

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0133-77

APN 138-10-815-003

Location NEC of Cheyenne & Tenaya

Applicant Charleston Heights Development Company

Subject

Reclassification of property legally
described as being a portion of the West 1/2
of the East 1/2 of Section 10, Township 20
South, Range 60 East, MDB&M.



PETITION

We the following people are against Z433-77 proposed change in zoning as follows:

RPD-18

R4 Zoning

<u>Name</u>	<u>Address</u>	<u>Date</u>
Maale Wilgar	3355 N. Pioneer	12/5/77
Billie Hardin	3235 N. Garbaine	12/5/77
Paul Harber	3265 N. Garbaine	12/5/77
Christel Harber	3265 N. Garbaine	12/5/77
John D. Schumacher	6615 A Wood	12/5/77
Carol E. Schumacher	6615 A Wood Ave.	12/5/77
Billy J. Hampton	6635 Awood Ave	12/5/77
Barbara Hampton	6635 Awood Ave	12/5/77
Paul Nelson	6180 Jowers Rd.	12/5/77
Dusan Nelson	6180 W. Jowers Rd	12/5/77
Leasette Nelson	3260 N. Serene Dr.	12/5/77
Clarence Nelson	3260 N. Serene Dr.	12/5/77
E J Mendoza	3250 N. Serene Dr	12/5/77
Rain Hardin	6640 N. Cheyenne	12/7/77
Larry Hardin	6640 N. Cheyenne	12/7-77
John J. J.	7374 W Cheyenne ave	12/7/77
Ray Gilbert	7374 W Cheyenne Ave.	12/7/77
Wally Rogers	3675 N. Bronco	12/7/77

FILE HISTORY

FILE NO.: 2-133-77

[illegible]

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1977

Notice is hereby given that on December 8, 1977, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-133-77 CHARLESTON HEIGHTS DEVELOPMENT COMPANY FOR RECLASSIFICATION OF PROPERTY EXTENDING NORTH FROM CHEYENNE AVENUE TO A POINT 1,014 FEET NORTH OF GOWAN ROAD BETWEEN TENAYA WAY AND THE PROPOSED RAINBOW FREEWAY.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

R-4 (APARTMENT RESIDENCE)

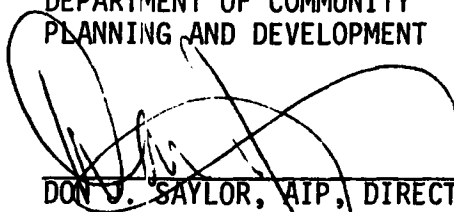
R-PD 18 (RESIDENTIAL PLANNED DEVELOPMENT)

C-1 (LIMITED COMMERCIAL)

THE ABOVE PROPERTY LEGALLY DESCRIBED AS BEING A PORTION OF THE WEST HALF ($W\frac{1}{2}$) OF THE EAST HALF ($E\frac{1}{2}$) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

NOTICE OF PUBLIC HEARING

December 8, 1977

November 23, 1977

Notice is hereby given that on 12-8-77 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-133-77 CHARLESTON HEIGHTS DEVELOPMENT COMPANY FOR RECLASSIFICATION OF PROPERTY EXTENDING NORTH FROM CHEYENNE AVENUE TO A POINT 1014 FEET NORTH OF GOWAN ROAD BETWEEN TENAYA WAY AND THE PROPOSED RAINBOW FREEWAY.

FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

R-4 (APARTMENT RESIDENCE)

R-PD 18 (RESIDENTIAL PLANNED DEVELOPMENT)

C-1 (LIMITED COMMERCIAL)

THE ABOVE PROPERTY LEGALLY DESCRIBED AS BEING A PORTION OF THE WEST HALF (W $\frac{1}{2}$) OF THE EAST HALF (E $\frac{1}{2}$) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M.

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

MAP OR D. ON ANNEXATION MUST BE RECORDED Today - Will will advise.

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

CHECKED:

XXXXXXXX (date)

BROWN, D.J. 11-14-77

CLEMMER 11/12/77

BROWN, D.W. 11/17/77

SAYLOR 11/17/77

(THIS FILE MUST BE RETURNED TO TIGHE BY Nov. 17th).

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

CITY PLANNING COMMISSION -- CITY HALL -- LAS VEGAS, NEVADA

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the N-U Use District to RM, R1, R4, C-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

SEE ATTACHED EXHIBITS "A", "B", "C", "D".

EXTENDING NORTH FROM CHRYSLER AVE ~~AND~~ TO A POINT 1014'
NORTH OF GOWAN RD ~~ON~~ BETWEEN TENAYA WAY
AND THE PROPOSED RAINBOW FREEWAY

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

CHARLESTON HEIGHTS DEVELOPMENT CO.

(I, We) Ernest A. Becker, Jr., Agent being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

SIGNATURE OF OWNER(S) OF RECORD: MAILING ADDRESS: TELEPHONE NUMBER:

Ernest A. Becker, Jr.-Agent

6115 Clarice Avenue

878-1903

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

Anne W. Anderson
Notary Public in and for said County and State



Notary Public - State of Nevada
CLARK COUNTY
Anne W. Anderson
My Commission Expires Mar. 7, 1981
(Seal)

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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200

Received by: [Signature]

Receipt No.: _____

Case No. 2-133-77

Date: 11/4/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

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

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Three (3) copies.
2. Minimum size - 17 x 11 inches.
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, 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.

EXHIBIT "A"

A portion of the West Half (W 1/2) of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

PARCEL NO. 6 (C-1)

COMMENCING at the South Quarter corner of said Section 10; said corner also being the TRUE POINT OF BEGINNING; thence North 00°27'33" West, 680.00 feet; thence North 89°32'27" East, 999.88 Feet; thence South 17°07'16" West, 614.30 feet; thence South 67°06'26" West, 135.00 feet; thence South 00°08'00" West, 50.00 feet to a point on the South line of said Section 10; thence North 89°52'00" West along the said South line, 689.07 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 13.8190 acres.

EXHIBIT "B"

A portion of the West Half (W 1/2) of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

PARCEL NO. 7 (R-1)

COMMENCING at the South Quarter corner of said Section 10; thence North 00°27'33" West, 1012.00 feet to the TRUE POINT OF BEGINNING; thence continuing north 00°27'33" West, 1691.39 feet to the center quarter corner of said Section 10; thence North 00°28'04" West, 1014.40 feet; thence South 89°47'03" East, 844.23 feet; thence South 00°21'06" East, 251.01 feet; thence North 89°47'03" West, 452.69 feet; thence South 00°28'04" East, 763.17 feet; thence South 89°48'53" East, 259.02 feet; thence South 00°27'33" East, 1684.08 feet; thence South 89°32'27" West, 650.00 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 36.8985 acres.

EXHIBIT "C"

A portion of the West Half (W 1/2) of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

PARCEL NO. 8 (R-4)

COMMENCING at the South Quarter Corner of said Section 10; thence North 00°27'33" West, 680.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 00°27'33" West, 332.00 feet; thence North 89°32'27" East, 650.00 feet; thence North 00°27'33" West, 1684.08 feet; thence South 89°48'53" East, 122.42 feet; thence South 00°11'07" West, 40.00 feet; thence South 80°48'04" East, 456.54 feet; thence South 00°16'54" East, 829.97 feet; thence South 04°28'55" West, 301.04 feet; thence South 09°26'45" West, 355.11 feet; thence South 17°07'16" West, 438.91 feet; thence South 89°32'27" West, 999.88 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 28.5016 acres.

EXHIBIT "D"

A portion of the West Half (W 1/2) of the East Half (E 1/2) of Section 10, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada, described as follows:

PARCEL NO. 9 (RPD-18)

COMMENCING at the center quarter corner of said Section 10; thence South 89°48'53" East 391.03 feet to the TRUE POINT OF BEGINNING; thence North 00°28'04" West, 763.17 feet; thence South 89°47'03" East, 452.69 feet; thence South 00°21'06" East, 86.96 feet; thence South 89°47'40" East, 392.84 feet; thence South 00°54'43" West, 562.36 feet; thence South 80°53'39" West, 455.04 feet; thence South 00°11'07" West, 40.00 feet; thence North 89°48'53" West, 381.44 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 13.1059 acres.

Date: 9/19/77

ZONING APPLICATION REPORT

FILE NO.: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

SEE ATTACHED APPLICATION

CHARLESTON HEIGHTS DEVELOPMENT CO.

6115 Clarice Avenue

Las Vegas, NV 89107

DEVELOPER: BECKER & SONS

GENERAL LOCATION: _____

ARCHITECT: BECKER & SONS

SEE ATTACHED MAP

CONTRACTOR: BECKER BUILT

EXISTING ZONING: N-U

REQUESTED ZONING: R-E, R1, R4, C-1

EXISTING USE ON PROPERTY: Vacant land

PROPOSED USE: R-E, R1, R4, C-1

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

Building Height 22' No. of Stories 2

See attached
No. of Units Map No. of Acres or Size of Lot See attached map

Density (Residential): See attached map net or gross (circle one) acres.

No. of Off-Street Parking Spaces Required: Yes No. Provided: 2

Landscaping Provided: Yes x No If Yes, Adequate x Inadequate

Required Setbacks Provided: Yes

Required Dedication and/or Setback for Major Street Plan: Yes

Flood Control Channel Setbacks: Yes No x

Other Requirements: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: _____

USE PROPOSED BY MASTER PLAN: _____

GENERAL COMMENTS: _____

June 26, 1996

INTER-OFFICE MEMORANDUM

TO:

Val Steed
Chief Civil Deputy City Attorney

FROM:

Theresa A. O'Donnell, Manager *ko*
Planning and Development
Department
Current Planning Division

SUBJECT:

Request for Ordinance

COPIES TO:

Clark County Assessor
John Herbert
Hillevi Davis
File

Please prepare an Ordinance to rezone the following:

Z-133-77 From N-U (Non-Urban) to C-1 (Limited Commercial)

Legally described as:

Lot 1 of Parcel Map filed in File 57, Page 6 of Parcel Maps (said property being a portion of the Southeast Quarter (SE¼) of Section 10, Township 20 South, Range 60 East, M. D. B. & M.).

TAO:JH:rlr

INTER-OFFICE MEMORANDUM

Date

JUNE 24, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:

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

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-133-77 From N-U to R-3

Legally described as:

Lot 1 of Parcel Map filed in File 57, Page 6 of Parcel Maps (PM-19-88).

RLW:JLC:r1r

November 23, 1977

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1977

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FROM: N-U (NON-URBAN)

TO: R-1 (SINGLE FAMILY RESIDENCE)

R-4 (APARTMENT RESIDENCE)

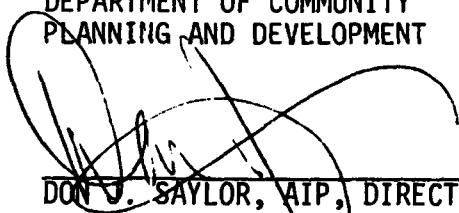
R-PD 18 (RESIDENTIAL PLANNED DEVELOPMENT)

C-1 (LIMITED COMMERCIAL)

THE ABOVE PROPERTY LEGALLY DESCRIBED AS BEING A PORTION OF THE WEST HALF ($W\frac{1}{2}$) OF THE EAST HALF ($E\frac{1}{2}$) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, MDB&M.

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DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON V. SAYLOR, AIP, DIRECTOR

DJS:kt

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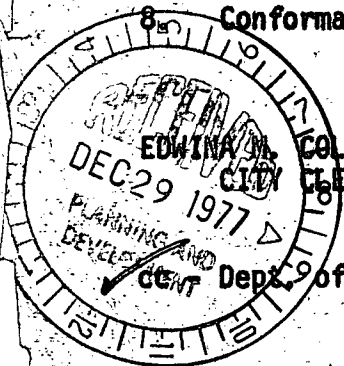
December 28, 1977

MR. ERNEST A. BECKER
6115 Clarice Avenue
Las Vegas, Nevada 89107

~~152-133-77~~
✓ Re: Z-138-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property extending North from Cheyenne Avenue to a point 1,014 ft. North of Gowan Road, between Tenaya Way and the proposed Rainbow Freeway, from N-U to R-1, R-4, R-PD-18 and C-1, subject to the following conditions:

1. The R-4 zoning requested to be amended to R-3.
2. Subject to a Resolution of Intent.
3. Installation of half-street improvements on Tenaya Way and Cheyenne Ave. frontages, as required by the Department of Public Services.
4. Installation of full-street improvements on Gowan Road frontage, as required by the Department of Public Services.
5. Dedication of 20 ft. additional right-of-way for Cheyenne (Total 50 ft.); dedication of a 25 ft. radius corner at Cheyenne Ave. and Tenaya; dedication of 80 ft. for Gowan Road and dedication of a 20 ft. radius corner at Gowan and Tenaya, as required by the Department of Public Services.
6. Submission and approval of a Plot Plan for the C-1 portion of this property prior to development.
7. Conformance to the Plot Plan to reflect the above conditions.
8. Conformance to Code requirements and Design Standards of all City departments.



cc: Dept. of Community Planning & Development

December 22, 1977

CITY CLERK

DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT

CONDITIONS OF APPROVAL - Z-133-77
CHARLESTON HEIGHTS DEVELOPMENT

1. The R-4 zoning requested to be amended to R-3.
2. Subject to a Resolution of Intent.
3. Installation of half-street improvements on Tenaya Way and Cheyenne Avenue frontages as required by the Department of Public Services.
4. Installation of full-street improvements on Gowan Road frontage as required by the Department of Public Services.
5. Dedication of 20 ft. additional right-of-way for Cheyenne (total 50 ft.); dedication of a 25 ft. radius corner at Cheyenne and Tenaya; dedication of 80 ft. for Gowan Road and dedication of a 20 ft. radius corner at Gowan and Tenaya as required by the Department of Public Services.
6. Submission and approval of a plot plan for the C-1 portion of this property prior to development.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

DJS:kt.

Z-133-77

ZONE CHANGE
Z-133-77
CHARLESTON
HEIGHTS
DEVELOPMENT
Approved
Except that
the R-4
Zone request
be changed
to an R-3
Density
subject
to
Conditions

Mr. Saylor: This involves property in the Northwest part of the City. You will remember that we recently had an application from Mr. Becker for the property on the East side of the Freeway, to allow commercial zoning. That was denied. This entire piece, (Referring to the Map), was annexed to the City. We now have approximately the same application that we had on the East Side. Now being proposed for the West side of the Freeway; well it shows a pattern of commercial. There is an overpass being constructed on Galon Road. There was a protest factor, again on the East side of the Freeway.

Mayor Briare: Is the applicant present?

Mr. Saylor: The Planning Commission has recommended denial.

Mr. Ernie Becker: I live at 4410 West Washington.

Commissioner Leavitt: In regards to the; well this says the Planning Commission recommends denial, but according to my agenda it says on a motion for approval. Mr. Saylor, was it a tie vote?

Mr. Saylor: Yes it was.

Commissioner Leavitt: Because it was a tie vote it ended up being denied right? In other words it was split?

Mr. Saylor: Yes.

Mr. Becker: I want to show you a photo we just had taken. I have outlined the property in blue. Along the blue on the West side of the property from Gowan, at least for a quarter of a mile is under the Federal Government. I think you will find the area is not a pattern yet on the West side, even on the East side. Just to refresh your memory, Curtis Park was a half acre subdivision, and we developed to the West of it an R-1 development. That didn't deter the increase in value, or the desirability because Curtis Park has doubled its value, and construction of houses since that time. All I can say is, that the Freeway I think changes the character of the neighborhood out there. I don't think an R-1 zoning or the R-3 along the Freeway, and the C-1 by the off-ramp of the freeway is detrimental to the area. All around the City there is R-3, and R-1. They will grow, and they all increase in value. We have to take care of the people in R-1, and in the rental apartments as we do in the R-E estates. We have built both areas. I have submitted the application, and we have made some changes from the original. We have made the lots on Tanya into 11,000 square foot lots. I think there is 70 by 135 foot lots. I would like to see it zoned as we have submitted it at this time.

Commissioner Lurie: I have a question. The R-4 did you say that that has been changed to R-3?

Mr. Becker: Yes.

ZONE CHANGE
Z-133-77
Continued

Commissioner Lurie: What about the R-PD-18. Has that been changed?

Mr. Becker: That is the same. The R-3 is 26 to the unit, and the RP-18 is less than the R-3. That happens to be right in the area where the overpass is already constructed. That is where that backs up to, which is about 15 feet above the ground.

Mayor Briare: Is there any questions? Anyone wishes to speak in opposition to this?

Mr. Edward Zulkee: I live at 3385 Sisk Road. That is between Torrey Pines, and Lorenzi. Right off Cheyenne. I would like to speak in opposition to this proposal. I built my house in that 10 acres so that I could have an environment. So I could have my family grow up where they could have fresh air, and be free from pollution, and heavy traffic problems. This is an area that the people are interested in that type of life. It is not an area where apartments belong. It is right out in the middle of the desert. There are areas all over town for this. The people who live in our area do not want that type of life. That is why we built out there, and our lives are in that neighborhood. I just don't see the sense of it. The schools are not geared to take the excess load, the buses are over crowded most of the time. The pollution would be much greater. The traffic in there would change. Here you have an area in the desert. I don't see the sense of that, and I would like to stand in opposition to this.

Mr. Bob Hartman: I live at 6225 West Buckskin. That is approximately in Maverick, and Mustang.

Mr. Saylor: That is in this general area.

Mr. Hartman: I have a petition that has been signed by 130 people in the area. I am afraid we have more signatures than that, however I of course would like to speak in protest to it. I don't think anybody who signed the petition in opposition to it as far as Mr. Becker is concerned. I personally own one of these homes, and I am not in opposition to the builder. I am in opposition to the zoning. I have lived out there in that area for 17 years. We built our home by ourselves from the ground up. We are raising our family there. Such as trying to get them to ride horses in the country. I think you can appreciate that. I also speak from a little bit of experience as far as over crowded schools. I talked to the principle, and they have some problem with the enrollment. We are right at maximum. Mr. Bass tells me there is not a plan for an additional school in the area, so consequently we are opposed from that standpoint. I would like you to consider this very closely.

Mayor Briare: Is there anyone else?

Commissioner Christensen: There is one thing that I would like clarified. We hear people talk about over crowding the schools.

Z-133-77
Continued

It is my understanding to build schools where they are needed.

Mr. Saylor: Yes, the schools follow the development.

Commissioner Christensen: They won't fill the school unless there is people to go to it.

Commissioner Lurie: Is there a site out there for a school?

Mr. Saylor: I don't know. Conceivably George Harris from memory could tell us if there is a proposed development.

Mr. George Harris: I have been retired from the school administration for several years. I was authorized by the Board to say what Mr. Christensen has said. That is, that we have the obligation to take care of all the children, and if a school is needed, it will be put there. If our children are there in surplus, then they bus them out of there. The School Board has had the policy not to cast a vote to influence either way.

Glade Welgard: I live at 3355 Pioneer. I am also against apartment buildings, and the high density that they have planned in the area. I tried to get out in that area. If they move this in I believe it is going to congest the area. The school proposition will be very congested. They would have to start busing more. I am West of the project.

Mayor Briare: Mr. Saylor would you with your finger show the direction of Rainbow?

Mr. Saylor: This is Cheyenne, this is the freeway going through the middle. The application is on the West side. Most of the people that spoke in protest are in the East of the project.

Mayor Briare: Why is the East side of Rainbow colored Green?

Mr. Saylor: This was annexed to the City, and an application by Mr. Becker for an urban pattern was denied, so we still carry it on the holding zone.

Mayor Briare: Is there anyone else?

Carma Brown: I live on Buckskin. I also live on the West side of this project. There are four or five of us who built homes out there. We bought the ground, and we built so we would be out, and have a little bit of area. We built nice homes, and there is three or four in construction in the same area. We feel like apartments just isn't appropriate for that area. We are way out, we went out there to build our homes so we could have some kind of a general area where there wasn't apartments, and lots of traffic. I feel that these apartments just don't need to go that far out. There is plenty of room closer to town for apartments. When we were here for the Planning Commission I think the vote was about 3 to 2. I don't believe it was a tie vote.

Z-133-77
Continued

This meeting, the majority of us thought it was later in the day. We bought this ground thinking we would have a little bit of an area for our own. That is the reason we bought and built out there.

Mayor Briare: Is there anyone else who wishes to be heard? (No response). This hearing is then closed.

Commissioner Woofter: Mr. Becker in regards to what some of the protestors; what is your reasoning for wanting apartments in this area?

Mr. Becker: Well people in single family homes don't normally want to live next to a freeway. It is more conducive to apartment living. You can buffer away from that freeway. The freeway changes that characteristic out there. If the freeway wasn't there you wouldn't have to build apartments, but the freeway is there, and that is what you have to protect against.

Commissioner Christensen: Mr. Saylor could you outline for us on the map what part is the City, and what part is the County?

Mr. Saylor: Looking at this, the areas colored are in the City, the rest is in the County. When you go further East on Cheyenne, it becomes City again.

Commissioner Christensen: Almost 100% of the protestors then have come out of the County areas.

Mr. Saylor: I think all of them.

Mayor Briare: When did that annexation take place?

Mr. Saylor: This was just annexed a couple of months ago. I think you are aware of the specific location. We have had a continuing request for annexation.

Mayor Briare: Any other comments?

Commissioner Lurie: Well I went back and reviewed our general plan, and went back to some of the planning books, and I think this is a case where the developer had a careful analysis of the need of the community. Also to find a site to fit market, rather than fit the site to fit the market. I think that this particular plan, and a lot has been taken in to consideration, as far as the area, and the people that live in that area. I would like to move for approval of the application, amending the R-4 to R-3, subject to the conditions.

Mayor Briare: Comments on the motion? (No response).
Cast your votes. Motion is approved.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Leavitt,
and Mayor Briare voting aye; Commissioner
Christensen voting no.

AGENDA

City of Las Vegas

December 21, 1977

Page 8

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "F" continued . . .

See Page 7

See Page 7

3. Revise driveway entrances to conform to City standards, closing any unused driveways as required by the Department of Public Services.
4. Approved fire hydrant and water main to be approved by the Department of Fire 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 to be screened from view from the abutting streets.
8. Conformance to the revised plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

PROTESTS: 1

G. ZONE CHANGE - Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT

Property extending north from Cheyenne Avenue to a point 1,014 feet north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway.

From: N-U. (Non-Urban)

To: R-1, R-4, R-PD 18 and C-1.

Planning Commission recommended DENIAL on a Motion for approval which did not carry.

PROTESTS: Approx. 30

Approved
EXCEPT that the
R-4 Zone request
be changed to an
R-3 Density
Subject to
Conditions
Lurie

Commissioner
Christensen
voted "no"

Clerk to notify

Director
authorized
to proceed

zone such as R-1, R-3, etc. that the people that have R-E zoning usually protest strongly on the basis that they want the area to remain R-E. Much of the land to the northwest has scattered R-E development and seemingly the people that have R-E homes take the position that any other type of land use would be detrimental, but also there seems to be no particular limitation as to how far away from their property the R-E zoning should be protected.

If this philosophy and pattern continues, it will mean that we will have thousands of acres sparsely developed which will require urban services which will be very costly to provide. I think we have an "urban sprawl" condition of serious proportions developing and unless we start changing the zoning to more intense uses on some of this vast acreage fairly soon, the problem will only become more intense as time goes by and more and more spot estate type development takes place. We know from past experience that R-E and R-1 can exist in harmony. We have several situations closer in wherein R-E has existed next to R-1 for years, and the integrity of both life styles has been preserved. Conceivably you might argue that Becker's application is out of character with the surrounding zoning pattern, however, I am of the opinion that somewhere very soon we must take steps to allow urbanization to take place.

H. ZONE CHANGE - Z-134-77 - ERNEST A. BECKER

Property generally located on the south side of Smoke Ranch Road between Jones Boulevard and Winwood Street, from R-1 (under ROI to R-3) to R-PD 20. Proposed Use: High density planned development.

There is a townhouse planned unit development immediately east of this property; R-2 zoning and development on the north side of Smoke Ranch across the street from this property; single family home development to the south. This property was put under ROI in 1963 to allow R-3 density apartments. There was no time limitation on the Resolution. Mr. Becker is now asking for a PUD on the basis of 20 units per acre which is slightly less than the R-3 density. The overall development plan in my opinion is much more beneficial to the single family home owners than that which would be effected if the area were developed with apartments.

There was a substantial protest factor from the single family home owners in the area due in part to the fact that the notice of public hearing indicated that this was a request for a change from R-1 to R-PD 20, and therefore they were objecting to the proposed development without having knowledge that Mr. Becker could come in with a building permit request to build apartments on the property and it would have to be approved. The layout of the development would prohibit any access to the street on which the single family homes are located. The only access would be from Smoke Ranch which is a major street.

The Planning Commission recommends approval.

I. ZONE CHANGE - Z-136-77 - GARY E. SILVA

Property located at 2101 East Oakey Boulevard at the northeast corner of Oakey Boulevard and Eastern Avenue from R-1 to P-R. Proposed Use: Office.

This is in accord with the established pattern of allowing P-R on Eastern. The Planning Commission recommends approval.

D. ZONE CHANGE - Z-130-77 - WESTGATE BUILDERS

Property generally located at the northwest corner of Sahara Avenue and Arville Street from R-1 to C-1. Proposed Use: Wendy's Hamburger Restaurant.

The two corners on the south side of Sahara are zoned and developed for commercial purposes. The northwest corner has residential property backing up to it.

The Planning Commission recommends approval. There were no protests.

E. ZONE CHANGE - Z-131-77 - MARJORIE M. Hiestand

Property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive from R-E to R-3. Proposed Use: Four-plex development.

There is a small mobile home park in close proximity to this property on the north side of Stewart and also a LDS Church. On the south side there is R-3 zoning.

The Planning Commission recommends approval. There was one protest.

F. ZONE CHANGE - Z-132-77 - NICK PANDELIS

Property generally located on the south side of St. Louis Avenue between Fairfield Avenue and Commerce Street from R-4 to C-2. Proposed Use: 32 efficiency apartments.

This is a request to allow efficiency apartments with parking being provided on the basis of 1 to 1. The applicant proposes 32 units with 32 parking spaces.

The Planning Commission recommends approval. There was one protest.

G. ZONE CHANGE - Z-133-77 - CHARLESTON HEIGHTS DEVELOPMENT

Property extending north from Cheyenne Avenue to a point 1,014 feet north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway from N-U to R-1, R-4, R-PD 18 and C-1.

This property was just annexed to the City. You will remember, Mr. Becker had a like application in the same location but on the east side of the freeway which was recently denied. That particular application met with a strong protest from the property owners to the east which does have some R-E development. This property is located west of the freeway, therefore, the freeway provides a physical separation from the protestants to the east. There were, however, a few protests from property owners to the west. The nearest house I believe is at least one-quarter mile away from this property. The area is predominately undeveloped.

The Planning Commission recommended denial by means of an affirmative motion which failed to carry.

Not for the particular purpose of espousing Mr. Becker's application, but to describe to you an overall problem, I would like to point out that we are rapidly running out of land which is zoned for urban development. I am sure you are all acquainted with the fact that whenever an application is made to go to an urban

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

December 15, 1977

Mr. Ernest A. Becker
6115 Clarice Avenue
Las Vegas, Nevada 89107

Re: Z-133-77 and Z-134-77

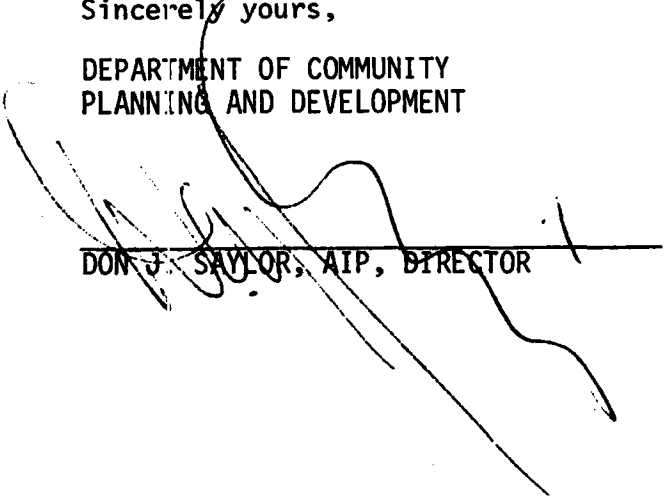
Dear Mr. Becker:

Please be advised your request will be heard by the Board of City Commissioners on December 21, 1977, at 9:00 A.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding your request.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

December 9, 1977

Mr. Ernest A. Becker
6115 Clarice Avenue
Las Vegas, Nevada 89107

Re: Z-133-77 ✓

Dear Mr. Becker

Your request for reclassification of property extending north from Cheyenne Avenue to a point 1,014 feet north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway from N-U to R-1, R-4, R-PD 18 and C-1, was considered by the City Planning Commission on December 8, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL based on a Motion for Approval which failed to carry.

This request requires final action by the Board of City Commissioners. If you will call this office at 386-6301 on December 15th, we will advise you as to what meeting of the City Commission your request will be presented.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

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

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

NOW THEREFORE, be it resolved by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 21st day of December, 1977 that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached thereto.

Z-133-77

From N-U to R-1, R-3, R-PD 18 and C-1

Legally described as being a portion of the West Half ($W\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of Section 10, Township 20 South, Range 60 East, MDB&N, more particularly described as follows:

From N-U to R-1

COMMENCING at the South Quarter corner of said Section 10; thence North $00^{\circ}27'33''$ West, 1012.00 feet to the True Point of Beginning; thence continuing north $00^{\circ}27'33''$ West, 1691.39 feet; thence North $00^{\circ}28'04''$ West, 1014.40 feet; thence South $89^{\circ}47'03''$ East, 844.23 feet; thence South $00^{\circ}21'06''$ East, 251.01 feet; thence North $89^{\circ}47'03''$ West, 452.69 feet; thence South $00^{\circ}28'04''$ East, 763.17 feet; thence South $89^{\circ}48'53''$ East, 259.02 feet; thence South $00^{\circ}27'33''$ East, 1684.08 feet; thence South $89^{\circ}32'27''$ West, 650.00 feet to the True Point of Beginning.

From N-U to R-3

Commencing at the South Quarter Corner of said Section 10; thence North $00^{\circ}27'33''$ West, 680.00 feet to the True Point of Beginning; thence continuing North $00^{\circ}27'33''$ West, 332.00 feet; thence North $89^{\circ}32'27''$ East, 650.00 feet; thence North $00^{\circ}27'33''$ West, 1684.08 feet; thence South $89^{\circ}48'53''$ East, 122.42 feet; thence South $00^{\circ}11'07''$ West, 40.00 feet; thence South $89^{\circ}48'04''$ East, 456.54 feet; thence South $00^{\circ}16'54''$ East, 829.97 feet; thence South $04^{\circ}28'55''$ West, 301.04 feet; thence South $09^{\circ}26'45''$ West, 355.11 feet; thence South $17^{\circ}07'16''$ West, 438.91 feet; thence South $89^{\circ}32'27''$ West, 999.88 feet to the True Point of Beginning.

COMMENCING AT the center quarter corner of said Section 10; thence South 89°48'53" East 391.03 feet to the True Point of Beginning; thence North 00°28'04" West, 763.17 feet; thence South 89°47'03" East, 452.69 feet; thence South 00°21'06" East, 85.96 feet; thence South 89°47'40" East, 392.84 feet; thence South 00°54'43" West, 562.36 feet; thence South 80°53'39" West 455.04 feet; thence South 00°11'07" West, 40.00 feet; thence North 89°48'53" West, 381.44 feet to the True Point of Beginning.

From N-U to C-1

COMMENCING at the South Quarter (S¼) corner of said Section 10; the True Point of Beginning; thence North 00°27'33" West, 680.00 feet; thence North 89°32'27" East, 999.88 feet; thence South 17°07'16" West, 614.30 feet; thence South 67°06'26" West, 135.00 feet; thence South 00°08'00" West, 50.00 feet; thence North 89°52'00" West 689.07 feet to the True Point of Beginning.

SUBJECT TO:

1. ~~Resolution of Intent be restricted to a twelve-month time limit.~~
2. Installation of half-street improvements on Tenaya Way and Cheyenne Ave. frontages, as required by the Department of Public Services.
3. Installation of full-street improvements on Gowan Road frontage, as required by the Department of Public Services.
4. Dedication of 20 ft. additional right-of-way for Cheyenne (Total 50 ft.); dedication of a 25 ft. radius corner at Cheyenne Ave. and Tenaya; dedication of 80 ft. for Gowan Road and dedication of a 20 ft. radius corner at Gowan and Tenaya, as required by the Department of Public Services.
5. Submission and approval of a Plot Plan for the C-1 portion of this property prior to development.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

PASSED, ADOPTED AND APPROVED this 21st day of December, 1977.

William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

RECEIVED

SEP 12 10 44 AM '78

CITY CLERK

1. Conformance to the conditions of approval on the Tentative Map.
2. Street names shall be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. NEW STREET
ALIGNMENT

(PM-28-77)

APPROVED

New Street Alignment under a Parcel Map request (DAVID N. HADDOCK) for property generally located between Leon Avenue and Bradley Road south of Dorrell Lane.

MR. NULL presented the staff report and said the reason for this item was a new street alignment for Janet Circle. Staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of the new street alignment of Janet Circle.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission December 14, 1977 at 9:00 AM.

12. Z-133-77

DENIED

Application of CHARLESTON HEIGHTS DEVELOPMENT COMPANY for reclassification of property legally described as being a portion of the West Half (W½) of the East Half (E½) of Section 10, Township 20 South, Range 60 East, MDB&M and extending north from Cheyenne Avenue to a point 1,014 feet north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway, from N-U (Non-Urban) to R-1 (Single Family Residence), R-4 (Apartment Residence), R-PD 18 (Residential Planned Development) and C-1 (Limited Commercial).

MR. BROWN presented the staff report and said the developer had submitted an eleventh hour revision on the plat of the property in question, increasing the lots on Tenaya to 11,000 sq. ft., with the change from R-4 to R-3 on the east. Staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

ERNIE BECKER, 4401 West Washington, stated when they submitted the plan, the property to the east was bounded by the freeway that goes to the Test Site. Gowan will have the only overpass. On the west side of the property it is owned by the government except for 1320' and they were under the impression there was only one owner on the property by Cheyenne and wanted that at a higher

density, so they went in with R-4 and R-1 directly to the west. They found out this was not true and that the property owners wanted larger lots. So the R-4 was changed to R-3, then a buffer zone with 332' strip behind the business frontage, and bring lots out and have only a 60' street. The 11,000' lots would face the west. This cut down a little bit of the R-3. The residences in question are more than a quarter of a mile away. He described the proposed development with the use of a plot plan.

CHAIRMAN PARKER asked how large was the property in question, and how the zoning was broken down.

MR. BECKER replied the R-3 was 39½ acres, the R-1 is 25.8 acres, the R-PD 18 is 13 acres and the C-1 is 13.8 acres. He said that was not a net basis.

CHAIRMAN PARKER asked how many persons were present in protest. Twelve people were present in opposition.

MR. BROWN stated there was no written opposition.

MRS. COLEMAN said it was her understanding the freeway would not be as heavily travelled as an urban freeway. She asked if it was good thinking on the part of the Commission to put something less than R-1 next to it.

GAYLE M'GARY, 3386 North Gareheim, stated she was against the proposal. She added they were opposed to any corporation coming in their R-E area and telling them they were stupid and not aware of property values. She said they bought their land and built their houses to get away from development. She added she wanted to be able to look out her front door and see the mountain.

GLADE WILGAR, 3345 North Pineair, stated they wished the area to remain R-E. He presented a petition containing 28 signatures in protest saying these people lived west of the proposed development.

VIC GREAVY, 6675 West Buckskin, appeared in protest.

MR. TIBERTI said the purpose of the holding zone was for mixed zoning areas. Also, the developer could go ahead and people buying in the future would know what is or would be planned. He said it appeared to him this was a good mix and it is a good development.

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

MR. TIBERTI made a Motion for APPROVAL of Z-133-77.

Voting was as follows:

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

Motion for APPROVAL failed to carry; therefore, the request is denied.

CHAIRMAN PARKER announced this item would be heard by the City Commission and the applicant was to contact the Department of Community Planning and

Development to determine the date and time.

13. Z-134-77

APPROVED

Application of ERNEST A BECKER for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 24, Township 20 South, Range 60 East, MDB&M, and generally located on the south side of Smoke Ranch Road between Jones Boulevard and Winwood Street, from R-1 (Single Family Residence) to R-PD 20 (Residential Planned Development).

Proposed Use: High Density Planning Development

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated the area in question has been classified under Resolution of Intent to R-3. The R-PD 20 is the same density. With these observations, staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

ERNIE BECKER, 4401 West Washington, stated that they had met with some of the neighbors Tuesday to see if it could be worked out to get their approval. Some changes have been made, but they may not necessarily have their approval. The streets access to the parking lots. Previously they came out on Condor, feeling there would be an objection, came up with Smoke Ranch, a 100' street, there would be no objections to it. There will be no vehicular access to Condor.

MR. SWESSEL asked if there were duplexes across the street.

MR. BECKER said yes, there were duplexes on that side. He added that instead of building apartments as they can now do, in Westchester, the landscaping is done by an association and one person does it, so they are doing the same with this so it will be done by an association. The parking lot would be taken care of as would the landscaping. If the project is approved, they would agree to a low wall with wrought iron and flowers in the front and the lawn behind it. He added they may still object to the fact they have single family houses, being mixed with rentals, but that he has not been able to solve that. There was a meeting last night and they were told the City had agreed to let them come out on the Smoke Ranch side.

CHAIRMAN PARKER asked those present in opposition to stand. Twenty-two persons were present in protest.

CHAIRMAN PARKER asked if there were any letters of protest.

MR. BROWN replied there was one letter.

JOHN THAYER, 5705 Auburn, stated he was representing property owners in the area, some of whom were not able to be present. He said they had discussed the proposal and were in opposition to the rezoning. He added some of the reasons for the opposition were that they had selected to live in the area because it was R-1; that they were opposed to spot zoning and the development of 96 units. He further added the proposal would introduce additional traffic into the area creating a problem and as there are two schools nearby, would cause a problem also. He presented a petition having 63 signatures in protest and also a map showing persons receiving a letter from the Planning Department and further indicating those persons not in favor of the proposed development.

INTER-OFFICE MEMORANDUM

December 2, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-133-77
Charleston Heights Development Co.
N. of Cheyenne Ave & No. of Gowan
between Tenaya and Rainbow Freeway

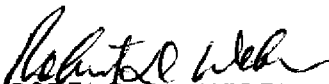
COPIES TO:

Your memorandum of November 17, 1977 requested comments from the Public Services Department on the application for Reclassification of property located north of Cheyenne Ave. to a point 1,014' north of Gowan Rd. between Tenaya Way and Rainbow Freeway.

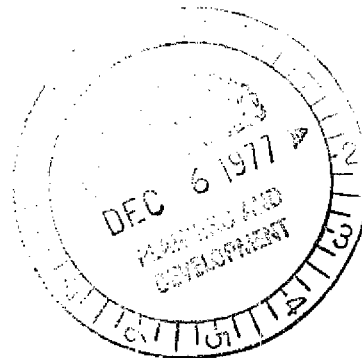
It will be required that the applicant:

- 1) construct half-street improvements on Tenaya Way and Cheyenne Ave. frontages.
- 2) construct full-street improvements on Gowan Rd. frontage.
- 3) dedicate 20' additional right-of-way for Cheyenne (total of 50').
- 4) dedicate a 25' radius corner at Cheyenne and Tenaya.
- 5) dedicate 80' for Gowan Rd.
- 6) dedicate 20' radius corners at Gowan and Tenaya.

Rainbow Freeway frontage and approximately 455' of Gowan Rd. frontage will be improved by the State Highway Department.


ROBERT D. WEBER, PE & RLS

RDW/JSH/s



INTER-OFFICE MEMORANDUM

December 5, 1977

TO:

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

FROM:

Ned W. Barker
NED W. BARKER, ASSISTANT FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-133-77, RECLASSIFICATION
CHARLESTON HEIGHTS DEVELOPMENT COMPANY

COPIES TO:

1. Lettered streets in conflict with already existing streets from "A" to "H".
2. To meet water requirements of Las Vegas Fire Department as property develops.

NB/nc

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

Nov. 17, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: ZONING - Z-133-77
CHARLESTON HEIGHTS DEVELOPMENT CO.

COPIES TO:

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

Property extending north from Cheyenne Avenue to a point 1,014 ft. north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway.

FROM: N-U To: R-1, R-4, R-PD 18, and C-1.

ATTN:
STREET NAMES FROM
"A" TO "H" ARE DUPLICATING
[Signature]
Asst. Engr. Tech.
Nov. 22/77

CITY PLANNING COMMISSION MEETING: December 8, 1977

Your remarks regarding this application prior to December 2, 1977 will be greatly appreciated.

Plot Plan Attached:

Yes ☒No ☐

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

Nov. 17, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT:
ZONING - Z-133-77
CHARLESTON HEIGHTS DEVELOPMENT CO.

COPIES TO:

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

Property extending north from Cheyenne Avenue to a point 1,014 ft. north of Gowan Road between Tenaya Way and the proposed Rainbow Freeway.

FROM: N-U To: R-1, R-4, R-PD 18, and C-1.

CITY PLANNING COMMISSION MEETING: December 8, 1977

Your remarks regarding this application prior to December 2, 1977 will be greatly appreciated.

Plot Plan Attached: Yes No

DJS:kt

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