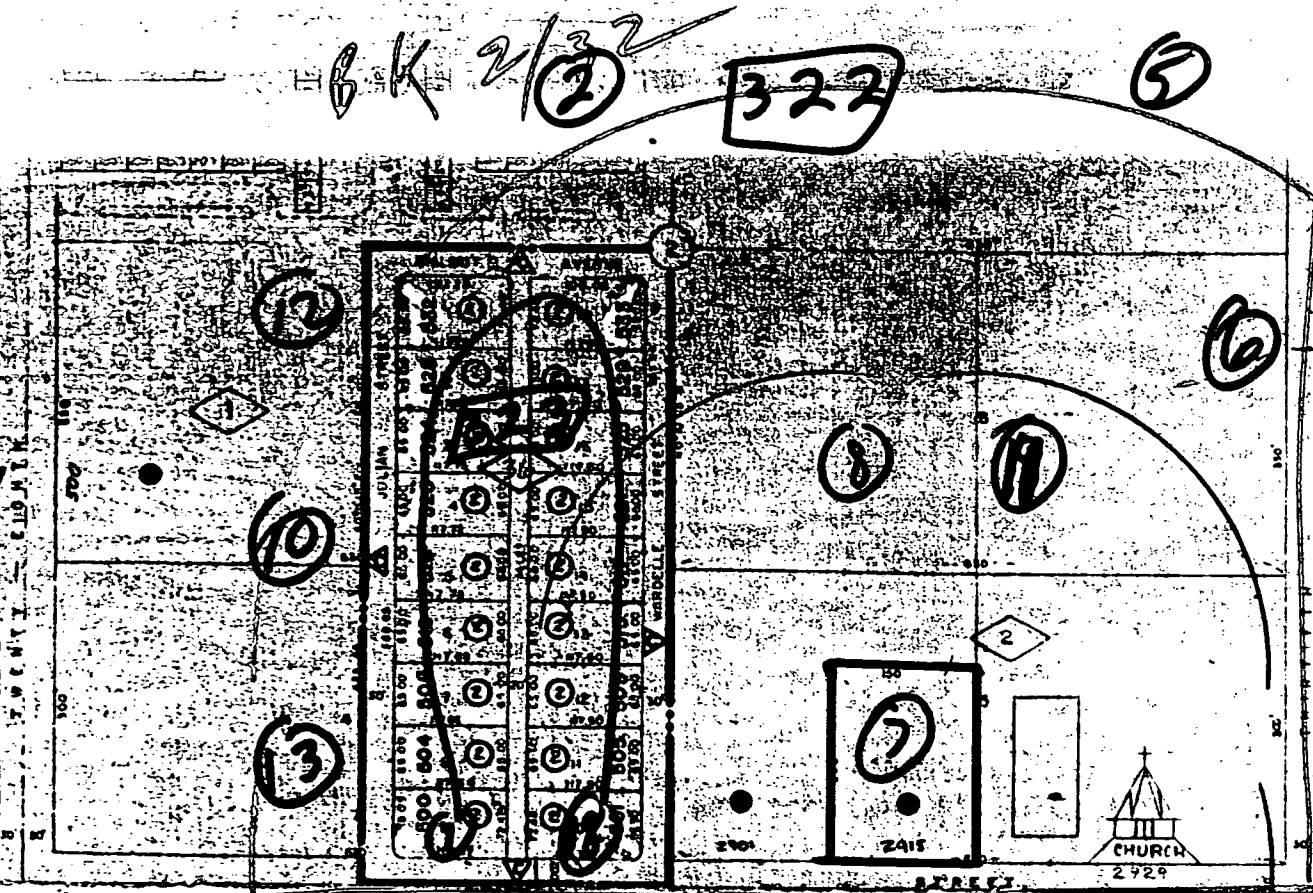
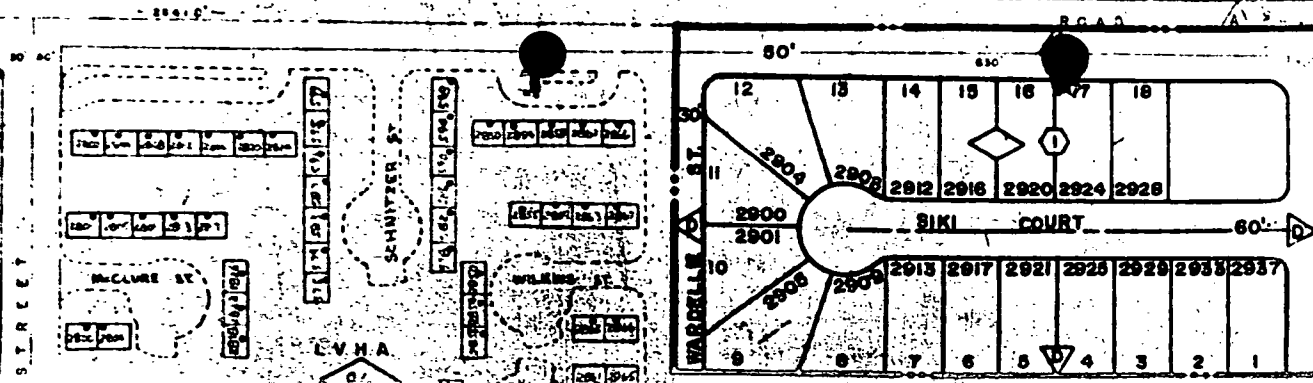
Partial Page

Partial Page

Partial Page

Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
020	32	2	002	020	34	0	004				
{		005	{	59	2	004					
		008			005						
		010			4						
		012			5						
		013		60	0	001					
	3										
	34	0	001								
	S	002									

Assessor Approval _____ Billing No. _____



INTER-OFFICE MEMORANDUM

Date _____

TO:

CITY ATTORNEY

FROM:

[Signature]
RICHARD L. WILLIAMS, SENIOR PLANNER
DEPT. OF COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION

COPIES TO: ✓

Z-128-79
REQ. FOR ORD.
CHRONO
ASSESSOR

JIM ROBISON
DON BROWN
ZONING

Please prepare an Ordinance to rezone the following property:

Z-128-79

From R-E to R-3

LEGALLY DESCRIBED AS:

THE EAST 150 FEET OF THE SOUTH 200 FEET OF THE WEST ONE-HALF (W 1/2)
OF LOT 5, BLOCK 2, ARTESIAN ACRES.

RLW:hb

MARCH 28, 1980

TO:

CITY ATTORNEY

FROM:

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: FEBRUARY 6, 1980

COPIES TO:

ASSESSOR
CHRONOZ-128-79 (ROI #942)
REQ. FOR ROI

Please prepare a Resolution of Intent to rezone the following property:

Z-128-79 From R-E to R-3

Legally described as the East 150 feet of the South 200 feet of the
West One-half ($W\frac{1}{2}$) of Lot 5, Block 2, Artesian Acres.

SUBJECT TO:

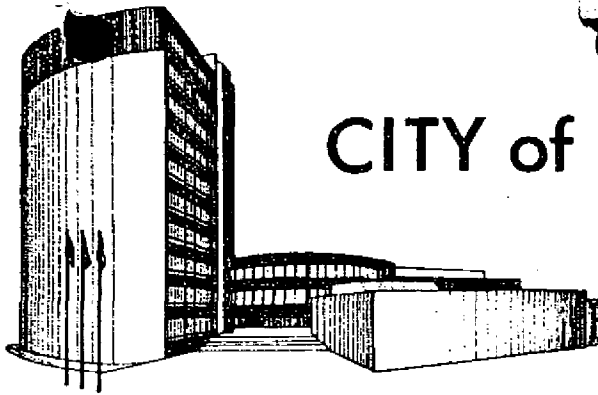
1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A maximum of seventeen (17) units be allowed on this property.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Drainage to meet the requirements of the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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 the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

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

March 5, 1980

Mr. Frank M. Blackburn
2929 Cedar Avenue
Las Vegas, Nevada 89101

Dear Mr. Blackburn:

Re: Z-128-79
RECLASSIFICATION OF PROPERTY

The Board of City Commissioners, at a regular meeting held February 6, 1980, APPROVED your request for reclassification of property located at 2915 Cedar Avenue, from R-E to R-3, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A maximum of seventeen (17) units be allowed on this property.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Drainage to meet the requirements of the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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.

(continued)

March 5, 1980

Page 2

Mr. Frank M. Blackburn
Re: Z-128-79

8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Sincerely,



CAROL ANN HAWLEY
CITY CLERK

CAH:dh

cc: ☒ Community Planning and Development Dept.
Public Services Dept.
Fire Services Dept.
Building and Safety Division

ITEM

Z-128-79

Commission Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)**

4. Construct street lighting and alley paving.
5. Construction of a 6 ft. block wall along the north and set back to provide for a landscaped planter as required by the Department of Community Planning and Development.
6. The office building be set back the same distance as the homes to the north along South 7th Street.

PROTESTS: 0

See Page 35

See Page 35

**(D.) ZONE CHANGE - Z-128-79 - INTERNATIONAL
CHURCH OF THE FOUR SQUARE GOSPEL**

Property located at 2915 Cedar Avenue.
From: R-E (Residence Estates)
To: R-3 (Limited Multiple Residence)
Proposed Use: Apartments

Planning Commission unanimously recommends
APPROVAL, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A maximum of seventeen (17) units be allowed on this property.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Drainage to meet the requirements of the Department of Public Services.

PROTESTS: 0

APPROVED
subject to the
conditions

Lurie - unanimous

Clerk to notify
Planning to
proceed

CONTINUED

4. Construct street lighting and alley paving.
5. Construction of a 6 ft. block wall along the north and set back to provide for a landscaped planter as required by the Department of Community Planning and Development.
6. The office building to be set back the same distance as the homes to the north along South 7th Street.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan as amended to reflect the above conditions.
11. 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. Miller, Mr. Jones,
Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 6, 1980 at 2:00 P.M.

Application of INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL for reclassification of property located at 2915 Cedar Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as the East 150 ft. of the South 200 ft. of the West Half of Lot 5, Block 2, Artesian Acres.
Proposed Use: Apartments

MR. FOSTER presented the staff report and stated that 19 apartments are being proposed. The amount of lot area will only allow 17 units; therefore, 2 units will have to be removed. The applicants would like a court yard in the central portion of the property for the four-plexes. Everything is satisfactory and staff would recommend approval subject to redesigning and reducing the density from 19 to 17 units.

CHAIRMAN SWESSEL declared the public hearing open.

FRED HORROZZO represented the application and agreed to staff stipulations.

JANICE HUBERT, 501 Jullian, stated she did not object to the apartments, but that the church had not been the best neighbor in the past with regard to maintenance of the property. She added she had tried to get some property from them for a drainage ditch, but the church had not cooperated. She asked if Cedar would be improved.

MR. FOSTER stated improvements on Cedar would be required.

HENRY WORTH appeared representing the application.

CHAIRMAN SWESSEL asked if something could be done about the drainage.

MR. FOSTER stated that approval of the rezoning could be conditioned on the drainage meeting the requirements of the Department of Public Services.

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-128-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A maximum of seventeen (17) units be allowed on this property.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Drainage to meet the requirements of the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, 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 the plot plan as amended to reflect the above conditions.
9. 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. Miller, Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 6, 1980 at 2:00 P.M.

5. Z-71-79

PLOT PLAN REVIEW

APPROVED

Request of ZICK & SHARP ARCHITECTS for a Plot Plan Review on property generally located at the southwest corner of Sandhill Road and Owens Avenue, R-1 zone (under Resolution of Intent to R-PD11).

MR. FOSTER presented the staff report and stated when this was originally approved, it was for two types of public housing, senior citizens and family units. The south portion of the property is proposed to be redesigned. These were approved for one story units and now the applicants are proposing two story units. This will give more green area on the site. There is adequate parking and green area and staff would recommend approval.

HARRIS SHARP represented the application.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-71-79, subject to the following conditions:

1. 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

(D.) ZONE CHANGE - Z-128-79 - INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL

Property located at 2915 Cedar Avenue, from R-E to R-3.
Proposed Use: Apartments

The church is proposing to develop apartment units on its property next to their church facility. The apartments will be used for persons connected with the church. There is apartment zoning in most of this general area. The plot plan indicates four two-story fourplexes and three single apartments for a total of nineteen units. The requested R-3 zoning will only allow a total of 17 units.

PLANNING COMMISSION RECOMMENDATION: Approval subject to limiting the development to a maximum of seventeen units.

STAFF RECOMMENDATION: Approval - in accordance with the surrounding zoning pattern.

PROTESTS: 0

E. PLOT PLAN REVIEW - Z-71-79 - ZICK & SHARP ARCHITECTS

Property generally located at the southwest corner of Sandhill Road and Owens Avenue, R-1 zone (under Resolution of Intent to R-PD11).

This involves a change to the south portion of an approved plan for a public housing project proposed by the Housing Authority. The total development is for both elderly and family units. This change is only on the family unit portion. The approved plan proposed 57 one-story duplex units and the revised plan is for the same number of units but in primarily two-story eight-plex buildings. The redesign provides more open area that was required by the federal government.

PLANNING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

F. EXTENSION OF TIME - Z-124-77 - ROBERT P. PELTON

Extension of Time on property generally located at the northeast corner of Searles Avenue and Eastern Avenue, R-4 zone (under Resolution of Intent to C-2).

This is the second request for an extension of time. The applicant is requesting a one year extension because of present economic conditions which has made it impossible for him to develop this property.

PLANNING COMMISSION RECOMMENDATION: Approval for a one year extension.

STAFF RECOMMENDATION: No objection.

G. EXTENSION OF TIME - Z-13-76 - GEORGE T. ENOMOTO, ARCHITECT ON BEHALF OF KATSUMI KAZAMA

Extension of Time on property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive, C-1 zone.

This is the fifth extension of time on this application. The proposed development is for a restaurant. The applicant has indicated the construction plans were completed during the past six months and they are presently seeking financing from a lender.

PLANNING COMMISSION RECOMMENDATION: Approval for a period of one year.

STAFF RECOMMENDATION: No objection.

INTER-OFFICE MEMORANDUM

Date

January 8, 1980

TO:

COMMUNITY PLANNING & DEVELOPMENT

FROM:

PUBLIC SERVICES

SUBJECT:

FRANK M. BLACKBURN
Z-128-79

COPIES TO:

BUILDING & SAFETY

1107C

Your memorandum of December 17, 1979, requested comments from the Public Services Department on the request for reclassification of property generally located at 2915 Cedar Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence), submitted by Frank M. Blackburn.

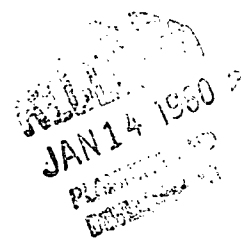
At the time of development, it will be necessary that the applicant construct ~~remaining~~ half-street improvements as required. A Performance Bond and engineering plans will be required for this construction.

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



GARY W. HOLLER, P.E.
CITY ENGINEER

GWH/JSH/cs

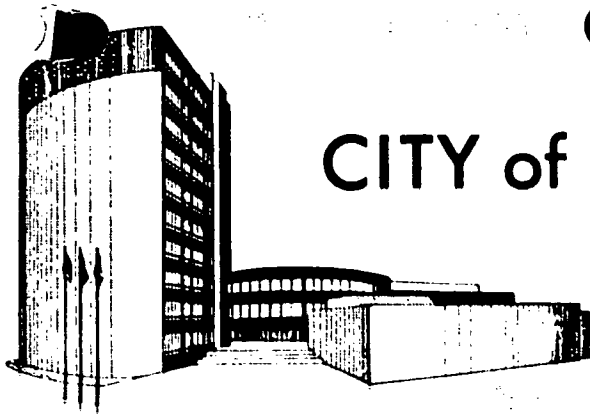


MAYOR BILL BRIARE

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

Mr. Frank M. Blackburn
2929 Cedar Avenue
Las Vegas, Nevada 89101

✓ Re: 2-128-79

Dear Mr. Blackburn:

Your request on behalf of International Church of the Four Square Gospel for reclassification of property located at 2915 Cedar Avenue, from R-E to R-3, was considered by the City Planning Commission on January 10, 1980.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A maximum of seventeen (17) units be allowed on this property.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Drainage to meet the requirements of the Department of Public Services.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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.

Mr. Frank M. Blackburn
Re: Z-128-79

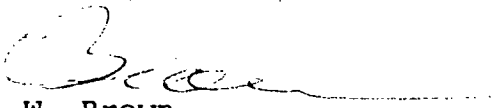
January 14, 1980
Page 2

8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This item will be considered by the Board of City Commissioners on February 6, 1980, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


D. W. Brown
Supervisor of Zoning

DWB:bjl

cc: City Clerk

NOTICE OF PUBLIC HEARING

JANUARY 10, 1980

Notice is hereby given that on January 10, 1980, 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-128-79 INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL FOR
RECLASSIFICATION OF PROPERTY LOCATED AT 2915 CEDAR
AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: APARTMENTS

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE EAST
150 FT. OF THE SOUTH 200 FT. OF THE WEST HALF OF LOT
5, BLOCK 2, ARTESIAN ACRES.

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

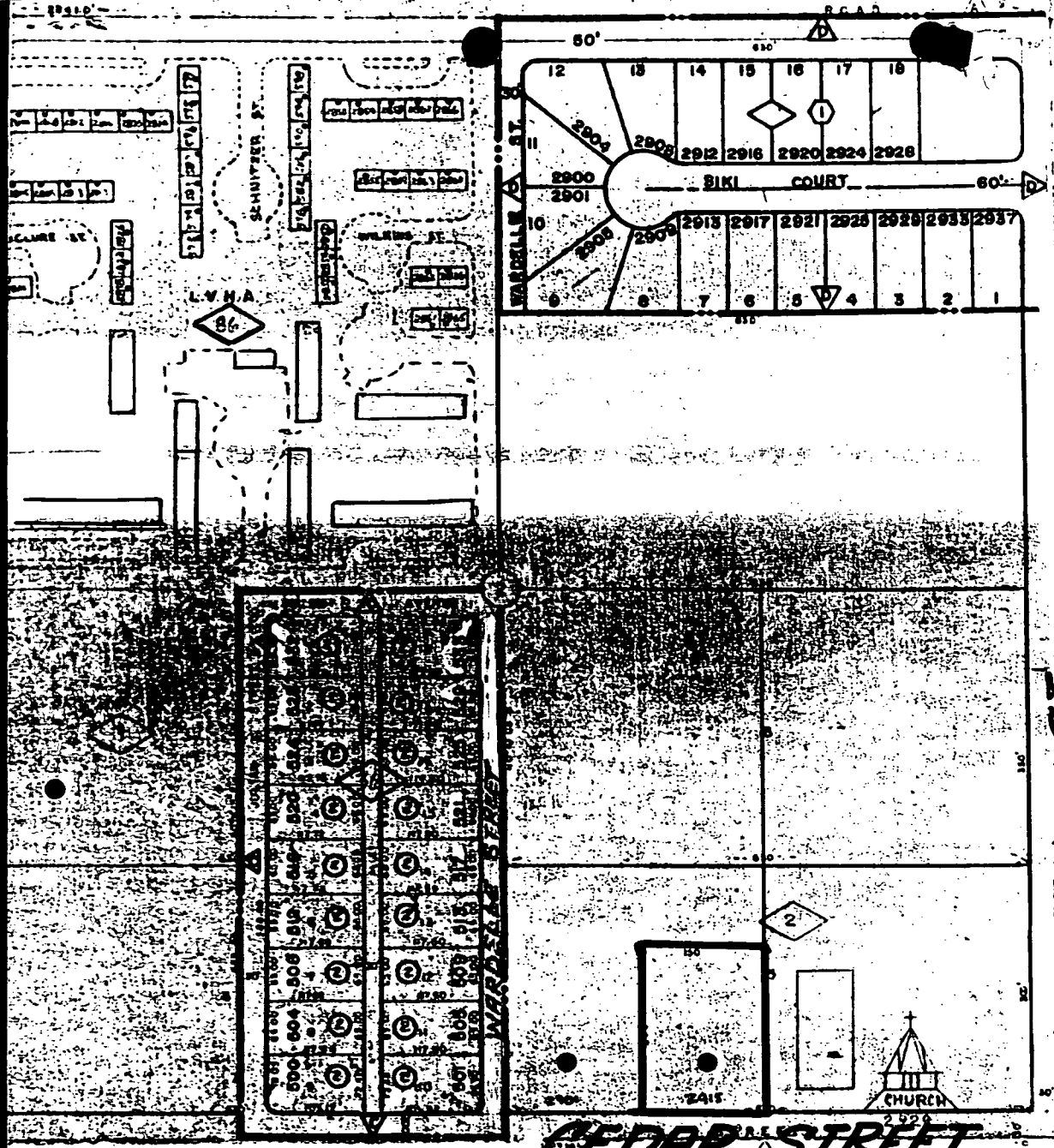


HAROLD P. FOSTER, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)



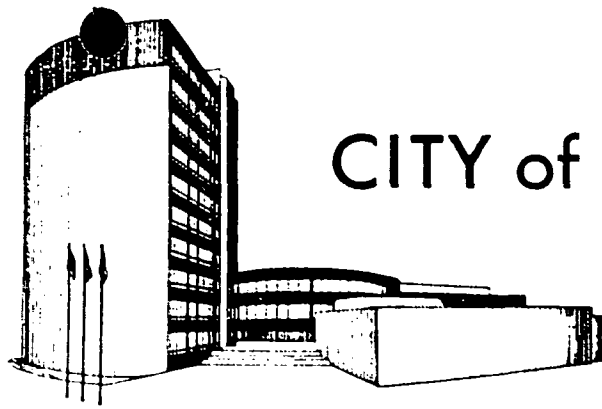
Z-128-79

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 3, 1980

Mr. Frank M. Blackburn
2929 Cedar Avenue
Las Vegas, Nevada 89101

Re: Z-128-79

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 January 10, 1980.

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

11/10/79

DATE: 12-18-79

TO : COMMUNITY PLANNING & DEVELOPMENT

FROM : FIRE PREVENTION DIVISION

SUBJECT : FRANK M. Blackburn

2-128-79

- ☒ 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
DEC 20 1979
PLANNING AND
DEVELOPMENT

M. Byrne
FIRE PREVENTION OFFICER

NOTICE OF PUBLIC HEARING

JANUARY 10, 1980

Notice is hereby given that on January 10, 1980, 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-128-79 *INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL*
~~FRANK M. BLOOMER~~ FOR RECLASSIFICATION OF PROPERTY

LOCATED AT 2915 CEDAR AVENUE.

FROM: R-E (RESIDENCE ESTATES)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

PROPOSED USE: *APARTMENTS*

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS ~~LOT 1~~

*~~BLOCK 2 ARTESIAN ACRES~~ THE EAST 150' OF THE
 SOUTH 200' OF THE WEST 1/2 OF LOT 5, BLOCK 2
 ARTESIAN ACRES*

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
 BROWN, D.W.

BEFORE

(THIS FILE MUST BE RETURNED TO BARBARA ~~BY~~ WEDNESDAY, 12-19-79 .)

(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.)

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

DECEMBER 17, 1979

TO:

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

FROM:

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

SUBJECT:

FRANK M. BLACKBURN
Z-128-79

COPIES TO:

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

2915 Cedar Avenue

From: R-E (Residence Estates)

To: R-3 (Limited Multiple Residence)

The above property is legally described as Lot 7, Block 2, Artesian Plaza

CITY PLANNING COMMISSION MEETING: January 10, 1980

- Your remarks regarding this application prior to December 31, 1979,
will be greatly appreciated.

Plot Plan Attached: Yes xxx
No

HPF:bjl

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 pro-
perty be reclassified from the RE Use District to a R3 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:

Lot 2, Block 2 Artesian Plaza, (Portion of Lot 5) see attached

North Half, NW quarter, Section 36, T20S, Range 61E
Known as
2915 Cedar Ave., Las Vegas, Nv. 89101

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK)

ss: INTERNATIONAL CHURCH OF THE FOUR
SQUARE GOSPEL

(I, we) Frank M. Blackburn being duly sworn,
depone and say that (I am, we are) the owner(s) of record of the property in-
volved in this application and that the foregoing statements and answers here-
in 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.

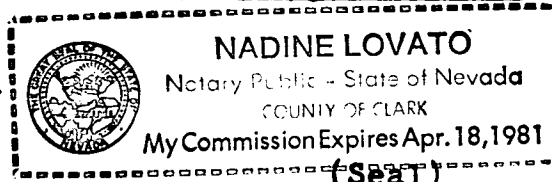
Frank M. Blackburn

2929 Cedar Ave., Las Vegas, Nv. 89101

384-6960

Subscribed and sworn to before me this 14th day of December, 1979.

Nadine Lovato
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIRE-
MENTS 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: Bruce A. Beale

Receipt No.: 383554

Case No. 2-128-79

Date: 14 Dec 79

M 36-4, 2, 3, 4

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.

BOOK 429

388597

ATLAS \$ 27.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That DOROTHY LOIS JARRETT, a widow, ROBERT L. JARRETT, a single man, GERALDINE F. RIDENOUR and CHARLES RIDENOUR, husband and wife and WILLIAM G. JARRETT, a single man, in consideration of \$10.00----- the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL

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

The East 150 feet of the South 200 feet of the West One-Half (1/2) of Lot Five (5) in Block Two (2) of ARTESIAN ACRES, as shown by map thereof on file in Book 1 of Plates, page 38, in the Office of the County Recorder of Clark County, Nevada.

NEVADA

27.50

SUBJECT TO:

1. Taxes for the fiscal year 1973-1974.
2. Rights of way, restrictions, reservations, conditions, covenants and easements of record.

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

Witness our hand this day of 1977

Dorothy Lois Jarrett
Robert L. Jarrett

Geraldine F. Ridenour

William G. Jarrett

STATE OF NEVADA

Clark

Lot 5, Block 2, Artesian Acres

Dorothy Lois Jarrett, Robert L.

William G. Jarrett,

Order No. LV 49145-PH

When Recorded, mail to International Church of the Four Square Gospel

1100 Glendora Blvd., Los Angeles, California 90026

Recorder's Stamp.

BOOK 429

388597

5-2

STATE OF NEVADA

See also ... Charles

388597
INST. NO.
OFFICIAL REC. BOOK NO. 429
RECORDED AT REQUEST OF
MAY 20 3 32 PM '74
CLARK COUNTY NEVADA
PAUL F. HOAN RECORDER
PER *[Signature]* DEPUTY