

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0134-88

APN 125-35-299-016

Location W OF TORREY PINES, S OF HAMMER LANE

Applicant HAROLD & AGEE HALL

Subject

REZONING REQUEST FROM R-E TO R-D FOR
PROPOSED SINGLE FAMILY RESIDENTIAL.



FILE HISTORY

[illegible]

2-134-88



SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION

January 23, 1989

A
PLANNING AND
JAN 23 1989
DEVELOPMENT

Harold Foster
Director, Community Planning & Development
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Ref: Z-134-88

Dear Mr. Foster,

Attached are petitions signed by the immediate surrounding homeowners as to regards of the application Z-134-88. It is their contention that this development as proposed by Mr. Hall, is not compatible with the current pattern of development in the area. All the homes are custom or semi-custom ranch-style on an average lot size of .51 acres. There are no street lights, curbs, gutters, or sidewalks. The roads are primarily gravel and we are allowed to keep horses.

It should be noted that Mr. Hall did not attempt to meet with the affected homeowners before the meeting of January 12, 1989, and was unable to meet with the homeowners before this meeting of January 24th, as instructed by the Planning Commission.

Mr. Hall did, however, contact me by phone on January 20th, at which time he related that he had not made contact sooner as he was confused as to the next Planning Commission meeting date. He also explained that he could not reduce the amount of lots from 64 but did not say why. I told him that the present density he was seeking was not a major issue, although we would like to see it reduced by at least five (5) more units. He also indicated that he has not done a market study as yet and through the course of our conversation it became apparent that Mr. Hall has not made himself familiar with Las Vegas's General Plan, Land Uses, or the role of Homeowners Associations when presenting developments to the Planning Commission. He also appears resentful in his statements towards staff for requiring changes and additional information, saying it looks good and then recommend denial to the Board.

It became apparent again, as it was with the application last year, that Mr. Hall does not have any solid plans of development, and is seeking only that of a rezoning. This application is a prime example why Councilman Bunker's suggestion concerning "specific findings" and deviations from the General Plan as discussed in his memorandum of April 26, 1988 need to be implemented so as to avoid applications of this nature being filed without acceptable justification to warrant rezoning or deviation, before it reaches the Planning Commission phase, and allows for input by area residents.



PAGE TWO
Z-134-88

A
PLANNING AND
JAN 23 1989
DEVELOPMENT

Since the homeowners were unable to meet with Mr. Hall to develop compatible conditions we have drafted those conditions to be presented as our minimum requests. By utilizing the General Plan, the Land Use Map, and the Community Profiles data we endeavored to maintain the compatibility of the surrounding properties, yet provide for the overall health, safety, and welfare of the homeowners.

The applicant is to agree to all these conditions otherwise we cannot support the rezoning as proposed by Mr. Hall, as his proposal is incompatible to the predominant general pattern of land use, it is speculative, and contradictory to the General Plan as provided for in the community profiles, therefore agreeing with staff's recommendation for denial on those grounds.

Respectfully submitted,

Lillian Jacobson

Lillian Jacobson
President
Sheep Mountain Homeowners Assoc.

Attachments

cc: Planning Commissioners
Ron Lurie, Mayor
Wayne Bunker, Councilman
Bob Nolen, Councilman
Arnie Adamsen, Councilman
Steve Miller, Councilman
Harold Hall, Applicant



4
PLANNING AND
JAN 23 1989
DEVELOPMENT

Z-134-88
PROPOSED CONDITIONS

1. Applicant is to be responsible for the development through its completion.
2. The number of lots will not exceed 64.
3. All houses will be a minimum of 1950 sq. ft., and the minimum price range will be \$115,000.
4. All houses will be ranch-style, stucco, with tile roofs.
5. The houses along Torrey Pines will face Torrey Pines in keeping with the general pattern of development along it.
6. There will be no exterior curbs, gutters, or sidewalks.
7. Interior of project will include rolled curbs and gutters.
8. Street lighting on Torrey Pines only and spaced a minimum of 500' apart.
9. Interior street lighting will be provided by individual lamp posts at each lot.
- 10.. Applicant is to provide for C.C.&R.'s indicating the keeping of 1 horse per lot and that each lot owner can deed their allotment to another lot but not to exceed 2 horses per lot.
11. Applicant to secure the necessary variance for the keeping of horses.
12. Applicant is to post an abatement bond in an amount to be determined by Public Works for any construction damage to adjoining lots, or vacant lots in the area.
13. Applicant to post a bond for the refurbishing of the exterior block wall against graffiti.
14. Lone Mountain Road from Rancho and north to Torrey Pines to be the only approved access for construction vehicles, and that all access roads will be restored to their original condition upon a time element determined by Public Works and not necessarily at completion of project.
15. Applicant is to notify the SLHA of any changes in development schedule
16. Applicant to post a bond in an amount to be determined by Public Works for any damage to houses in the vicinity where the utility lines must run, due to the thick bed of caliche in the area.



A
PLANNING AND
JAN 23 1989
DEVELOPMENT

Z-134-88
PROPOSED CONDITIONS
CONTINUED

17. Applicant agrees to participate in any upgrades to the utility lines necessary for adequate service to the development.
18. Applicant to provide for a cash donation to Metro's "D.A.R.E." program in the local schools.
19. Applicant to allow SMHA to participate in the selection and design of the zone wall.
20. Applicant agrees to make these conditions binding upon any future purchasers of property.

JOHN L. GLAZE
5300 N. LORENZI BLVD.
LAS VEGAS, NEVADA 89130

PLANING AND
JAN 23 1989
DEVELOPMENT

January 9, 1989

Harold P. Foster, Director
Department of Community Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

OBJECTION TO REQUEST Z-134-88

Dear Mr. Foster,

I am opposed to the proposed zoning change of application Z-134-88. This is the same reclassification these developers applied for last year and they were denied.

My work schedule precludes attendance at the January 12 meeting regarding this reclassification. I am a home-owner residing at 5300 North Lorenzi Boulevard, and I wish this letter to represent my objections to this reclassification of zoning.

Although I am as interested as most people in seeing this area develop, I feel that the primary R-E zoning should remain in force. Evidence is available to show that we do not have the water available for the proposed mass housing. It is my understanding that the Board has been informed of this water limitation. As far as I am concerned, this type of development works to the detriment of all of us who bought land in this area specifically for R-E and horse zoning.

Thank you for this opportunity to present my objections to the proposed reclassification.

Sincerely,


JOHN L. GLAZE

copy: Lillian Jacobson, President
Sheep Mountain Homeowners Association

March 20, 1988

PLANNING AND
JAN 23 1989
DEVELOPMENT

To Whom It May Concern:

I am writing this letter to protest the changing of zoning from RE to RD, Application Z-118-87.

We have lived her at 6500 Hammer Lane since 1978 and moved here to live in a RE environment.

After the last meeting one of the applicants stated that we were "A bunch of stupid people with horses". This does not go over well with our neighbors.

Please keep our area with what it was designated for..RE.

Thank you for your cooperation.

Sincerely,



Lynne Giannotti



SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION

PLANNING AND
JAN 23 1989
DEVELOPMENT

WE THE UNDERSIGNED ARE OPPOSED TO Z-134-88 A PROPOSED R-D (RESTRICTED) HOUSING DEVELOPMENT IN A PREDOMINANT R-E (HORSE ZONED) AREA.

NAME (Please print and sign)	ADDRESS (include your Zip Code)	REGISTERED VOTER (Yes or No)
1. CHARLES & BARBARA HODGES Charles & Barbara Hodges	6500 Ann Rd 89130	Yes
2. Bill & Kathy Shoring	6473 Ann Rd.	Yes
3. Bill & Bonnie Shoring Sr.	5533 REBECCA Rd.	yes
4. Jo Wane Whitney	5501 Rebecca Rd.	Yes
5. RANDY BRADSHAW	6432 Tina Ln.	yes
6. Randell P. Bradshaw	89130	yes
7. ROSE M. BRADSHAW	6432 Tina Lane 89130	yes
8. Rose M. Bradshaw ↓ James R. Harris	6416 Tina Ln.	yes
9. M Jack Bowman	6445 TINA	yes
10. William & Jo Ann Wiese William & Jo Ann Wiese	5517 REBECCA	yes
11. Margaret Hunter	6430 Hammer	No
12. Tamra Ruesch	6454 Hammer	Yes
13. June Bald	6433 Ann Rd	no
14. J A Bald	6433 Ann Rd	no
15. Donald Martin	6520 W. Ann Rd	yes
16. Marva K Martin	6520 W. ANN RD	YES.
17. Victoria Lopez	5680 N. Jones	yes



PLANNING AND
JAN 23 1989
DEVELOPMENT

SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION

WE THE UNDERSIGNED ARE OPPOSED TO Z-134-88 A PROPOSED R-D (RESTRICTED)
HOUSING DEVELOPMENT IN A PREDOMINANT R-E (HORSE ZONED) AREA.

NAME

(Please print and sign)

ADDRESS

(include your Zip Code)

REGISTERED VOTER

(Yes or No)

CINDY ALEKNEWICUS

5423 Rebecca Rd

Yes

Cindy Aleknewicis

89130



PLANNING AND
JAN 23 1989
DEVELOPMENT

SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION

WE THE UNDERSIGNED ARE OPPOSED TO Z-134-88 A PROPOSED R-D (RESTRICTED)
HOUSING DEVELOPMENT IN A PREDOMINANT R-E (HORSE ZONED) AREA.

NAME (Please print and sign)	ADDRESS (include your Zip Code)	REGISTERED VOTER (Yes or No)
Norothy Fottrell	6450 Hammer Ln. 89130	YES
J. B. Mc Luck	6440 HAMMILL LN 89130	YES
William Fottrell	6450 HAMMILL LN 89130	YES
Diane Fottrell	6450 HAMMILL LN 89130	YES
LINDA THOMAS	6445 TINA LANE 89130	YES
MARIE Young Marie Young	8480 W. Maple 89131	yes

Z-134-88

A
PLANNING AND
JAN 23 1989
DEVELOPMENT

NAME
(Please print and sign)

ADDRESS
(include your Zip Code)

REGISTERED VOTER
(Yes or No)

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. John L. Glaze, 5300 N. Loring - 1-12-89
2. Shapnet. N.O.A.
3. John L. Glaze, 5300 N. Loring Blvd
4. Lynn Giannotti
5. Petition - 19
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO.: 2-134-88

JOHN L. GLAZE
5300 N. LORENZI BLVD.
LAS VEGAS, NEVADA 89130

January 9, 1989

Harold P. Foster, Director
Department of Community Planning and Development
400 Stewart Avenue
Las Vegas, NV 89101

PLANNING AND
JAN 10 1989
DEVELOPMENT

OBJECTION TO REQUEST Z-134-88

Dear Mr. Foster,

I am opposed to the proposed zoning change of application Z-134-88. This is the same reclassification these developers applied for last year and they were denied.

My work schedule precludes attendance at the January 12 meeting regarding this reclassification. I am a home-owner residing at 5300 North Lorenzi Boulevard, and I wish this letter to represent my objections to this reclassification of zoning.

Although I am as interested as most people in seeing this area develop, I feel that the primary R-E zoning should remain in force. Evidence is available to show that we do not have the water available for the proposed mass housing. It is my understanding that the Board has been informed of this water limitation. As far as I am concerned, this type of development works to the detriment of all of us who bought land in this area specifically for R-E and horse zoning.

Thank you for this opportunity to present my objections to the proposed reclassification.

Sincerely,


JOHN L. GLAZE

copy: Lillian Jacobson, President
Sheep Mountain Homeowners Association

NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

Notice is hereby given that on **JANUARY 12, 1989** 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-134-88

APPLICATION OF HAROLD AND AGEE HALL FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE WEST SIDE OF TORREY PINES DRIVE,
SOUTH OF HAMMER LANE

FROM: R-E (RESIDENCE ESTATES)

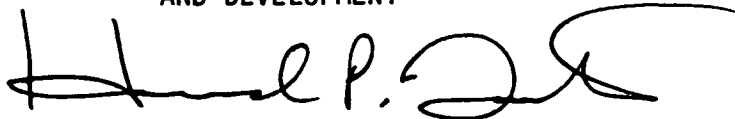
TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

The above property is legally described as a portion of
the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$)
of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

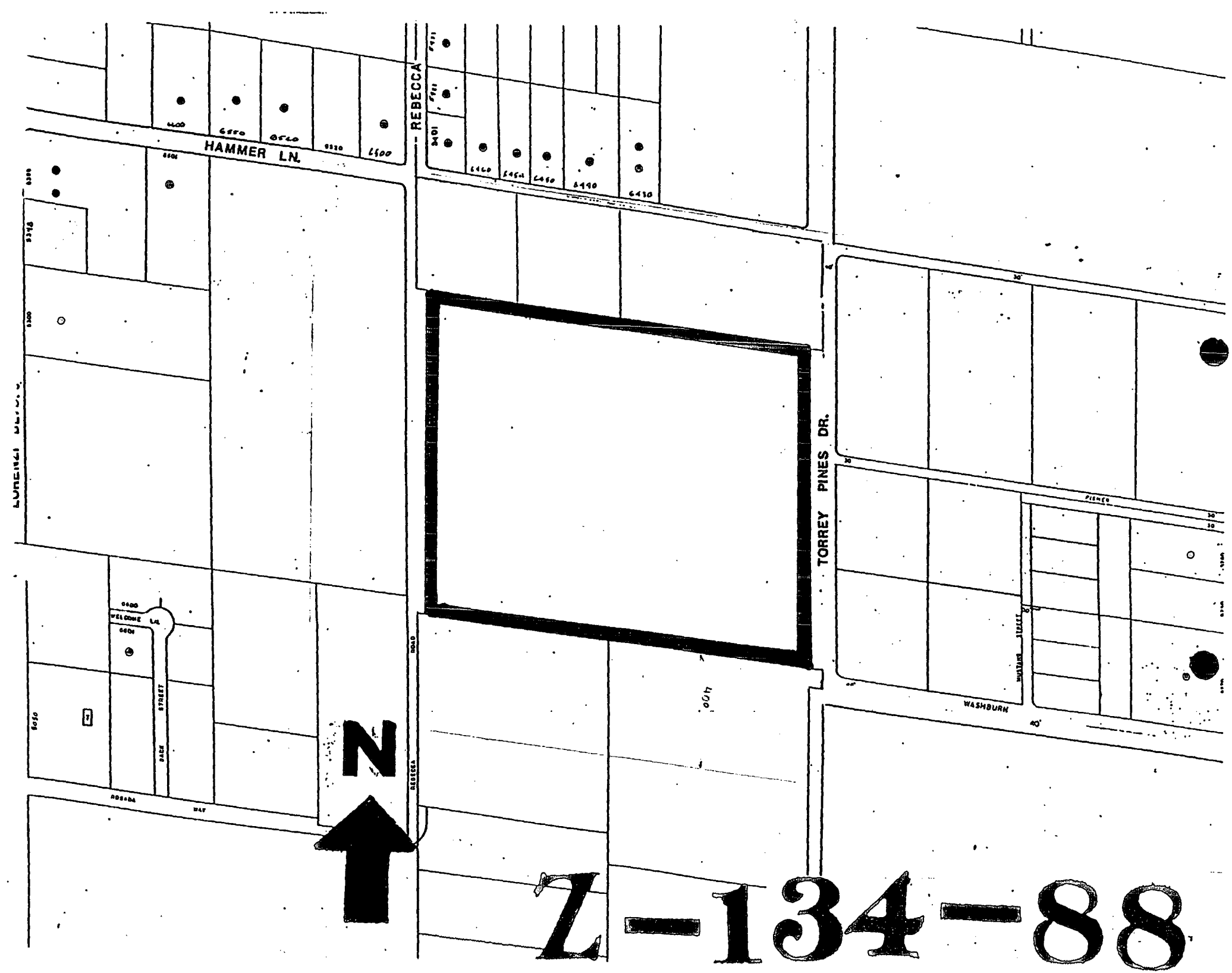
A handwritten signature in black ink, appearing to read "Harold P. Foster", with a stylized flourish at the end.

HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

Date 19 DEC 88
Page 1 of 2

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code 2-134-88 Date to Be Completed _____

Remarks _____

1. Labels No. of Sets Label Tape

2. Print Format:	No Print (A)	Value
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Name, Address, Legal Description (G)	XXX
--------------------------------------	-----

3. Selection by Tax District (List Tax Districts N

[illegible]

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

Partial Page	Partial Page	Partial Page	Partial Page
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Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr	Book	Pge	Nmbr
3	2	1	3	2	1	3	2	1	3	2	1
01B	17	0	01B	17	0	01B	19	0	01B	23	0
		004			035			008			004
		006			038			010			006
		013			039			017			010
		017			041			020			011
		019			045			034			019
		021			069			037			024
		023			074			039			029
		031		18	0003			046			032
		034		19	0002		20	0001			033

Assessor Approval _____ Billing No. _____

NOTIFY: Sheep Mt. H.O.A.

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 19 DEC 88
Page 2 of 2

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-134-88 Date to Be Completed Remarks

Information Needed:

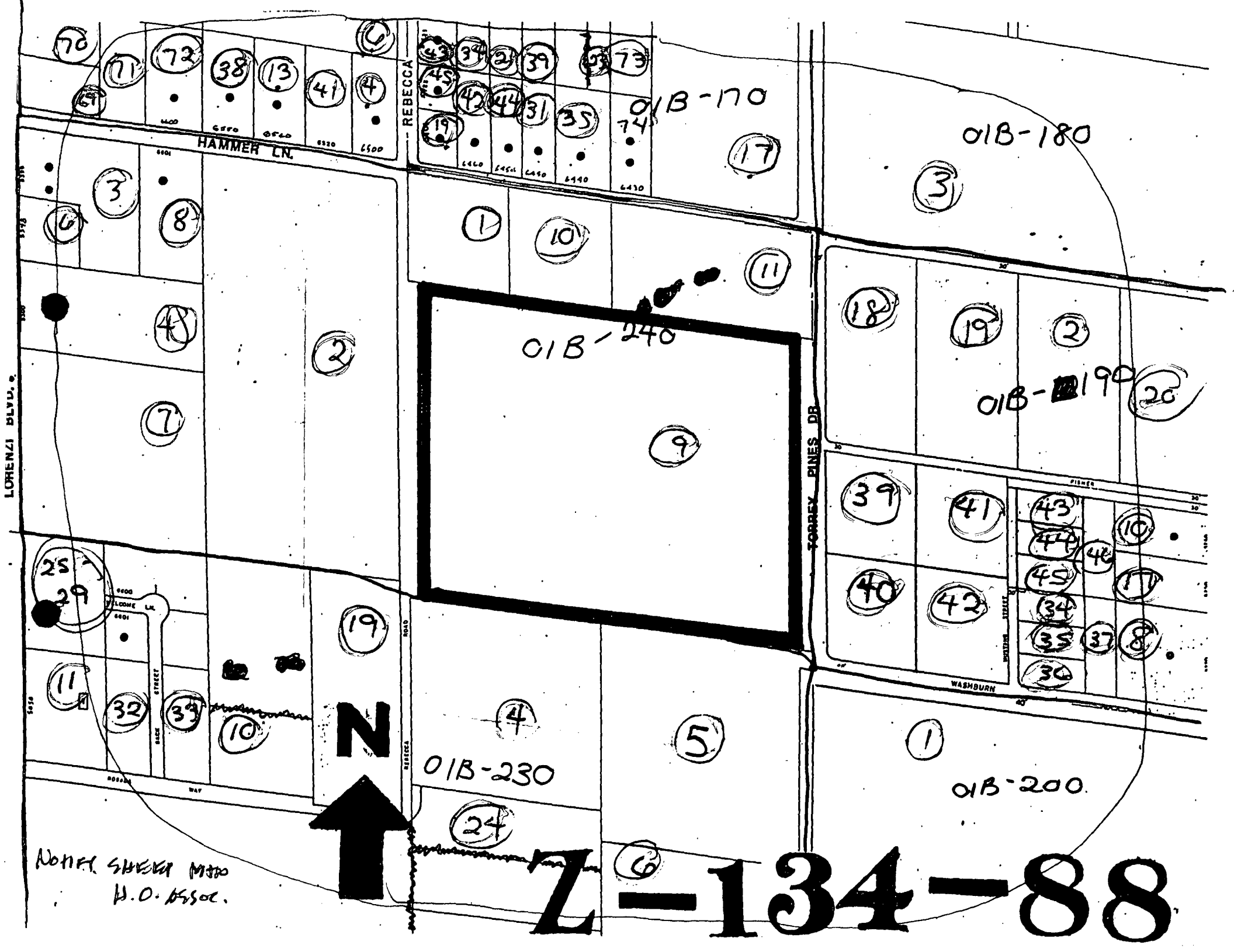
1. Labels ☒ No. of Sets ☐ Label Tape ☐2. Print Format: No Print (A) ☐ Valuation (F) ☐Name, Address, Legal Description (G) ☒

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

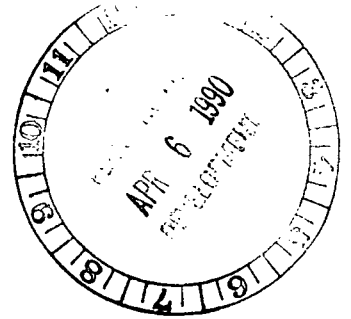
4. Selection by Partial Parcel Number: Parcel Bk (3 char.) Page (5 char.),
Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
3	2	1	3	3	2	1	3	3	2	1	3	3	2	1	3
018	24	0001													
		004													
		006													
		011													
- END -															

Assessor Approval Billing No.



April 3, 1990
4319 Rocky Point Rd.
Anaheim, CA. 92807



Harold Foster, Director
Dept. of Community Planning
400 E. Stewart Ave.
Las Vegas, Nevada 89101

Dear Sir:

RE: Z-21-90

Enclose is check to cover cost to re-schedule the
hearing to April 24th.

Yours truly,

A handwritten signature in cursive script that reads "Harold Hall".

Harold Hall

4/6/90
GR 84760
P/C 4/24/90

THIS IS NOT A BUSINESS
LICENSE. LICENSE WILL
BE ISSUED UPON APPROVAL
OF YOUR APPLICATION.

CITY OF LAS VEGAS
General Receipt

DATE 1/6/90
No. 084760

☐ CASH

☒ CHECK

1590

FUND/ORG.	ACCOUNT	AMOUNT
1113	2E11	100.00
		.
		.
		.

FUND/ORG.	ACCOUNT	AMOUNT
		.
		.
		.
		.

PURPOSE:

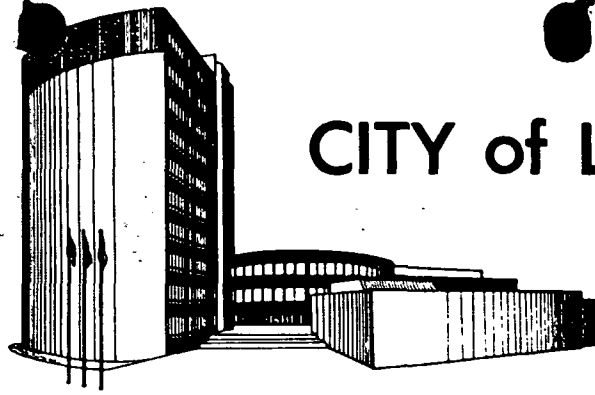
RE-NOTIFICATION 2-21-90

RECEIVED FROM	TOTAL AMOUNT
HAROLD HALL	\$ 100.00
4519 ROCKY POINT RD	
ANAHEIM, CA 92607	
	RECEIVED BY <u>Paul Caneau</u>

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 27, 1989

REVISED LETTER

Harold and Agee Hall
4319 Rocky Point Road
Anaheim, California 92807

Re: Z-134-88 - ZONE CHANGE

Dear Mr. and Mrs. Hall:

The City Council at a regular meeting held February 15, 1989 APPROVED the request for reclassification of property located on the west side of Torrey Pines Drive, south of Hammer Lane, From: R-E (Residence Estates) To: R-D (Single Family Residence, Restricted), Proposed Use: Single Family Residential, subject to:

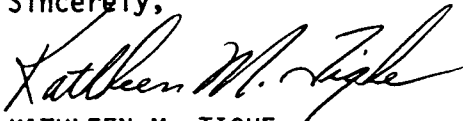
1. Resolution of Intent with a twelve month time limit.
2. The rear yard setback on all lots shall be a minimum of 30 feet.
3. The interior streets be reduced in width to 51 feet with 61 foot radius knuckles as required by the Department of Public Works.
4. If public sewer is extended to this site it shall be from the existing sewer at Lone Mountain Road and Jones Boulevard, and the developer will be required to enter into an extension and/or oversizing agreement as required by the Department of Public Works.
5. Provide rights-of-way and public street improvements in accordance with the current standards for the City of Las Vegas as shown in the 1988 Clark County Uniform Standards as required by the Department of Public Works.



Harold and Agee Hall
RE: Z-134-88 - ZONE CHANGE
February 27, 1989
Page 2.

6. Construct half-street improvements on Torrey Pines Drive and Rebecca Street as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits or the approval of a Final Map, whichever may occur first.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. No horses be allowed on these lots.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

Mr. Gleason F. McQuire
831 E. Essex Drive
Las Vegas, Nevada 89107

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 24, 1989

Harold and Agee Hall
4319 Rocky Point Road
Anaheim, California 92807

Re: Z-134-99 - ZONE CHANGE

Dear Mr. and Mrs. Hall:

The City Council at a regular meeting held February 15, 1989 APPROVED the request for reclassification of property located on the west side of Torrey Pines Drive, south of Hammer Lane, From: R-E (Residence Estates) To: R-D (Single Family Residence, Restricted), Proposed Use: Single Family Residential, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The rear yard setback on all lots shall be a minimum of 30 feet.
3. The interior streets be reduced in width to 51 feet with 61 foot radius knuckles as required by the Department of Public Works.
4. If public sewer is extended to this site it shall be from the existing sewer at Lone Mountain Road and Jones Boulevard, and the developer will be required to enter into an extension and/or oversizing agreement as required by the Department of Public Works.
5. Provide rights-of-way and public street improvements in accordance with the current standards for the City of Las Vegas as shown in the 1988 Clark County Uniform Standards as required by the Department of Public Works.

*see "revised letter"
dated 2-27-89
to amend this
letter.*



Harold and Agee Hall
Re: Z-134-88 - Zone Change
February 24, 1989
Page 2.

6. Construct half-street improvements on Torrey Pines Drive and Rebecca Street as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits or the approval of a Final Map, whichever may occur first.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. No horses be allowed on these lots.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

Mr. Gleason F. McQuire
831 E. Essex Drive
Las Vegas, Nevada 89107

FEBRUARY 15, 1989

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

Council Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)****H. ZONE CHANGE - PUBLIC HEARING****3. Z-134-88 - Harold and Agee Hall**

Request for reclassification of property located on the west side of Torrey Pines Drive, south of Hammer Lane.

From: R-E (Residence Estates)

To: R-D (Single Family Residence,
Restricted)

Proposed Use: SINGLE FAMILY RESIDENTIAL

Planning Commission voted (4-2) to recommend APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The rear yard setback on all lots shall be a minimum of 30 feet.
3. The interior streets be reduced in width to 51 feet with 61 foot radius knuckles as required by the Department of Public Works.
4. If public sewer is extended to this site it shall be from the existing sewer at Lone Mountain Road and Jones Boulevard, and the developer will be required to enter into an extension and/or oversizing agreement as required by the Department of Public Works.
5. Provide rights-of-way and public street improvements in accordance with the current standards for the City of Las Vegas as shown in the 1988 Clark County Uniform Standards as required by the Department of Public Works.
6. Construct half-street improvements on Torrey Pines Drive and Rebecca Street as required by the Department of Public Works.

- continued -

BUNKER -
APPROVED subject
to the conditions.
UnanimousClerk to Notify
and Planning to
proceed.Greg Borgell
appeared repre-
senting owners.No one appeared
in opposition.

APPROVED AGENDA ITEM

Greg A. Barton

FEBRUARY 15, 1989

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 53

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)H. ZONE CHANGE - PUBLIC HEARING3. Z-134-88 - Harold and Agee Hall
(continued)

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits or the approval of a Final Map, whichever may occur first.

8. Conformance to the plot plan as amended to reflect the above conditions.

9. No horses be allowed on these lots.

10. Standard conditions 5-8.

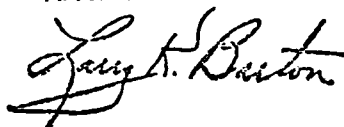
Staff Recommendation: DENIAL

PROTESTS: 39 (3 letters, petition with
19 protests, 17 at meeting)

APPROVED
See page 52

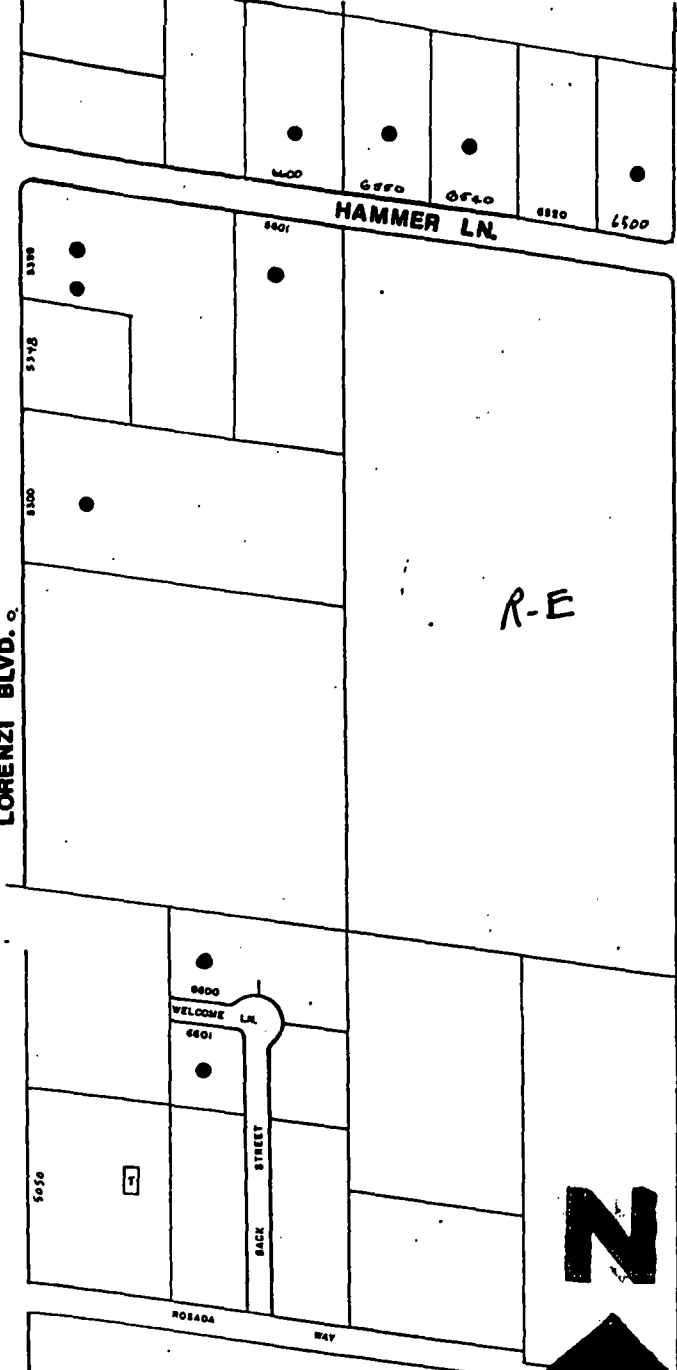
See page 52

APPROVED AGENDA ITEM



LORENZI BLVD. o

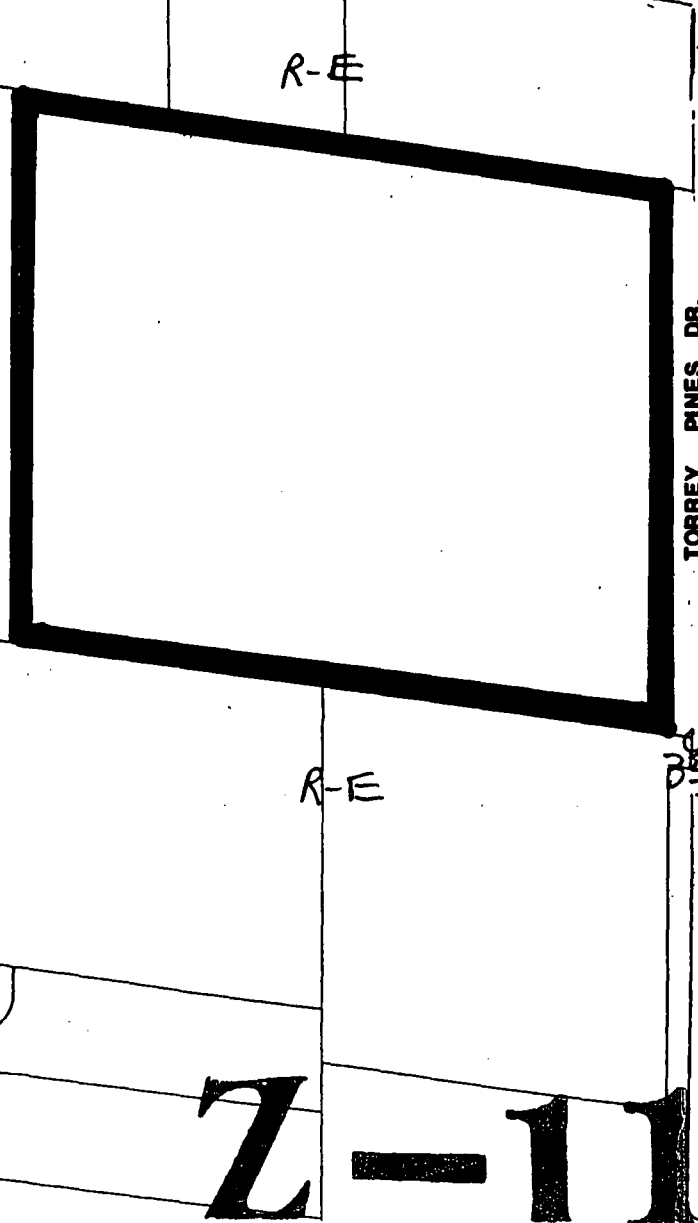
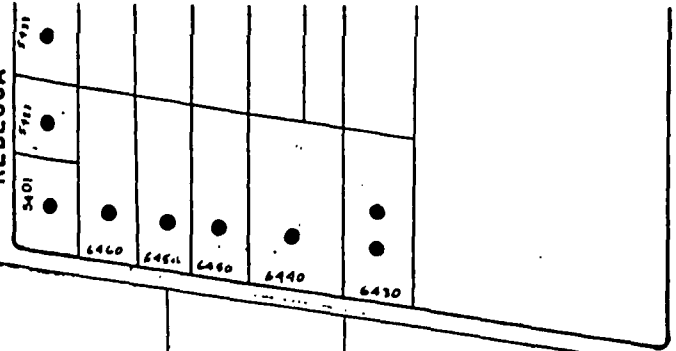
6-35-3



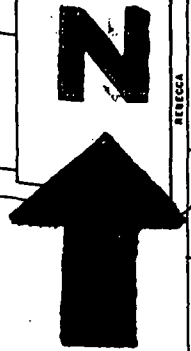
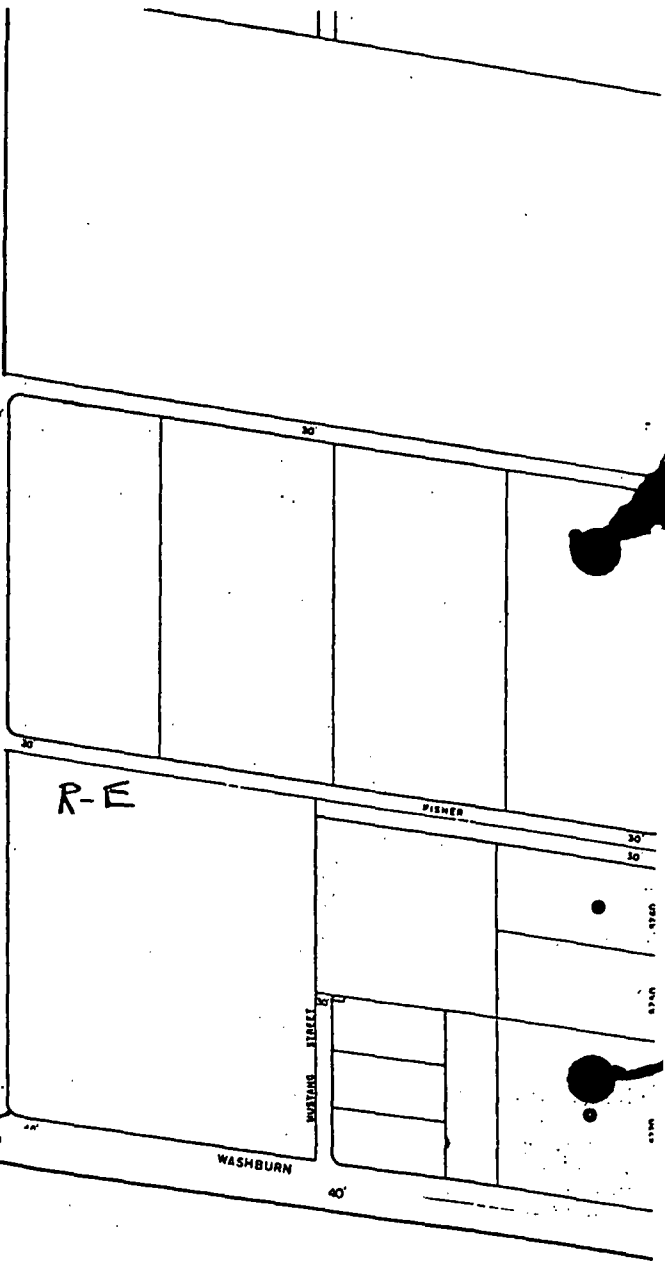
REBECCA

ROAD

REBECCA



TORREY PINES DR.



Z-118-87

NOTICE OF PUBLIC HEARING

DECEMBER 10, 1987

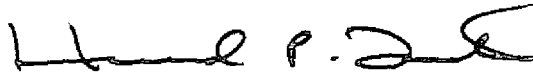
Notice is hereby given that on **DECEMBER 10, 1987** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-118-87 APPLICATION OF HAROLD AND AGEE M. HALL FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE WEST SIDE OF TORREY PINES DRIVE,
SOUTH OF HAMMER LANE
FROM: R-E (RESIDENCE ESTATES)
TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

The above property is legally described as a portion of
the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$)
of Section 35, Township 19 South, Range 60 East, M.D.B.
& M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

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

SEE LOCATION MAP ON REVERSE SIDE.

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

X.

H. ZONE CHANGE - PUBLIC HEARING

3. Z-134-88 - Harold and Agee Hall

This request is to rezone 21.6 net acres (26.81 gross acre parcel) from R-E to R-D for a proposed 64 lot subdivision at a density of 2.4 dwelling units per net acre (2.96 gross). A similar request for 75 lots was withdrawn by the applicant in April, 1988.

The general area is all zoned R-E and there is scattered development to the west, northwest and east.

The typical lot size proposed is 108' x 135' (14,580 square feet) and setbacks are 25 foot front yard, 10 foot side yard, and 15 foot rear yard. The Zoning Ordinance requires minimum rear yard setbacks of 30 feet. Access to the property is from Torrey Pines Boulevard along the east property line.

At the Planning Commission meeting, staff pointed out the General Plan indicates a transition should occur generally on the southerly portion of this property. The north portion is designated for rural development and the southerly part for low and medium low residential density. In evaluating the surrounding development, the lot sizes and street pattern in the area, staff felt this property should be developed entirely on an R-E basis and the southerly portion of this property, which is in the alignment of Washburn Road, be the transition line for any higher density that may be allowed to the south.

There was a protest factor from the residents in the area who were mainly concerned that the R-D lots would not be in keeping with the rural development. Primarily, Lillian Jacobsen of the Sheep Mountain Home Owners Association was the spokesperson for the residents. She submitted a letter outlining a number of conditions if the applicant was approved that would eliminate portions of the off-site improvements which staff is opposed to because it is felt they are needed when a subdivision is approved. The Planning Commission felt that this property could serve as the transition parcel between the rural to the north and the higher density to the south and approved the application. The Commission recommended that street improvements be constructed as required by the Subdivision Ordinance and that no horses be allowed on the lots.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: DENIAL

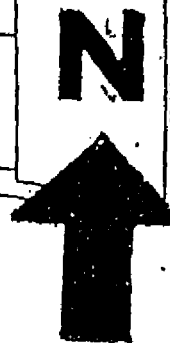
PROTESTS: 39 (3 letters, petition with 19 protests, 17 at meeting)

SEE ATTACHED LOCATION MAP AND LETTER FROM THE SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION


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

FEBRUARY 15, 1989

LOCATION MAP - ITEM X.H.3. - Z-134-88 - Harold and Agee Hall



ATTACHMENT - ITEM X.H.3. - Z-134-88 - Harold and Agee Hall



PLANNING DEPT.
JAN 23 1989
DEVELOPMENT

Z-134-88
PROPOSED CONDITIONS

1. Applicant is to be responsible for the development through its completion.
2. The number of lots will not exceed 64.
3. All houses will be a minimum of 1950 sq. ft., and the minimum price range will be \$115,000.
4. All houses will be ranch-style, stucco, with tile roofs.
5. The houses along Torrey Pines will face Torrey Pines in keeping with the general pattern of development along it.
6. There will be no exterior curbs, gutters, or sidewalks.
7. Interior of project will include rolled curbs and gutters.
8. Street lighting on Torrey Pines only and spaced a minimum of 500' apart.
9. Interior street lighting will be provided by individual lamp posts at each lot.
10. Applicant is to provide for C.C.R.'s indicating the keeping of 1 horse per lot and that each lot owner can deed their allotment to another lot but not to exceed 2 horses per lot.
11. Applicant to secure the necessary variance for the keeping of horses.
12. Applicant is to post an abatement bond in an amount to be determined by Public Works for any construction damage to adjoining lots, or vacant lots in the area.
13. Applicant to post a bond for the refurbishing of the exterior block wall against graffiti.
14. Lone Mountain Road from Rancho and north to Torrey Pines to be the only approved access for construction vehicles, and that all access roads will be restored to their original condition upon a time element determined by Public Works and not necessarily at completion of project.
15. Applicant is to notify the SSHA of any changes in development schedule.
16. Applicant to post a bond in an amount to be determined by Public Works for any damage to houses in the vicinity where the utility lines must run, due to the thick bed of caliche in the area.

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 15, 1989

ATTACHMENT - ITEM X.H.3. - Z-134-88 - Harold and Agee Hall



Z-134-88
PROPOSED CONDITIONS
CONTINUED

A
RECEIVED
JUN 23 1989
CITY CLERK

17. Applicant agrees to participate in any upgrades to the utility lines necessary for adequate service to the development.
18. Applicant to provide for a cash donation to Letro's "D.A.S.T." program in the local schools.
19. Applicant to allow Sema to participate in the selection and design of the zone wall.
20. Applicant agrees to make these conditions binding upon any future purchasers of property.

ATTACHMENT - ITEM X.H.3. - Z-134-88 - Harold and Agee Hall



SHEEP MOUNTAIN HOMEOWNERS ASSOCIATION

January 23, 1989

▲
PLANNING AND
JAN 23 1989
DEVELOPMENT

Harold Foster
Director, Community Planning & Development
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Ref: Z-134-88

Dear Mr. Foster,

Attached are petitions signed by the immediate surrounding homeowners as to regards of the application Z-134-88. It is their contention that this development as proposed by Mr. Hall, is not compatible with the current pattern of development in the area. All the homes are custom or semi-custom ranch-style on an average lot size of .51 acres. There are no street lights, curbs, gutters, or sidewalks. The roads are primarily gravel and we are allowed to keep horses.

It should be noted that Mr. Hall did not attempt to meet with the affected homeowners before the meeting of January 12, 1989, and was unable to meet with the homeowners before this meeting of January 24th, as instructed by the Planning Commission.

Mr. Hall did, however, contact me by phone on January 20th, at which time he related that he had not made contact sooner as he was confused as to the next Planning Commission meeting date. He also explained that he could not reduce the amount of lots from 64 but did not say why. I told him that the present density he was seeking was not a major issue, although we would like to see it reduced by at least five (5) more units. He also indicated that he has not done a market study as yet and through the course of our conversation it became apparent that Mr. Hall has not made himself familiar with Las Vegas's General Plan, land uses, or the role of Homeowners Associations when presenting developments to the Planning Commission. He also appears resentful in his statements towards staff for requiring changes and additional information, saying it looks good and then recommend denial to the Board.

It became apparent again, as it was with the application last year, that Mr. Hall does not have any solid plans of development, and is seeking only that of a rezoning. This application is a prime example why Councilman Bunker's suggestion concerning "specific findings" and deviations from the General Plan as discussed in his memorandum of April 26, 1988 need to be implemented so as to avoid applications of this nature being filed without acceptable justification to warrant rezoning or deviation, before it reaches the Planning Commission phase, and allows for input by area residents.

ATTACHMENT - ITEM X.H.3. - Z-134-88 - Harold and Agee Hall



PAGE TWO
Z-134-88

A
PLANNING AND
JAN 23 1989
CITY CLERK

Since the homeowners were unable to meet with Mr. Hall to develop compatible conditions we have drafted those conditions to be presented as our minimum requests. By utilizing the General Plan, the Land Use Map, and the Community Profiles data we endeavored to maintain the compatibility of the surrounding properties, yet provide for the overall health, safety, and welfare of the homeowners.

The applicant is to agree to all these conditions otherwise we cannot support the rezoning as proposed by Mr. Hall, as his proposal is incompatible to the predominant general pattern of land use, it is speculative, and contradictory to the General Plan as provided for in the community profiles, therefore agreeing with staff's recommendation for denial on those grounds.

Respectfully submitted,

Lillian Jacobson

Lillian Jacobson
President
Sheep Mountain Homeowners Assoc.

Attachments

cc: Planning Commissioners
Ron Lurie, Mayor
Wayne Bunker, Councilman
Bob Nolen, Councilman
Arnie Adamsen, Councilman
Steve Miller, Councilman
Harold Hall, Applicant

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 30, 1989

Harold and Agee Hall
4319 Rocky Point Road
Anaheim, California 92807

RE: Z-134-88 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Hall:

Your request for reclassification of property located on the west side of Torrey Pines Drive, south of Hammer Lane, from R-E Zone to R-D Zone, was considered by the Planning Commission on January 24, 1989.

The Planning Commission voted to recommend APPROVAL, subject to the following:

1. Resolution of Intent with a twelve month time limit.
2. The rear yard setback on all lots shall be a minimum of 30 feet.
3. The interior streets be reduced in width to 51 feet with 61 foot radius knuckles as required by the Department of Public Works.
4. If public sewer is extended to this site it shall be from the existing sewer at Lone Mountain Road and Jones Boulevard, and the developer will be required to enter into an extension and/or oversizing agreement as required by the Department of Public Works.
5. Provide rights-of-way and public street improvements in accordance with the current standards for the City of Las Vegas as shown in the 1988 Clark County Uniform Standards as required by the Department of Public Works.

- Continued -



TO: Harold and Agee Hall
RE: Z-134-88 - Zoning Reclassification

January 30, 1989
Page Two

6. Construct half-street improvements on Torrey Pines Drive and Rebecca Street as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits or the approval of a Final Map, whichever may occur first.
8. Conformance to the Plot Plan as amended to reflect the above Conditions.
9. No horses be allowed on these lots.
10. Satisfaction of City Code requirements and design standards of all City departments.
11. Approval of the parking and driveway plans by the Traffic Engineer.
12. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
13. 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 15, 1989, 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



HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Gleason F. McQuire
831 E. Essex Drive
Las Vegas, Nevada 89107

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

17. Z-134-88 (ABEYANCE ITEM)

Applicant: HAROLD AND AGEE HALL
 Application: Zoning Reclassification
 From: R-E
 To: R-D
 Location: West side of Torrey Pines Drive, south of Hammer Lane
 Proposed Use: Single Family Residential
 Size: 26.8 Acres

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

1. Resolution of Intent with a twelve month time limit.
2. The rear yard setback on all lots shall be a minimum of 30 feet.
3. The interior streets be reduced in width to 51 feet with 61 foot radius knuckles as required by the Department of Public Works.
4. If public sewer is extended to this site it shall be from the existing sewer at Lone Mountain Road and Jones Boulevard, and the developer will be required to enter into an extension and/or oversizing agreement as required by the Department of Public Works.
5. Provide rights-of-way and public street improvements in accordance with the current standards for the City of Las Vegas as shown in the 1988 Clark County Uniform Standards as required by the Department of Public Works.
6. Construct half-street improvements on Torrey Pines Drive and Rebecca Street as required by the Department of Public Works.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits or the approval of a Final Map, whichever may occur first.
8. Conformance to the Plot Plan as amended to reflect the above conditions.
9. Standard Conditions 5 - 8.

PROTESTS: 1 (1/12/89 Meeting)
 1 (Speaker at 1/12/89 Meeting)
 15 (In Audience 1/12/89)
 22 (3 Letters, 19 Petition)

Johnston -
 APPROVED, subject to staff's conditions and no horses allowed on these lots.
 Motion carried with Black and Hudgens voting "No."
 (Babero excused)

MR. FOSTER stated this application was held in abeyance from the last meeting so the applicant could meet with the protestants in the area. However, they did not meet and there was only a telephone conversation with the Sheep Mountain Homeowners Association. The applicant advised staff that he would like to increase the number of lots from 64 to 69. Staff feels this property should be developed on an R-E basis because there is an R-E pattern to the north and east. Staff recommended denial.

HAROLD HALL, 4319 Rocky Point Road, Anaheim, California, appeared and represented the application. He read a letter from Thomas Seniur, Sheep Mountain Homeowners Association, in favor. The houses will be from 1,750 to 2,500 square feet. The houses on Torrey Pines will face Torrey Pines. They will need curbs inside the project for water flow.

No one appeared in opposition.

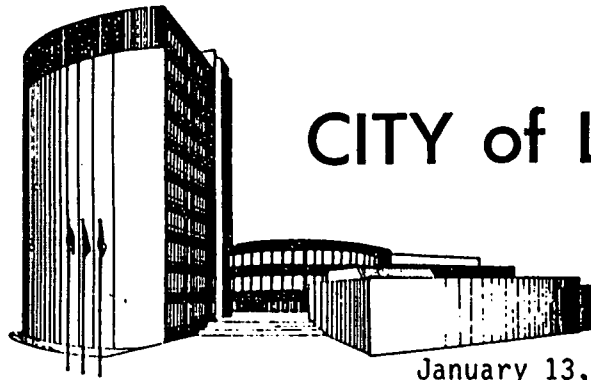
To be heard by the City Council on 2/15/89.

(8:30-8:44)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 13, 1989

Harold and Agee Hall
4319 Rocky Point Road
Anaheim, California 92807

RE: Z-134-88 - 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 24, 1989. This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

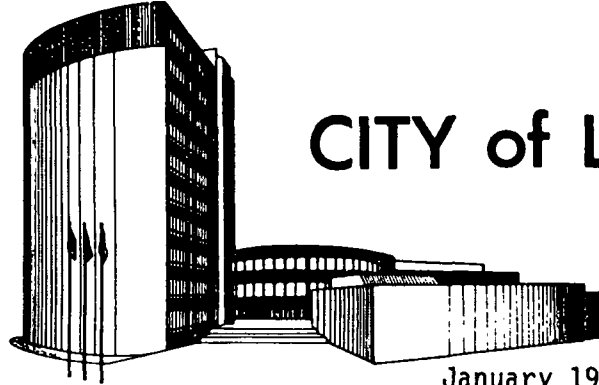
HPF:erh

Enclosure

cc: Mr. Gleason F. McQuire
831 E. Essex Drive
Las Vegas, Nevada 89107



MAYOR RON LURIE
COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 19, 1989

Harold and Agee Hall
4319 Rocky Point Road
Anaheim, California 92807

RE: Z-134-88 - ZONING RECLASSIFICATION

Dear Mr. and Mrs. Hall:

Your request for reclassification of property located on the west side of Torrey Pines Drive, south of Hammer Lane, from R-E Zone to R-D Zone, was considered by the Planning Commission on January 12, 1989.

The Planning Commission voted to hold this item in ABEYANCE so the applicant can meet with the protestants. This item will again be heard at the January 24, 1989 Planning Commission meeting which will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Gleason F. McQuire
831 East Essex Drive
Las Vegas, Nevada 89107



January 12, 1989

AGENDA

City of Las Vegas PLANNING COMMISSION

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

29. Z-134-88

Applicant: HAROLD AND AGEE HALL
Application: Zoning Reclassification
From: R-E
To: R-D
Location: West side of Torrey Pines Drive, south of Hammer Lane
Proposed Use: Single Family Residential
Size: 26.8 Acres

STAFF RECOMMENDATION: DENIAL.

PROTESTS: 1 on record with staff
1 speaker at meeting
15 persons in audience

Black -
ABEYANCE UNTIL THE 1/24/89
PLANNING COMMISSION MEETING.
Motion carried with Bugbee
voting "No."

MR. FOSTER stated this application was before the Planning Commission last year, but withdrawn prior to the City Council meeting. This is a request for 64 lots. This is in an area that is zoned R-E. It is felt that Washburn Road should be the division on the west side of Torrey Pines between the R-E and higher density to the south. Staff feels this property should be developed on an R-E basis. Staff recommended denial.

HAROLD HALL appeared and represented the application. He reduced the density from 75 lots to 64 from the previous application. This will be a good buffer for the adjacent property. He would not have submitted this plan if he had known the Planning Department would recommend denial. This project would not be feasible if the density were reduced.

LILLIAN JACOBSON, President, Sheep Mountain Homeowners Association, 4904 Bronco Street, appeared in protest. This will not be compatible with the area. This is an open type area with no paved streets, lights, curbs or gutters. The utilities have a problem maintaining their capacities. If approved, she requested the applicant be responsible for development through its entirety with the number of lots reduced to 59, houses have a minimum of 2,000 square feet, minimum price - \$115,000, no sidewalks, landscaping compatible with surrounding development and house numbers on roofs.

HAROLD HALL appeared in rebuttal. He would be willing to reduce the number of units to 59 if he does not have to put in curbs and sidewalks.

To be heard by the Planning Commission on 1/24/89.

(8:30-8:49)
RECESS

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 30, 1988

Harold and Agee Hall
4319 Rocky Point Road
Anaheim, California 92807

RE: Z-134-88 - 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 12, 1989. This meeting will be held at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Gleason F. McQuire
831 E. Essex Drive
Las Vegas, Nevada 89107



INTER-OFFICE MEMORANDUM

December 29, 1988

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

PLANNING AND
DEVELOPMENT
DEC 30 1988

*RB**Richard D. Goecke*

SUBJECT:

COMMENTS RE:

Z-134-88
Harold & Agee Hall

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Doug Peterson, Survey (FM, PM & A's only)

1. Construct half-street improvements on Torrey Pines Drive and on Rebecca Street.
2. Drainage plan and technical drainage study required to be submitted and approved prior to issuance of building or grading permits, or the approval of a Final Map whichever may occur first.
3. Rights-of-way and public street improvements must be in accordance with the current standards for the City of Las Vegas as shown in the 1988 Clark County Uniform Standards.
4. If public sewer is extended to this site the developer is required to participate in an extension and/or oversizing agreement with the city.

MAC:sdw

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *G. J. [Signature]*

SUBJECT: Z-134-88

DATE: 12/27/88

- ☒ Fire hydrants are to be installed with spacing not to exceed 500 feet for commercial buildings (including multi-family housing developments) and 600 feet for residential developments.
- ☒ Fire hydrants shall be installed in accordance with City of Las Vegas Ordinance #3318 and the Las Vegas Valley Water District Standard Plate #7.
- ☒ Hydrants are required to be in service prior to any combustible construction or on-site storage of combustibles.
- ☐ Fire Department access shall be provided to within 150 feet of all building areas.
- ☐ All Fire Department access roadways shall be at least 20 feet unobstructed width and a minimum of 13 feet 6 inches vertical clearance.
- ☐ Large multi-family residential developments shall be provided with at least two (2) remote means of fire apparatus access.
- ☐ All access roadways of 32 feet or less in width shall be designated as a fire lane with red curbs and approved signs spaced at 40 feet on centers. Additional requirements will be noted upon civil drawing submittal.
- ☐ An approved turn around shall be provided for all dead end fire lanes in excess of 150 feet.
- ☐ Cul de Sacs shall have a turning radius of at least 40 feet 6 inches to back of curb.
- ☐ Crash gates shall be a minimum of 20 feet in width. Crash gates shall be over an all weather road surface. Any chain or lock used to secure crash gates shall be no larger than 3/8 of an inch in diameter.
- ☒ Determine the required fire flow in accordance with the 1974 I.S.O. Guide. Submit fire flow and building data with civil drawings. The required fire flow shall be available to within 500 feet of all building areas. On-site water availability shall be based on the required fire flow and peak demands of domestic and irrigation water.
- ☒ All work must comply with the 1985 Uniform Fire Code and City Ordinance #3318.
- ☐ New private street names shall be approved by the Fire Department Communications office.

NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

Notice is hereby given that on **JANUARY 12, 1989** 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-134-88 APPLICATION OF HAROLD AND AGEE HALL FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE WEST SIDE OF TORREY PINES DRIVE,
SOUTH OF HAMMER LANE

FROM: R-E (RESIDENCE ESTATES)

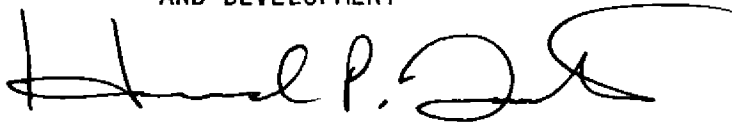
TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

The above property is legally described as a portion of
the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼)
of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in dark ink, appearing to read "Harold P. Foster", with a stylized flourish at the end.

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.

MAIL NOTICE: DECEMBER 30, 1988

NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

Notice is hereby given that on JANUARY 12, 1989 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-1.34-88 APPLICATION OF HAROLD AND AGEE HALL FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE WEST SIDE OF TORREY PINES DRIVE,

~~S. OF BETWEEN HAMMER LANE AND WASHBURN ROAD~~

FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: SINGLE FAMILY ~~DWELLINGS~~ RESIDENTIAL

The above property is legally described as a portion
of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter
(NW $\frac{1}{4}$) of Section 35, Township 19 South, Range 60 East,
M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DECEMBER 23, 1988

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

SEE LOCATION MAP ON REVERSE SIDE.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

12/9/88

TO: BUILDING AND SAFETY - TOM COOLEY
ELECTRICAL SERVICES - GEORGE FERRIS
FIRE SERVICES - RICK LAZENBY
PUBLIC WORKS - ED BYRGE
LAND DEVELOPMENT - CHUCK TURK
DOWNTOWN REDEV. - IRENE CLARK

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z-134-88

APPLICANT: Harold & Agee Hall

FROM: R-E TO: R-D

COPIES TO:

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

W. side of Torrey Pines Dr & between Hammer
Lane & Washburn Rd.

Parcel No.: 01B-240-009

Proposed Use: SFD

CITY PLANNING COMMISSION MEETING:

1/12/89

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

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME HAROLD & AGEE HALL
REP'S NAME _____
ADDRESS 4319 Rocky Point Rd
Anaheim, Cal 92807
PHONE 714-635-4330

AGENT: NAME GLEASON F. McGUIRE
REP'S NAME _____
ADDRESS 831 E. ESSEX DR
L. V. NV 99107
PHONE 870-5709

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL SE 1/4, NW 1/4, Sec 35, T19 S, R 60 E

ZONING: EXISTING R-E PROPOSED R-D

LAND USE: EXISTING Vacant
PROPOSED SFD

PAST ACTIONS: CASE NO. 2-118-87 ACTION PC Denied cc withdrawn DATE 3-22-88
CASE NO. - ACTION _____ DATE _____
CASE NO. - ACTION _____ DATE _____

DISTRICT MAP NO. G-35-3 ASSESSOR'S PARCEL NO. 01B-240-009

GENERAL LOCATION: W side of Torrey Pines Dr &
between Hammer Ln & Washburn Rd

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES X NO X

IF YES: Sheep Mt H.O.A.

CHECKED BY: Lee DATE 12/7/88

GENERAL RECEIPT NO. 47743 CASE NO. 2-134-88

PC DATE: 1/12/89 BZA DATE: _____

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-E H.H. Use District to a R-D-H.H. 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:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

Assessor's Parcel Number: ~~1B-24-9~~ 01B-240-009

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

(I, We), Harold & Agee Hall,

(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)

GENERAL ACKNOWLEDGMENT

NO. 201

State of Calif. }
County of Orange } SS.

On this the 30th day of November 1988, before me,

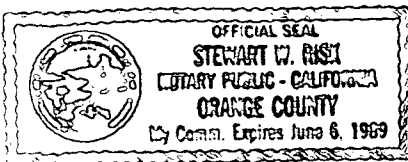
STEWART W. RISK

the undersigned Notary Public, personally appeared

Harold Hall & Agee Hall

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Are subscribed to the within instrument, and acknowledged that They executed it. WITNESS my hand and official seal.



Stewart W. Risk
Notary's Signature

FOR DEPARTMENT USE ONLY

ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

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

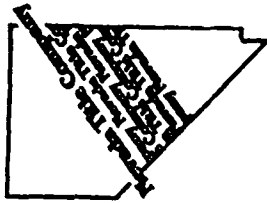
Received by: LK

Receipt No.: 47743

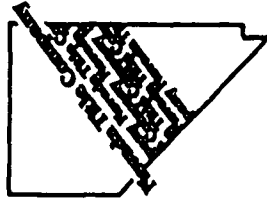
Date: 12/7/88

Case No.: 2-134-88

Meeting Date: 1/12/89



QUITCLAIM
DEED



GENERAL ACKNOWLEDGMENT

NO. 201

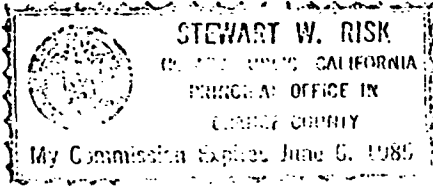
State of California
County of Orange } SS.

On this the 25th day of September 1984 before me,
STEWART W. RISK

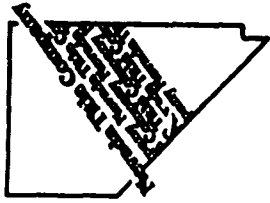
the undersigned Notary Public, personally appeared

HAROLD & AGNES HALL

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.



Stewart W. Risk
Notary's Signature



CLARE COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
H. Hall
Nov 6 10 31 AM '84
FILED 10 DEPT. PH
OFFICIAL RECORDS
COUNTY CLERK

QUITCLAIM DEED

#5

For a valuable consideration, receipt of which is acknowledged _____

HAROLD HALL AND AGEE M. HALLhusband and wife

do _____ hereby quitclaim to _____

HAROLD HALL AND AGEE HALL as joint tenants,Husband and wife

_____ the real property in the

City of _____ County of CLARK, State of Nevada, described as:

Situate in the City of Las Vegas, County of Clark, State of Nevada, described as follows;

That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 35; thence North 0°07'52" West along the East line thereof a distance of 55.98 feet to the TRUE POINT OF BEGINNING; thence North 83°00'48" West a distance of 1243.52 feet to a point on the West line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 35; thence North 0°23'48" West along the last mentioned West line a distance of 1338.30 feet to the Northwest corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 35, thence South 81°42'50" East a distance of 1253.66 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 35; thence South 0°07'52" East a distance of 1308.82 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the North Half (N 1/2) of the North Half (N 1/2)

Witness [Signature] hand [Signature] this 23rd day of August, 1984STATE OF NEVADA }
COUNTY OF CLARK } ss.[Signature]
HAROLD HALLOn August 23, 1984 personally
appeared before me a Notary Public,
HAROLD HALL
AGEE M. HALL[Signature]
AGEE M. HALLwho acknowledged that they executed the above instrument.Signature _____
(Notary Public)

ACCOMODATION ONLY-WITHOUT LIABILITY

Title Order No. _____

Escrow or Loan No. _____

SPACE BELOW THIS LINE FOR RECORDER'S USE

Notarial Seal

THIS FORM COMPLIMENTS OF

WHEN RECORDED MAIL TO

Name

Street
AddressCity &
State

HAROLD HALL
4319 ROCKY POINT RD.
ANAHEIM, CA 92807