

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0130-87

APN 162-03-413-027

Location 2400 Santa Clara Dr

Applicant Stanford & Mildred Smith

Subject

Reclassification of property legally
described as Lot 42 in Block 1 of Paradise
Village Tract No. 1.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
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19. _____	_____
20. _____	_____

FILE NO.: Z-130.87

NOTICE OF PUBLIC HEARING

JANUARY 14, 1988

Notice is hereby given that on JANUARY 14, 1988 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-130-87 APPLICATION OF STANFORD AND MILDRED SMITH FOR
RECLASSIFICATION OF PROPERTY LOCATED AT 2400 SANTA CLARA
DRIVE

FROM: R-1 (SINGLE FAMILY RESIDENCE)

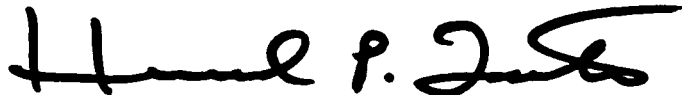
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

The above property is legally described as Lot Forty-Two
(42) in Block One (1) of Paradise Village Tract No. 1.

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

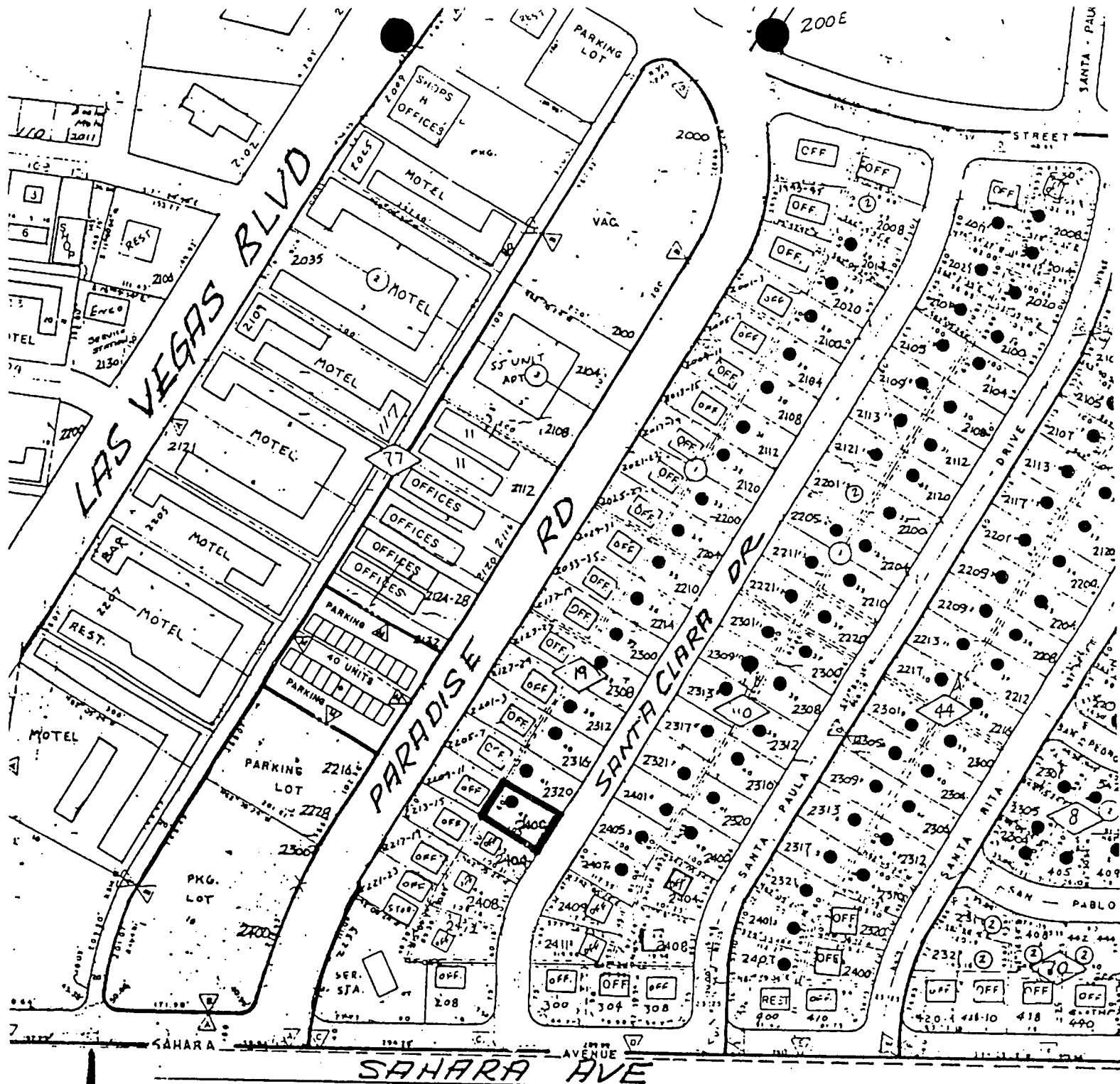


HAROLD P. FOSTER, DIRECTOR

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.



511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 12/23/87Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name ERVIN KRALDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-130-87 Date to Be Completed Remarks

Information Needed:

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

3. Selection by Tax District (List Tax Districts)

4. Selection by Partial Page

5. Page (5 char.), Parcel No. (9 char.)

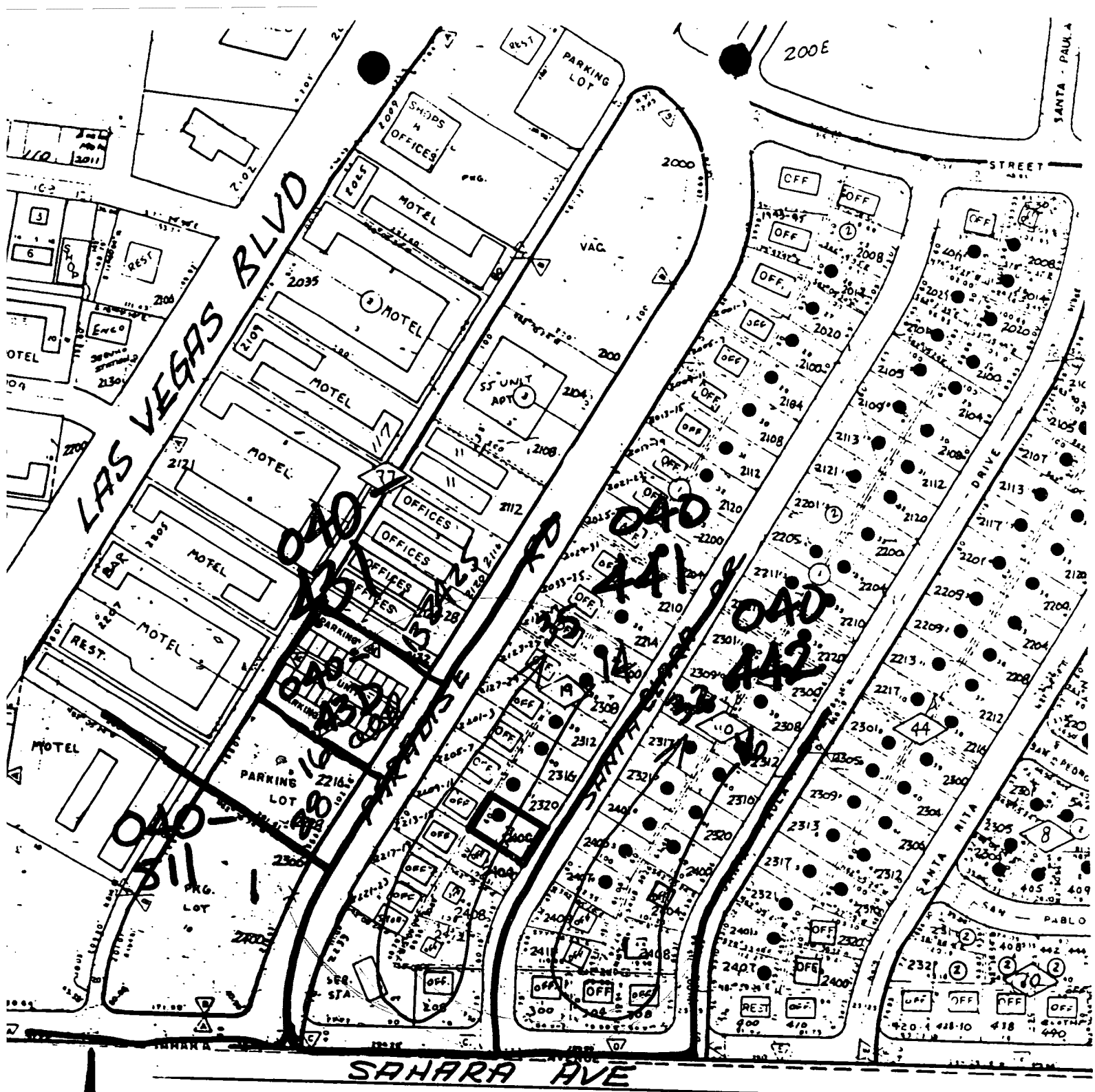
Partial Page P

Partial Page

Book	Pge	Nmbr	Book
3	2	1	3
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		016	
		024	
		025	
		028	
	44	014	
		035	
		2016	

Book	Pge	Nmbr
3	2	1

Assessor Approval Billing No.



Z-130-87

USE LABELS 2-15-46

INTERDEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
	12.28		
BUILDING DEPARTMENT			
PUBLIC WORKS	12.22		
FIRE SERVICES			
DESIGN & DEVELOPMENT			
LAND DEVELOPMENT			
POLICE DEPARTMENT			
LICENSE DEPARTMENT			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. 2-130-87

NOTICE OF PUBLIC HEARING

JANUARY 14, 1988

Notice is hereby given that on **JANUARY 14, 1988** 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-130-87 APPLICATION OF STANFORD AND MILDRED SMITH FOR
RECLASSIFICATION OF PROPERTY LOCATED AT 2400 SANTA CLARA
DRIVE

FROM: R-1 (SINGLE FAMILY RESIDENCE)

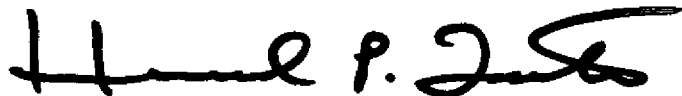
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

The above property is legally described as Lot Forty-Two
(42) in Block One (1) of Paradise Village Tract No. 1.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster", written in a cursive style.

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

JANUARY 14, 1988

Notice is hereby given that on January 14, 1988 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-130-87 APPLICATION OF STANFORD AND MILDRED SMITH FOR RECLASSIFICATION
OF PROPERTY LOCATED ~~ON THE WEST SIDE OF~~ ^{AT 2400} SANTA CLARA DRIVE,
~~BETWEEN SAHARA AVENUE AND ST. LOUIS STREET~~

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: PROFESSIONAL OFFICE

The above property is legally described as a portion of the
Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of
Section 3, Township 21 South, Range 61 East, M.D.B. & M.
LOT FORTY-TWO (42) IN BLOCK ONE (1) OF
PARADISE VILLAGE TRACT NO. 1.

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

THIS FILE MUST BE RETURNED TO ELDA RAE BY: 12/30/87

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.

INTER-OFFICE MEMORANDUM

December 28, 1987

TO: LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY
PUBLIC WORKS
FIRE SERVICES
BUILDING & SAFETY
LAND DEVELOPMENT

FROM: HAROLD P. FOSTER, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT: ZONING RECLASSIFICATION - Z-130-87

STANFORD AND MILDRED SMITH

FROM: R-1 TO: P-R

COPIES TO:

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

West side of Santa Clara Drive, between Sahara Avenue and St. Louis Street

Parcel No.: 040-441-019

Proposed Use: Professional Office

A copy of the plans is available for review in the Department of Community Planning and Development.

CITY PLANNING COMMISSION MEETING: January 14, 1988

Your remarks regarding this application prior to January 7, 1988
will be greatly appreciated.

Plot Plan Attached: Yes XX
No

HPF: erh

Attachment

INTER-OFFICE MEMORANDUM

12/22/87

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: <i>Stanford & Mildred Smith</i> Z-130-87 FROM: R-1 TO: P-2	COPIES TO:

This is concerning a request for reclassification on the following described property: *Lot 42, Block 1, Paradise Valley Tract #1; west side of SANTA CLARA DR. between SAHARA AVE. & St. Louis St..*

Parcel No.: *040 - 441 - 019*

Proposed Use: *professional office; included is a request for WAIVER of parking requirements.*

CITY PLANNING COMMISSION MEETING: *January 14, 1988*

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 Stanford & Mildred Smith
 REPRESENTATIVE'S NAME _____
 ADDRESS 1208 Warwick Ct. LV, NV 89110
 PHONE 452-9390

AGENT: NAME _____
 REPRESENTATIVE'S NAME _____
 ADDRESS _____
 PHONE _____

TYPE OF APPLICATION:

- ☒ ZONING RECLASSIFICATION
☐ VARIANCE
☐ USE PERMIT
☐ PLOT PLAN REVIEW

por. of SE $\frac{1}{4}$, SW $\frac{1}{4}$,
 Sec. 3, T. 21 S., R. 61 E.,
 M. D. B. & M.

☒ OTHER: Request for Waiver of Parking Requirements

ZONING: EXISTING R-1 PROPOSED P-R

LAND USE: EXISTING residential
 PROPOSED professional office

PAST ACTIONS:

CASE NO. Z-15-86 ACTION Denied DATE 5/2/86
 CASE NO. U-47-64 ACTION Appvd. DATE 11/19/64
 CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. R-3-7 ASSESSOR'S PARCEL NO. 040-441-019

FLOOD ZONE "A": YES _____ NO ☒

GENERAL LOCATION: Lot 42, Block 1, Paradise Valley Tract #1;
west of Santa Clara Dr. between Sahara Ave. and St. Louis St.

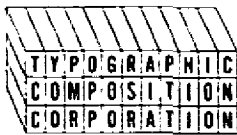
SPECIAL NOTICE REQUIRED: YES _____ NO ☒

IF YES: _____

IN DOWNTOWN REDEVELOPMENT AREA: YES ☒ NO _____

CHECKED BY: R.P. DATE 1/14/87

GENERAL RECEIPT NO. 28582 CASE NO. Z-130-87



TYPOGRAPHIC COMPOSITION CORPORATION

Publishing - Printing - Advertising

2404 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104
(702) 732-8800

Department of Community Planning & Development
400 E. Stewart Ave.
Las Vegas, NV 89101

RE: Mildred & Stanford Smith for re-classification of property located at 2400 Santa Clara Drive.

From R1 to PR. Proposed use. Office.

We are petitioning your department as above and have outlined in attached documentation the reasons why the request is appropriate to be granted from the standpoint of progressive city planning.

As the president of the above named Corporation we are in need of expanding our office space. We have 1600 sq. ft. in our present building at 2404 Santa Clara Drive which is used for advertising sales staff and editorial production of four monthly newspapers. When the property next door became available we purchased it and applied for re-classification. This decision was also prompted by the fact that its run down condition detracted from our own property.

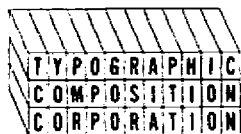
When we were denied re-classification by one vote on April 2, 1986 we committed a considerable amount of money to improving the property and attempted to rent it as a residence. We had no better success in renting the house as did the previous owners who were unable to rent it for a number of years when it stood vacant and was vandalized. We have since then only been able to use it for storage purposes and it has created a economic and legal hardship for us to maintain it if it remains under its present classification. It is not in a desirable location for residential rental.

On the city General Plan this area is classed as Service-Commercial. Denial of re-classification would conflict with principals as set forth in Redevelopment Plan for the downtown Las Vegas Redevelopment Area relating stagnant or improperly utilized properties. As the city continues its growth neighborhoods will change and older residential areas close to commercial centers must also yield to improved economic usage.

Thank you for your consideration.

Sincerely,

Stanford Smith
Stanford Smith 130-87
Z-130-87
GR-28582
12/21/87 R.P.
RL: 1/14/87



TYPOGRAPHIC COMPOSITION CORPORATION

Publishing - Printing - Advertising

2404 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104
(702) 732-8800

Department of Community Planning & Development
400 E. Stewart Ave.
Las Vegas, NV 89101

RE: Mildred & Stanford Smith for re-classification of
property located at 2400 Santa Clara Drive, Las Vegas,
NV 89104

From R-1 to PR. Proposed use: Office.

REQUEST FOR WAIVER OF PARKING REQUIREMENTS

In connection with the re-classification of the above
property we hereby submit for your consideration a
request for a reduction in required number of parking
spaces from six (6) to four (4) spaces.

The nature of the type of business to be conducted at
this location does not require that any customers will
be visiting the premises and parking requirements will
be minimal.

We also own the property next door which is utilized for
the same business and has adequate parking. These spaces
can also be used if required.

On street parking has never been a problem here because
we have been in our present building eight years and
there is always plenty of on street parking spaces.

For these reasons we hereby request granting of the
requested waiver.

Sincerely,

Stanford Smith

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 R-1 Use District to a PR 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 \$ 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 42 in block 1 of Paradise Village Tract No. 1 as shown
by map thereof on file in book 3 of plats, page 2 in the
office of the County Recorder of Clark County, NV otherwise
referred to as 2400 Santa Clara Drive.

Assessor's Parcel Number:

OWNER'S AFFIDAVIT

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

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We), Mildred Smith & Stanford Smith,
(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)

(1) Stanford Smith
SIGNATURE OF OWNER OF RECORD

1208 Warwick Court, Las Vegas, NV89110
MAILING ADDRESS

452-9390
PHONE NUMBER

CITY STATE ZIP

(2) Mildred Smith
SIGNATURE OF OWNER OF RECORD

Same

MAILING ADDRESS

Same
PHONE NUMBER

CITY	STATE	ZIP
------	-------	-----

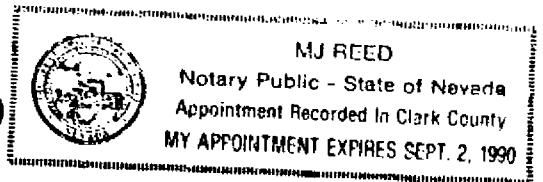
Subscribed and sworn to before me this 18 day of December, 1987.

James H. Reed - Clark Co, Nev.
Notary Public in and for said County and State

Notary Public in and for said County and State

9-2-20
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: R.P.

Receipt No.: 28582

Date: 12/21/87

Case No.: Z-130-87

Meeting Date: 1/14/87

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TANYA DOUGLASSin consideration of \$ 1.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey toSTANFORD SMITH and MILDRED SMITH,Husband and wife as joint tenantsall that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

Lot Forty-two (42) in Block One (1) of PARADISE VILLAGE TRACT NO. 1,
as shown by map thereof on file in Book 3 of Plats, page 2, in the
Office of the County Recorder of Clark County, Nevada.

APN 040 441 019

- SUBJECT TO: 1. Taxes for the fiscal year 1985-86.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Deed of Trust of record.

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

Witness my hand this 16th day of December, 1985

Tanya Douglass
Tanya Douglass

STATE OF NEVADA

County of Clark WashoeOn this 19th day of December, 1985

personally appeared before me, a Notary Public in and for said

County and State, Tanya Douglass

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that she
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

Carol J. Davids
Notary Public in and for said County and State.

CAROL J. DAVIDS

Notary Public - State of Nevada

Appointed Recorder in Washoe County

ESCROW NO. 118294 NW

WHEN RECORDED MAIL TO: Mr. and Mrs. S. Smith,
2400 Santa Clara Dr., Las Vegas, NV 89104

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.

DEC 31 8 00 AM '85

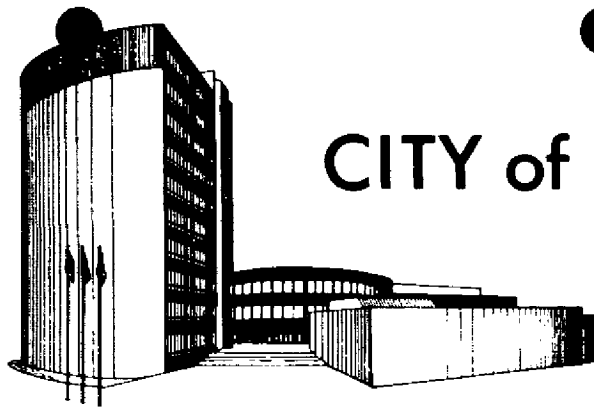
FEE 5 DEPUTY VS
OFFICIAL RECORDS
BOOK INSTRUMENT

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

April 7, 1986

Mr. and Mrs. Stanford Smith
1208 Warwick Court
Las Vegas, Nevada 89110

RE: RECLASSIFICATION OF PROPERTY
Z-15-86

Dear Mr. and Mrs. Smith:

The City Council at a regular meeting held April 2, 1986, DENIED the Reclassification of Property located at 2400 Santa Clara Avenue, From: R-1 (Single Family Residence), To: P-R (Professional Offices and Parking), Proposed Use: Offices.

Sincerely,

CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Building and Safety
Dept. of Public Works
Land Development and Flood Control



MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 18, 1986

Mildred and Stanford Smith
1208 Warwick Court
Las Vegas, Nv 89110

RE: Z-15-86

Dear Mr. and Mrs. Smith:

Your request for reclassification of property generally located at 2400 Santa Clara Avenue, from R-1 to P-R, was considered by the Planning Commission on March 13, 1986.

The Planning Commission voted to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. No more than one office use at any one time will be permitted.
3. Approval is hereby granted to allow four parking spaces.
4. Conformance to the plot plan and elevations.
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.

- continued -



TO: Mildred and Stanford Smith
RE: Z-15-86

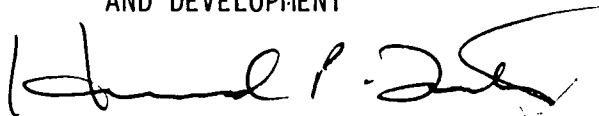
March 18, 1986
Page Two

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, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on April 2, 1986 at 2:00 p.m. in the Council Chambers of City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:lm

MAYOR BRIARE: The next item is a zone change request, Z-15-86, for Mildred & Stanford Smith. This is a request for reclassification of property located at 2400 Santa Clara Avenue to change from R-1, single-family residence, to P-R, professional offices. Planning Commission's recommendation was for APPROVAL. Staff's recommendation was for DENIAL. Is the applicant or a representative present? Would you come forward, please. Do you have any comments you'd like to make on your application that was approved by one body and recommended for denial by the Planning Department?

STANFORD SMITH: Yes, I have a few things I'd like to say. The property --

MAYOR BRIARE: As soon as you give us your name and address.

STANFORD SMITH: Stanford Smith 1208 Warwick Court, Las Vegas 89110. The property was vacant for a couple of years before we purchased it and made this application and it was becoming a dilapidated eyesore and it was decreasing -- we own a building next door which we had to expand. We need more space and it was becoming a dilapidated eyesore to the neighborhood so we purchased it and we hope to upgrade it and make it into a nice looking office building. And it is -- on the other side was previous residential -- a previous owner was unable to rent it as a house so that was one of our reasons for requesting the rezoning to the P-R and I think it's very appropriate for the location.

COUNCILMAN LEVY: And I'm afraid I have to disagree with you, sir.

STANFORD SMITH: I beg your pardon.

COUNCILMAN LEVY: I'm afraid I have to disagree with you, sir. I just can't see it being a very appropriate for the area. I have to agree with staff that if we start -- you know, we might as well just forget about Santa Clara and turn it all P-R. There's no way of stopping it because your neighbors to the north will then want P-R because your P-R.

STANFORD SMITH: Well, I submitted photographs of the property. That's how it's looked for two years.

COUNCILMAN LEVY: Then I would suggest you clean it up.

STANFORD SMITH: The previous owners spent \$5,000 trying to clean it up and she was unable to rent it as a P-R property. It won't go all the way down Santa Clara because the next buildings are in very good condition and the

STANFORD SMITH: doctor owns the building next door which he submitted a letter which he strongly approved of rezoning this property and fixing it up. And he has a nice building next door and he has a swimming pool. Some of the other buildings are also very nice down Sahara. It's just that this happens to be in a location where it's right on the outside corner there where it has commercial in the back of it and P-R on one side and it's just not an appropriate area to rent as a residential house.

COUNCILMAN LEVY: I can understand why the way this property's in such poor condition.

STANFORD SMITH: Well, it became in that condition from being vacant and from vandalism and from the owner being in Reno and not overseeing.

COUNCILMAN LEVY: Well --

MAYOR BRIARE: Have you owned it two years, Mr. Smith?

COUNCILMAN LEVY: No, he just bought it.

STANFORD SMITH: No, we bought it at the beginning of this year and we've owned the property next door which was also a residence at the time that we bought it and it had been approved for rezoning and we turned it into a very nice looking office building and we will do the same with this property if the zoning is approved on it. And instead of -- we'll be changing an old dilapidated structure that's --

MAYOR BRIARE: Yes, you've indicated that, Mr. Smith. Did you buy it subject to any zoning conditions or --

STANFORD SMITH: No, I didn't. We purchased it outright.

MAYOR BRIARE: You purchased it as a single-family home. Have you made any efforts to clean it up or get it into shape? To me, to suggest a zone change because the property next door is a mess would be kind of a precedent to let your property go to -- become a mess and then come in for a zone change. That's not -- in my mind, that's no criteria at all. The effort should be made to put the property into decent condition first.

STANFORD SMITH: It became a mess because it's a --

MAYOR BRIARE: Neglect. It's strictly neglect by the owners.

STANFORD SMITH: Right, it's a legal hardship the way it is zoned because it's not in a location that people will go in there and rent the property no matter how it looks because the previous owner did do a lot of rehabilitating on it and after she did that, the windows became broken, the street people were in there. We had to spend money on a security system for our building. The next door neighbor was very unhappy with it on the other side. It's just a real problem for the neighborhood and for me also and if it's not approved for P-R, then we will be forced to look in other larger quarters to expand our office, which we publish four newspapers. We probably use it for editorial purposes there and we will have to move our office and it would just deteriorate into the kind of structure that it was before because it's not in a good location where people would want to rent it for a house.

COUNCILMAN LEVY: I think it's an excellent location. I think that area in there is one of the nicest areas in Las Vegas.

STANFORD SMITH: Further down the street, but not right on this corner next to Sahara.

COUNCILMAN LEVY: Well, I'm afraid what's going to happen is that if we allow this, it'll continue to go down the street.

STANFORD SMITH: It's not setting any precedent to go down the street, Mr. Levy.

COUNCILMAN LEVY: This would be setting the precedent, sir.

STANFORD SMITH: I don't agree with you on that. I feel this is a unique situation that only would apply to this one property. On the property further down the street, the doctor next door is not interested in applying for rezoning and I don't think anybody else down the street wants to see any P-R zoning going further down the street. It's just this one unique property where it would be appropriate.

MAYOR BRIARE:

Thank you, Mr. Smith. Was there anyone else that wanted to make any comments? Comments by the Council members?

COUNCILMAN LEVY:

Well, Mr. Mayor, I believe exactly what the staff has indicated and I'LL HAVE TO MAKE A MOTION TO DENY THIS REQUEST and follow the recommendations of our staff.

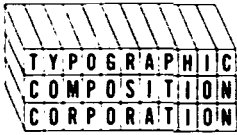
MAYOR BRIARE:

Are there comments by the Council members? Cast your votes. Post. The motion's APPROVED, MR. SMITH, YOUR REQUEST HAS BEEN DENIED. (Motion carried with Nolen and Lurie voting "no.")

STANFORD SMITH:

Thank you very much, sir.

END OF DISCUSSION



TYPOGRAPHIC COMPOSITION CORPORATION

Publishing - Printing - Advertising

2404 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104

(702) 732-8800

Department of Community Planning & Development
400 E. Stewart Ave.
Las Vegas, NV 89101

RE: Mildred & Stanford Smith for re-classification of property
located at 2400 Santa Clara Drive, Las Vegas, NV 89104

From R1 to PR. Proposed use: Office.

LIST OF EXHIBITS:

Plot plan (8 copies)

Elevation plan (2 copies)

Cover letter from petitioner

Advantages of re-classification letter

Letter from previous owner of property

Letter from adjacent property owner

Letter from previous adjacent property owner

Letter from property owner in close proximity

Copy of letter of previous approval of Planning Commission

Copy of letter of previous denial by City Council

Minutes of previous meeting by City Council

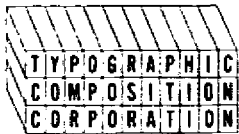
Copy of deed

Notarized application for re-classification (2 copies)

Check in amount of \$200.00

Plot plan map of Paradise Village tract No. 1.

Request for adjustment of parking requirements.



TYPOGRAPHIC COMPOSITION CORPORATION

Publishing - Printing - Advertising

2404 SANTA CLARA DRIVE
LAS VEGAS, NEVADA 89104
(702) 732-8800

Department of Community Planning & Development
400 E. Stewart Ave.
Las Vegas, NV 89101

RE: Mildred & Stanford Smith for re-classification of property located at 2400 Santa Clara Drive, Las Vegas, NV 89104.

From: R1 to PR. Proposed use: Office.

ADVANTAGES OF RE-CLASSIFICATION FROM R1 TO PR.

Property is on the outside corner of present R1 zoning and a change to PR will not adversely affect any other property nearby.

Property is presently abutted by commercial zoned property in rear.

Property is presently abutted by PR zoned property on south side.

Property owner on north side approves of change to PR per attached letter.

Property will be rehabilitated and improved with enclosure of present carport and paved parking facilities added.

Adjacent property values will be enhanced.

Re-classification would utilize property for its highest and best use.

Property will be occupied for editorial offices of publishing corporation by its present owner.

Four off-street parking spaces will be provided per proposed site plans.

Landscaping and underground sprinkler system will be provided as required by planning commission.

All mechanical equipment, air conditioners and trash areas will be screened from view of adjacent streets.

Conformance to code requirements and design standards of all city departments will be adhered to.

All improvements will be completed within a 12 month time limit.

16750 Mount Rose Highway
Reno, NV 89511

Jan. 12, 1986

City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

To whom it may concern:

I have been the owner of property located at 2400 Santa Clara Drive since the 1960's and lived there many years before moving to Reno.

I have attempted to rent this property as a residence but have been unable in the last few years to get any tenants to stay longer than a few months because it is in a poor location for a residence.

I spent about \$5,000 fixing up the house 2 years ago with very good improvements but still was unable to keep any tenants. It has been empty most of the time for the past two years and then deteriorated because of vandalism.

I recently sold the property to Mr. Smith who has an office next door and I would ask you to please re-zone the property for an office because it cannot be rented as a residence because of its location.

Sincerely,

T. Douglass

T. Douglass

2320 Santa Clara Drive
Las Vegas, NV 89104

December 15, 1987

City of Las Vegas
Board of Zoning Adjustment
400 E. Stewart Ave.
Las Vegas, NV 89101

Gentlemen:

I have recently purchased the property which is next door to the one you have under consideration for re-classification at 2400 Santa Clara Drive.

I have no objection to this property being re-classified from RE to PR because I think it will enable the owner to improve the property from its present condition and make my own property more desirable.

I am therefor requesting that you approve the petition to re-classify to PR as it will be better for all concerned.

Sincerely yours,

A handwritten signature in black ink, appearing to read "W. Watters". The signature is stylized with a large, sweeping initial "W" and a cursive "Watters".

William Watters
Atty at Law

2320 Santa Clara Drive
Las Vegas, NV 89104

City Zoning Commission
City Hall
Las Vegas, NV

Gentlemen:

The house which you have under consideration for re-zoning at 2400 Santa Clara Drive has been a run-down eyesore on this street for many years now. It has sometimes been rented to tenants who are not the most desirable neighbors.

My house is right next door. I have lived here for many years and the neighborhood has changed in that time to a more commercial type of area. I have just recently sold 2 buildings that are in back of 2400 Santa Clara Drive where I have my dental office on Paradise Road and they are zoned commercial.

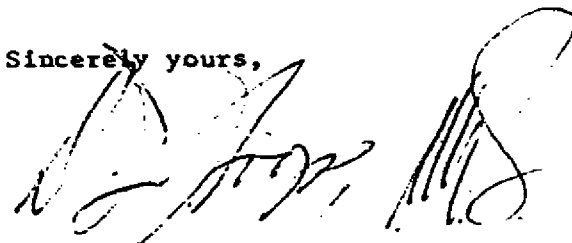
The property next door in its present zoning has given me many problems by attracting undesirable people and vandals.

I would very much like to see this house re-zoned for an office and fixed up which would improve the area, eliminate many present problems and enhance my own property instead of detracting from it.

I am therefor at this time requesting that you approve Mr. Smith's petition to re-zone the property to PR as it will be better for all concerned.

Thank you.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Donald F. Hoops', written in a cursive style.

Donald F. Hoops, DDS

January 21, 1986

TO WHOM IT MAY CONCERN:

As the property owner at 2205 Santa Clara Dr., Las Vegas, it is perfectly acceptable to me for the property at 2400 Santa Clara Drive to be rezoned for Professional use.



JOHN CRONAN

2205 Santa Clara Dr., Las Vegas, Nv. 89104

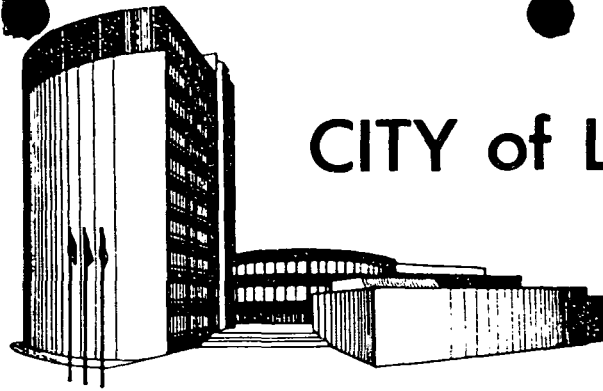
Lot Fourteen (14) in Block One (1) of Paradise Village
Tract No. 2 as shown by map thereof on file in Book 3
of Plats, Page 14 in the office of the County Recorder
of Clark County, Nevada



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 24, 1988

Mr. and Mrs. Stanford Smith
1208 Warwick Court
Las Vegas, Nevada 89110

RE: RECLASSIFICATION OF PROPERTY
Z-130-87

Dear Mr. and Mrs. Smith:

The City Council at a regular meeting held February 3, 1988, DENIED the Reclassification of Property located at 2400 Santa Clara Drive, From: R-1 (Single Family Residence), To: P-R (Professional Offices and Parking), Proposed Use: Professional Office.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:jp

cc: Dept. of Community Planning and Development
Dept. of Public Works
Dept. of Building and Safety
Dept. of Fire Services
Land Development Services



MAYOR LURIE:

The next item we have is H. 5., a Zone Change, Z-130-87, for Stanford and Mildred Smith. This is Reclassification of Property at 2400 Santa Clara. The Planning Commission recommendation was for approval on a 4 to 3 vote. Staff recommendation was for denial; it's contrary to the adopted zoning policy in the area, and we've had no protests to record. Give us your name and address, please.

ATTY. DAVID STEPHENS:

David Stephens, appearing for Mr. Smith, 823 Las Vegas Boulevard South.

MAYOR LURIE:

Do you have anything you want to add to what the staff's recommendation is?

ATTY. DAVID STEPHENS:

Just a couple things, Mr. Mayor. If you'll know where the division of property is, it's just one block east of Paradise between Sahara and St. Lewis. The border on the south side is already P-R for offices and the back yard border on this property is commercial, it's on Paradise. It's been very difficult for Mr. Smith to find any residential use as far as rentals for the property because he can't find a family that wants to rent in that area. The main reason he's bringing the zoning change, he owns the office next door to it on Santa Clara and he would just like to expand; his option is that, the next building, in essence. He feels like he would actually upgrade the quality of the neighborhood by doing that because he can then repair the building, use it feasibly. He has tried -- this was before the City Council once before and was denied several years ago. He tried to rent it, upgrade it, and rent it at that time, but could not find a tenant that would stay more than one month and then drag him for two months before he had to evict him. It was absolutely cost ineffective. We'd like to see a change to P-R, Professional Office.

MAYOR LURIE:

What type of office does he have?

ATTY. DAVID STEPHENS:

He runs a publishing company. It's a small publishing company. He hasn't got very many clients to even come in. He's talked to several of the neighbors. They've been in favor of having it changed just because they're tired of the vagrancy and the vacancy in the building which requires it to be rundown, obviously.

MAYOR LURIE:

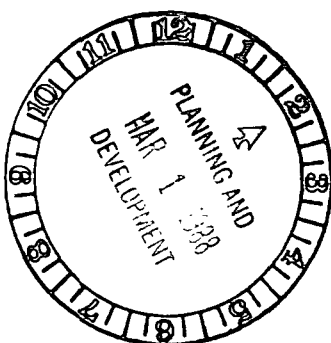
Thank you. Councilman Miller.

COUNCILMAN MILLER:

I am, of course, very concerned about the neighbors going north of there and keeping the tranquility and the status of that neighborhood. I wish we had some of them at this point to discuss it with us, but I am not in favor of this for the fact that I simply think that the neighborhood in the years to come is going to improve and that because now there may be possibly the type of tenants that are not necessarily the type you want, that can be made to be changed by the fact that maybe that house could be upgraded and remain residential. Those are my feelings.

ATTY. DAVID STEPHENS:

I understand that, Councilman Miller, and he's tried to upgrade it and so did the prior owner and it's just a block and a half off the Strip. The back yard is right on the commercial on Paradise and the average tenant in Las Vegas doesn't want to rent there. He has trouble keeping it and if they want to rent maybe one month's rent and then they hang on for two months; he's got to evict them. He hasn't been able to attract the quality kind of tenant to live there. He's tried, so did the prior owner, and that's why the prior owner sold because he couldn't attract



RECEIVED

FEB 29 1988
CITY ATTORNEYS OFFICE

ATTY. DAVID STEPHENS: that kind of tenant. I understand your concerns. You want to keep the neighborhood as residential as possible, but you are right next to Paradise and Sahara and you're a block and a half off the Strip down there.

COUNCILMAN NOLEN: I'd have to say, Your Honor, too, that, Councilmen, this, you know, you look over here with your P-R, P-R, and then now the next one and the next thing we'd be looking 2320, and then right on down the line and it just seems to be a continuing encroachment. I think, you know, we've seen -- I don't know how long these folks have owned the petition property, but --

ATTY. DAVID STEPHENS: He's owned it about three years, I believe, Councilmen Nolen.

COUNCILMAN NOLEN: Three years?

ATTY. DAVID STEPHENS: About three years, yes.

COUNCILMAN NOLEN: Somebody along the line let their property over there go downhill and didn't improve it and then they sell it to some speculators or to someone else that wants to use it for professional or zone it to C-1, or something like that. I just -- I think if we allow this and the next thing it will be the next one, the one across the street, and then it will just continue right on down. I know some of the folks in that area, that live in that area, are concerned about it, some of them that I've known for several years that live over there.

ATTY. DAVID STEPHENS: My understanding is -- I don't know this for certain. I only know as to the very close houses there and none of those are rentals. They are actually owned homes where people are actually living and owning and so at this point in time at least they don't have to call it a rental. I don't know if that's true all the way down the street.

COUNCILMAN NOLEN: There are folks that own their own home and still live there and they are concerned with the fact that this particular property and other properties along there have been allowed to get into a rundown condition and state and now the plea is, let us zone it P-R so we can make enough money to keep it up. I think if you keep the property up, you can rent it to quality people. If you let it run down, then you're locked into a situation where you can't demand the kind of rents for it so you've got to go with the type of people you've been having problems with so I think properly maintained property you wouldn't be in this problem.

MAYOR LURIE: Any further comments? Councilman Miller.

COUNCILMAN MILLER: I MOVE THAT WE DENY IT.

MAYOR LURIE: The motion is to follow staff's recommendation for denial. Cast your vote on the motion. Post. Motion is approved. Application is DENIED.

END OF DISCUSSION

(Motion for DENIAL carried unanimously.)

FEBRUARY 3, 1988

AGENDA

City of Las Vegas

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

Page 49

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)H. ZONE CHANGE

1620

5. Z-130-87 - Stanford and Mildred SmithRequest for reclassification of property
located at 2400 Santa Clara Drive.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices &
Parking)

Proposed Use: PROFESSIONAL OFFICE

Planning Commission voted (4-3) to recom-
mend APPROVAL, subject to:

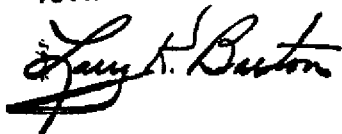
1. Resolution of Intent with a twelve
month time limit.
2. This property shall only be used
in conjunction with the existing
advertising business on the property
to the south.
3. A minimum of four paved parking spaces
shall be provided.
4. Remove and replace any unused driveway
cuts with "L" curb and sidewalk as
required by the Department of Public
Works.
5. Install a minimum 20 foot wide driveway
from Santa Clara Drive as required
by the Department of Public Works.
6. Construct a six foot high block wall
along the north property line stepping
down to four feet in height, with
the top two feet 50% open on the
east 20 feet.
7. Conformance to the plot plan as amended
by the above conditions.
8. Standard conditions 2-8.

Staff Recommendation: DENIAL - contrary
to the adopted zoning policy in this
area

PROTESTS: 0

MILLER -
DENIED
UnanimousClerk to notify
David Stephen
appeared

APPROVED AGENDA ITEM



CHAIRMAN JOHNSTON:

Item No. 26, Z-130-87. Applicant: Stanford and Mildred Smith. Zoning Reclassification from R-1 to P-R. Located at 2400 Santa Clara Drive. Professional Office.

HAROLD FOSTER, CLV:

This item was before you in 1986 and the City Council denied the request to rezone it to P-R. The applicant's own this -- to the south, own this particular piece. They want to rezone it to P-R and use it in conjunction with their advertising agency. It's an R-1 lot, 6,000 square feet. It has a 1,000 square foot building on it. The Code requires six parking spaces. They can only get four on the front. They're asking for a waiver to reduce it to four. They indicate they will not have that much parking demand and it will be used in conjunction with the parcel to the south and there's parking there to satisfy the total needs. Back in '73, staff conducted a study for the Planning Commission to determine the depth of the commercial and P-R zoning along Sahara Avenue. You remember when those properties were changing along Sahara to commercial. They had substantial parking shortages. As a result, it was felt that there possibly should be some adjoining lots approved to P-R to provide parking for those commercial businesses. It never really worked out that way and most of the adjoining properties that were approved to basically a two-lot depth were converted individually and became professional offices. That guideline, or policy, of the Planning Commission and City Council has remained since '73. It's been workable. We feel that if this one gets approved it will be across from R-1 across the street and then the next one will come in and then there's no logical stopping point as -- as it goes up the Santa Clara Drive and we think it would be highly undesirable to start a P-R pattern all the way up Santa Clara between St. Louis and Sahara Avenue. If we do it on this street, it opens the door for other streets to the east, such as Santa Paula, Santa Rita, and so forth, so staff feels that we should adhere to this long-standing policy that's been workable. It's contrary to our General Plan, established policy. They don't have sufficient parking for it. There's probably going to be parking problems on some of the other properties if they would convert too, and staff feels it should be denied again. The applicants indicate that the condition is not suitable for residential; the condition such. We feel it should be upgraded and used for residential purposes. From the advertised public hearing we have no protests on record.

CHAIRMAN JOHNSTON:

The applicant.

ATTY. DAVID STEPHENS:

David Stephens, 823 Las Vegas Boulevard South. With me is Mr. Stanford Smith.

STANFORD SMITH:

Stanford Smith, 1208 Warwick Court, Las Vegas, Nevada, 89110.

CHAIRMAN JOHNSTON:

Thank you, sir.

ATTY. DAVID STEPHENS:

We obviously disagree with the recommendation of staff. There are several reasons for that, including the fact that this property is not

ATTY. DAVID STEPHENS:

really the kind of property that can attract a quality tenant. It's been rundown for several years, prior owners to Mr. Smith. The prior owner put in about \$5,000 worth of improvements trying to attract a quality tenant and was unable to do so and eventually had to bail out of the property. Mr. Smith is in a position where he cannot afford -- it's like putting money into an old Chevrolet trying to make it into a Cadillac; it's not going to work and that's the situation he's in. The backside of the property is bounded by offices that border on Paradise Road. On the other side of the property is an already professional office, which is Mr. Smith's. And then we have the housing area going back towards the north. The boundary property owners would rather have Mr. Smith use the property as a professional office building than have it in its current vacant unkept state where they've had transients in there occasionally and had to have the police come and remove them and things like that. This way Mr. Smith can afford to upgrade the property because he has another use for it; whereas, as it stands right now he is not sure he can ever attract the quality tenant that would pay more than one month's rent and then disappear on him. Those are the major reasons we are seeking to have approval over the staff disapproval. One last item, Mr. Smith's business isn't an advertising agency; it's more of a print shop type of thing. He does not have very many clients come to see him. The parking should be no problem.

CHAIRMAN JOHNSTON:

This is a public hearing. Is there anybody here to speak against the item?

STANFORD SMITH:

I'd like to make a statement, sir. I was here two years ago on this same reclassification and I presented here three letters from previous owners of the property that've had the same problem that I have had, which is going back about ten years because I've had the office next door about eight years and I know the problem that the previous owner had with renting this property and they spent a lot of money on it. They tried to rent it and I have spent a lot of money on it and tried to rent it, and as you can see, it's right on the outside corner there of a residential area where it's surrounded by P-R and commercial in the back and it's just not a desirable location that you can attract any tenants to that property and we have our office next door. We want to upgrade the property and make it a nice looking building and right now it's -- even though we have spent money improving it, it's still detracting from the neighborhood because it's an economic liability to us. You're trying to make something -- a silk purse out of a sow's ear, which is not appropriate to the present zoning that it has and the argument that the Board has that this was promulgated since 1973, that's like 15 years ago. This area has drastically changed since 15 years ago and also the argument that it will continue down the street, that is not logical either, because this has been zoned this way for 15 years and I'm probably the only person

STANFORD SMITH:

that has come before this Board to try and get another property classified to P-R on this street. Now further down the street it is residential. I have an attorney that has bought the property next to me, which he has submitted a letter here approving of it, and the property is just not in a good location to rent as a residence, but it's good for an office, which we will use it for. We will improve it and I feel that the Board's recommendation is antiquated and erroneous in saying that it will go down the street. That is not logical whatsoever because I don't think anybody else past me will apply to have their property rezoned P-R.

VICE CHAIRMAN COLEMAN:

Even the attorney that bought next door?

ATTY. DAVID STEPHENS:

It's my understanding he's living there.

STANFORD SMITH:

I beg your pardon?

ATTY. DAVID STEPHENS:

Isn't he living there?

STANFORD SMITH:

Yes. He bought next door. He's living there. He bought about two months ago.

CHAIRMAN JOHNSTON:

That's what they said about Eastern Avenue, Bonanza, all of them.

COMMISSIONER BUGBEE:

You talk about previous owners to this property and you bought it knowing these problems were there.

STANFORD SMITH:

I beg your pardon? Yes. I bought it because it was deteriorating from my property, which was next door to it, which I--my property was originally a private house also. It was rezoned P-R. When they went down the whole street there they went in three or four houses down off Sahara and that was back in 1973 and it was deteriorating from my property and that's one of the reasons I bought it because the previous owners could not rent it and that's why it deteriorated. They put money in it and they tried to rent it and they couldn't.

COMMISSIONER BUGBEE:

You bought it as a rental unit?

STANFORD SMITH:

I bought it in the hopes that I could get it reclassified to expand our offices there. I thought that would be a logical step to come before the Planning Commission and that it made sense and that it would be no problem and the last time the Planning -- it came up here two years ago, the Planning Commission did approve it and it was only one Commissioner that was against, Commissioner Levy. It was in his neighborhood there and he spoke against it at the City Council and for that reason it was defeated by one vote at that time, but the previous Planning Commission -- I explained to them as I'm explaining to you gentlemen and they approved it at that time.

COMMISSIONER BABERO:

Harold, out of curiosity on Point 2 of the staff

COMMISSIONER BABERO: recommendations, is Mr. Smith the existing advertising business that you are referring to?

HAROLD FOSTER, CLV: Yes.

COMMISSIONER BABERO: Okay. I'm familiar with the area very well. I'm very familiar with the area and I'm in complete agreement with you, Mr. Smith. It's something -- you've got something in the area already, aside from your business. You've got the change in uses all around, working all along Sahara and other parts of it as well and there are sufficient residential areas that are further down the street.

STANFORD SMITH: This is on the outside, very outside corner of the residential area, with the commercial in the back of it and P-R on the side of it.

CHAIRMAN JOHNSTON: Okay. I think we've heard all the if's, and's and but's, for's. I'm going to close the public hearing and entertain a motion.

COMMISSIONER BABERO: I'LL MOVE FOR APPROVAL, SUBJECT TO THE STAFF'S RECOMMENDATIONS.

CHAIRMAN JOHNSTON: Do you want to read those, Mr. Babero?

COMMISSIONER BABERO: Items 1 through 8 in total.

CHAIRMAN JOHNSTON: Commissioners.

HAROLD FOSTER, CLV: I should read those. No. 1, Resolution of Intent with a twelve month time limit. No. 2, This property shall be used in conjunction with the existing advertising business to the south. Three, A minimum of four paved parking spaces shall be provided. Four, Remove and replace any unused driveway cuts with "L" curb and sidewalk as required by Public Works. Five, Install a minimum 20 foot wide driveway from Santa Clara as required by Public Works. Six, Construct a 6 foot high block wall along the north property line, stepping down to 4 feet with the top 2 feet 50% open on the east 20 feet. (That's for the 4 foot portion.) Seven, Conformance to the plot plan as amended to reflect the above conditions. Eight, Standard conditions 2 through 8.

CHAIRMAN JOHNSTON: Motion on the floor. May I have your vote?

COMMISSIONER COLEMAN: Is there a motion on the floor?

CHAIRMAN JOHNSTON: Yes. Mr. Babero's motion. APPROVAL, subject to the conditions. That has been APPROVED. It will be heard by the City Council on February 3, 2 P.M., in these Chambers.

STANFORD SMITH: Thank you. Thank you very much.

END OF DISCUSSION

(Motion for APPROVAL carried with Commissioners Black, Rubidoux and Kennedy voting "No.")

CITY COUNCIL MINUTES
MEETING OF

FEBRUARY 3, 1988

AGENDA

City of Las Vegas

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

Page 49

ITEM Council Action Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. ZONE CHANGE

5. Z-130-87 - Stanford and Mildred Smith

Request for reclassification of property
located at 2400 Santa Clara Drive.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices &
Parking)

Proposed Use: PROFESSIONAL OFFICE

Planning Commission voted (4-3) to recom-
mend APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. This property shall only be used
in conjunction with the existing
advertising business on the property
to the south.
3. A minimum of four paved parking spaces
shall be provided.
4. Remove and replace any unused driveway
cuts with "L" curb and sidewalk as
required by the Department of Public
Works.
5. Install a minimum 20 foot wide driveway
from Santa Clara Drive as required
by the Department of Public Works.
6. Construct a six foot high block wall
along the north property line stepping
down to four feet in height, with
the top two feet 50% open on the
east 20 feet.
7. Conformance to the plot plan as amended
by the above conditions.
8. Standard conditions 2-8.

Staff Recommendation: DENIAL - contrary
to the adopted zoning policy in this
area

PROTESTS: 0

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 3, 1988

X.

H. ZONE CHANGE

5. Z-130-87 - Stanford and Mildred Smith

This request is to rezone this property from R-1 to P-R so the existing single family dwelling can be converted to office use. The application includes a request for reduction in required parking from six to four spaces.

Property to the north and east is developed with single family homes. To the south is an office in a P-R Zone and to the west is an office in a C-1 Zone that fronts on Paradise Road.

In 1973, staff was requested to prepare a study for the Planning Commission and City Council to determine what depth P-R zoning should be allowed to the north of the C-1 frontage properties along Sahara Avenue. The purpose of the P-R was to provide additional parking for the C-1 lots that can only provide minimal on-site parking. Over the years, most of the properties that were approved for P-R allowed the owners to convert the residences to offices rather than providing additional parking. The Study determined that a two lot depth to the north of the C-1 was sufficient and the remaining properties to the north should be retained as R-1. The 1973 study was adopted by the Planning Commission and City Council has been workable over the years and staff feels it should be retained. A request for P-R zoning on the property involved in this application was denied in 1986.

The residential properties all front on the streets between Sahara Avenue and St. Louis Avenue. Consequently, if P-R is approved beyond the two lot depth on one side of the street, it would probably have to allow it on the opposite side as well as on the other streets to the east. These residential streets are only 50 feet wide and congestion and parking problems could occur if the depth of the P-R is significantly increased.

The Planning Commission felt that since this parcel would be used in conjunction with the advertising business to the south, it would be appropriate to allow it to be rezoned to P-R. Further, it felt the requested reduction in parking would be satisfied with the amount of parking that is available on the property to the south.

Planning Commission Recommendation: APPROVAL - compatible zoning

Staff Recommendation: DENIAL - contrary to the adopted zoning policy in this area

PROTESTS: 0

SEE ATTACHED LOCATION MAP


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

LOCATION MAP - ITEM X.H.5. - Z-130-87 - STANFORD AND MILDRED SMITH



(COUNTY)

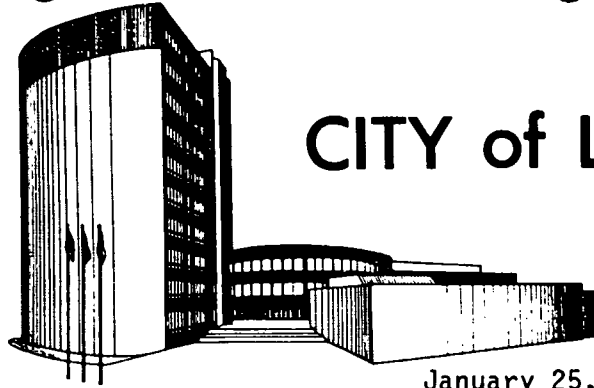
H-1

Z-130-87

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 25, 1988

Stanford and Mildred Smith
1208 Warwick Court
Las Vegas, Nevada 89110

RE: Z-130-87 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Smith:

Your request for reclassification of property located at 2400 Santa Clara Drive, from R-1 Zone to P-R Zone, was considered by the Planning Commission on January 14, 1988.

The Planning Commission voted to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. This property shall only be used in conjunction with the existing advertising business on the property to the south.
3. A minimum of four paved parking spaces shall be provided.
4. Remove and replace any unused driveway cuts with "L" curb and sidewalk as required by the Department of Public Works.
5. Install a minimum 20 foot wide driveway from Santa Clara Drive as required by the Department of Public Works.
6. Construct a six foot high block wall along the north property line stepping down to four feet in height, with the top two feet 50% open on the east 20 feet.
7. Conformance to the plot plan as amended by the above conditions.

- Continued -



TO: Stanford and Mildred Smith
RE: Z-130-87 - Zoning Reclassification

January 25, 1988
Page Two

8. 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.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Satisfaction of City Code requirements and design standards of all City departments.
12. Approval of the parking and driveway plans by the Traffic Engineer.
13. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

This item will be considered by the City Council on February 3, 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", with a stylized flourish at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. Z-130-87

Applicant: STANFORD AND
MILDRED SMITH
Application: Zoning Reclassifi-
cation
From: R-1
To: P-R
Location: 2400 Santa Clara
Drive
Proposed Use: Professional
Office

Staff Recommendation: DENIAL.
If approved, subject to:

1. Resolution of Intent with
a twelve month time limit.
2. This property shall only
be used in conjunction
with the existing advertising
business on the property
to the south.
3. A minimum of four paved
parking spaces shall be
provided.
4. Remove and replace any
unused driveway cuts with
"L" curb and sidewalk
as required by the
Department of Public Works.
5. Install a minimum 20 foot
wide driveway from Santa
Clara Drive as required
by the Department of Public
Works.
6. Construct a six foot high
block wall along the north
property line stepping
down to four feet in height,
with the top two feet
50% open on the east 20
feet.
7. Conformance to the plot
plan as amended by the
above conditions.
8. Standard Conditions 2
- 8.

PROTESTS: 0

Babero -
APPROVED, subject to staff's
conditions.
Motion carried with Black,
Rubidoux and Kennedy voting
"No."

MR. FOSTER stated the applicants
would like to use this property
in conjunction with their advertising
agency to the south. It has
a thousand square foot building
on the property. The Code
requires six parking spaces.
They can only get four spaces
on the front. They indicated
they will not have very much
parking demand and this property
will be used in conjunction
to the adjacent property so
there would be adequate parking.
Staff recommended denial because
this will set a precedent to
allow further intrusion of
P-R into the residential area.

ATTY. DAVID STEPHEN, 823 Las
Vegas Boulevard South, and
STANFORD SMITH, 1208 Warwick
Court, appeared and represented
the application. This property
has been run down and cannot
attract a quality tenant.
In the back of the property
are offices. The surrounding
property owners would prefer
a professional office rather
than have it vacant and run
down. There will not be many
clients coming to this building.

No one appeared in opposition.

To be heard by the City Council
on 2/3/88.

(8:45-8:57)

RECESS

TO: COMMUNITY PLANNING & DEVELOPMENT
FROM: FIRE PREVENTION DIVISION
SUBJECT: 2-130-87

R. Puyker
1/6/87
RECEIVED
JAN 6 1988
PLANNING AND
DEVELOPMENT

- ✓ 1. No objections
- ✓ 2. Fire hydrants to be installed within 500/~~500~~ 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 and City Ordinance 3318.
- ✓ 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:

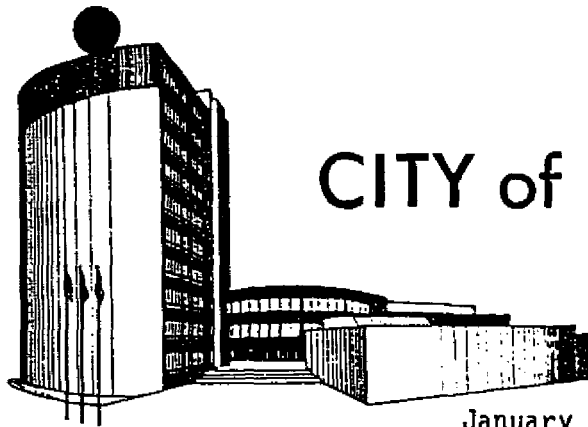
1. Provide this department with information on the available water in the immediate area of building project (water analysis).
2. Provide information on: Height of buildings; type of construction; type of roof covering; and ground floor square footage so that we may determine your exact fire flow needs.
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:

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 4, 1988

Stanford and Mildred Smith
1208 Warwick Court
Las Vegas, Nevada 89110

RE: Z-130-87 - 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 January 14, 1988.

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

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 29, 1987

TO:

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

FROM:

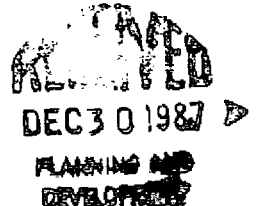
Charles Kajkowski, P.E.
City Planning Engineer
Department of Public Works

SUBJECT: COMMENTS RE:

Z-130-87
STANFORD & MILDRED SMITH

COPIES TO:

Richard D. Goecke
C. E. Gilpin



1. Remove unused driveway cuts and replace with "L" curb and sidewalk.
2. Two-way drives must be a minimum of 20' in width.
3. We cannot support any request for reduction of parking requirements; each site should provide its own parking as generated by its land use.

CK/mm

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

Dec 29 '87

TO:

Department of Community
Planning and Development

FROM:

Department of Building and Safety

SUBJECT:

E 130-87 EDGE RECLASS
STANFORD SMITH ZONE: R-1
Parcel No: 040-441-019

COPIES TO:



DEC 29 1987

PLANNING AND
DEVELOPMENT

In answer to your memorandum of Dec 28 '87

on the above zone request at 2400 SANTA CLARA

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