

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0135-89

APN 138-13-511-002

Location SW CORNER OF CHEYENNE & HAZELNUT LANE

Applicant BECKER & SONS

Subject

REZONING REQUEST FROM R-E & C-D TO C-2 FOR
PROPOSED CUSTOMER OPERATED CAR WASH.



Z-135-89

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. Petition - 6	
2.	
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FILE NO.: 2-135-89

Dear Sir,

I am a resident here
at 5213 W Cheyenne
and I do oppose re-zoning
the property next to us.
The noise would be bad
also the traffic all night
would be terrible.
I am in Apt. 3 right
next to the property.

Thank you.

Madame Hudmon
Earl Wadmon Bob Bayles
Sheila Jackson Jay Belkamy
Catherine Lambert
Kathy Fay. Jean
Carrales

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

Notice is hereby given that on JANUARY 11, 1990 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-135-89 APPLICATION OF BECKER AND SONS FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHEYENNE
AVENUE AND HAZELNUT LANE

FROM: R-E (RESIDENCE ESTATES) AND

C-2 (GENERAL COMMERCIAL)

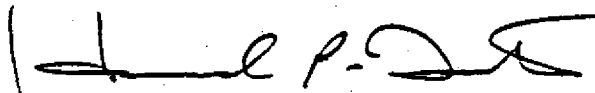
TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: CUSTOMER OPERATED CAR WASH

The above property is legally described as a portion
of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) of Section 13, Township 20 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.



Z-135-89

RECEIVED

DEC 21 1989

INFO. SYSTEMS

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 20 DEC 89Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-135-89 Date to Be Completed Remarks

Information Needed:

1. Labels ☒ No. of Sets ☒ 41 LABELS2. Print Format: No Print (A) ☐

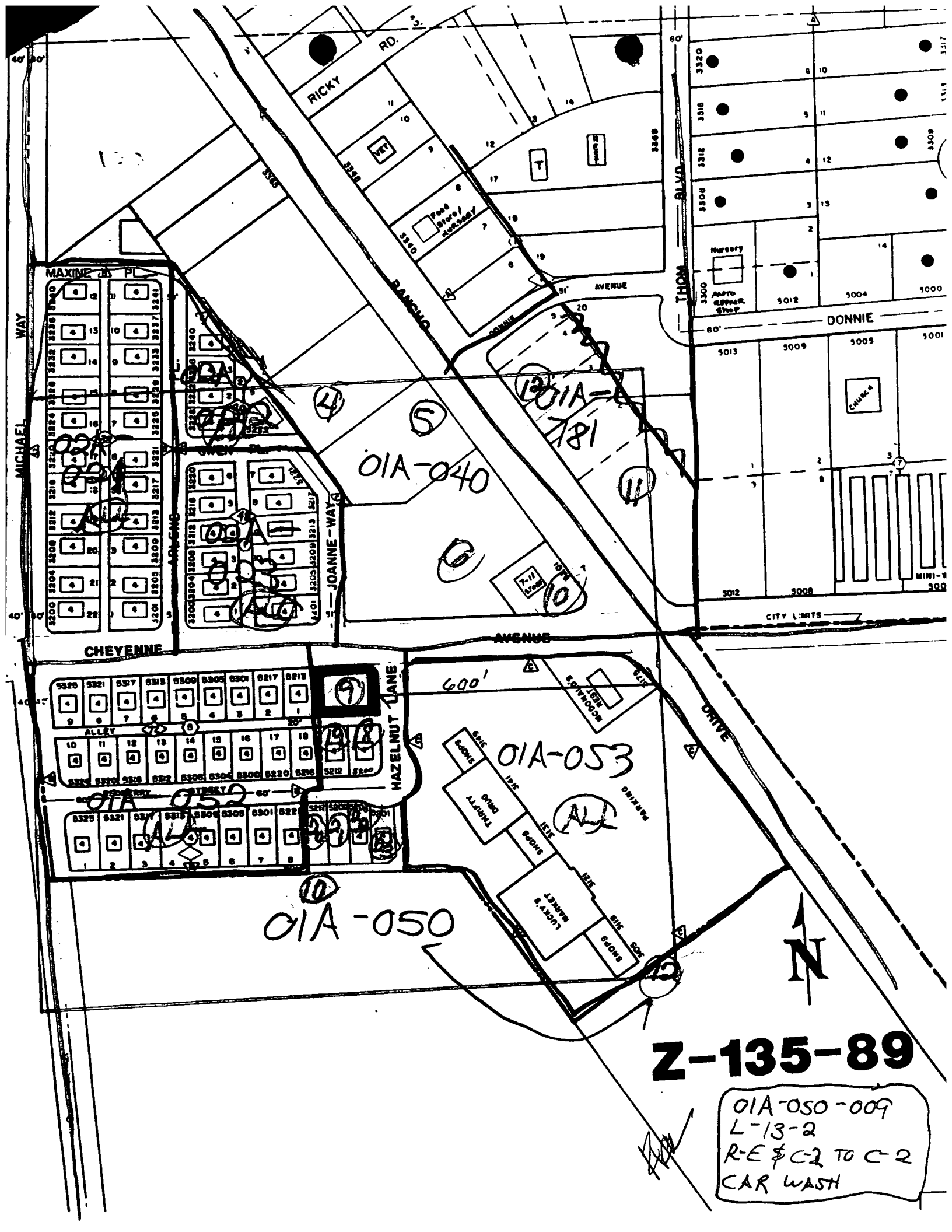
Name, Address, Legal Description (G)

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.)

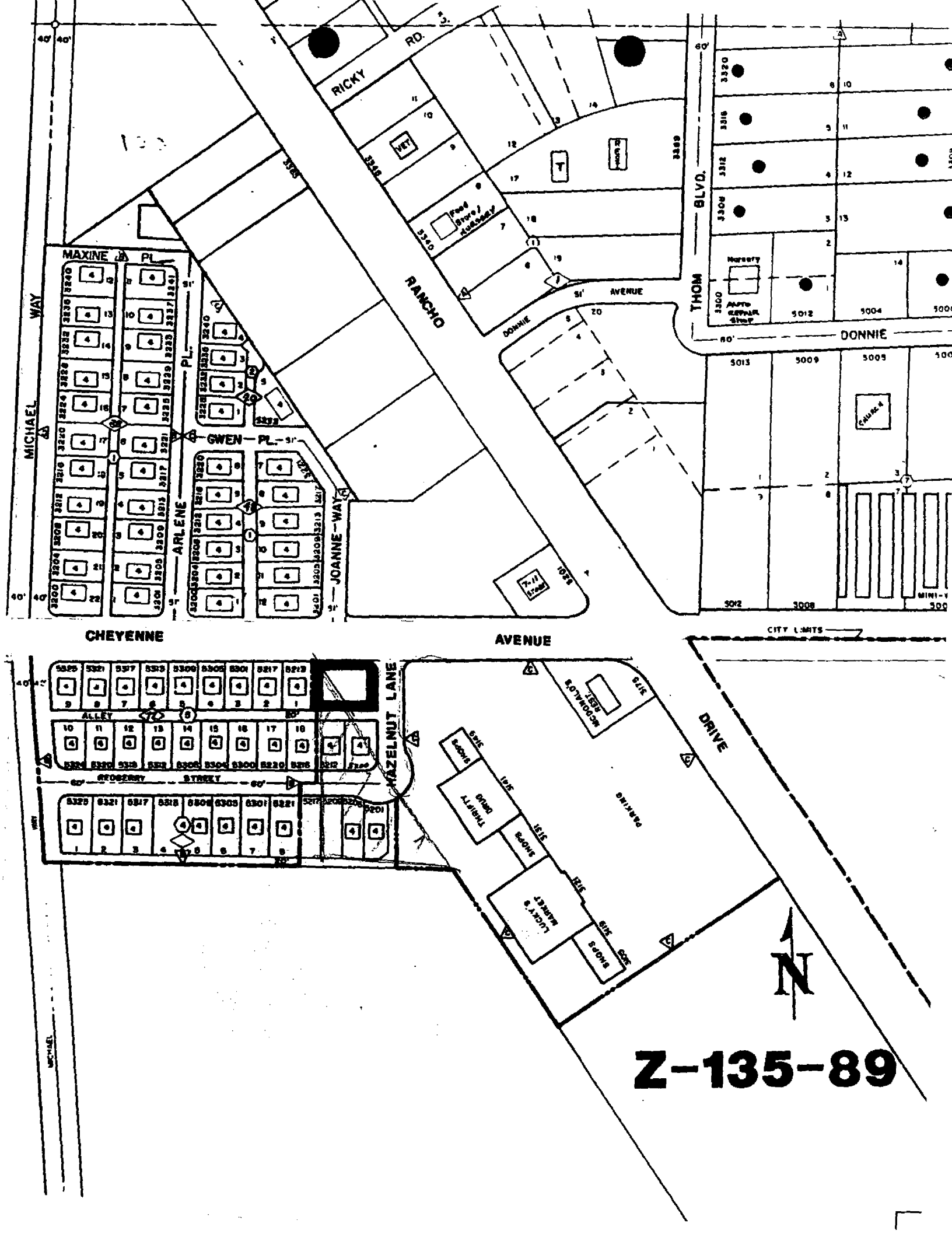
Partial Page				Partial Page				Partial Page				Partial Page			
Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr		Book	Pge	Nmbr	
01A	04	0004		01A	05	3									
		006			78	1	011								
		010				012									
		009													
	05	0010		02A	02	1									
		012			02	2									
		018			02	3									
		023		-E N D											
01A	05	2													

Assessor Approval Billing No.

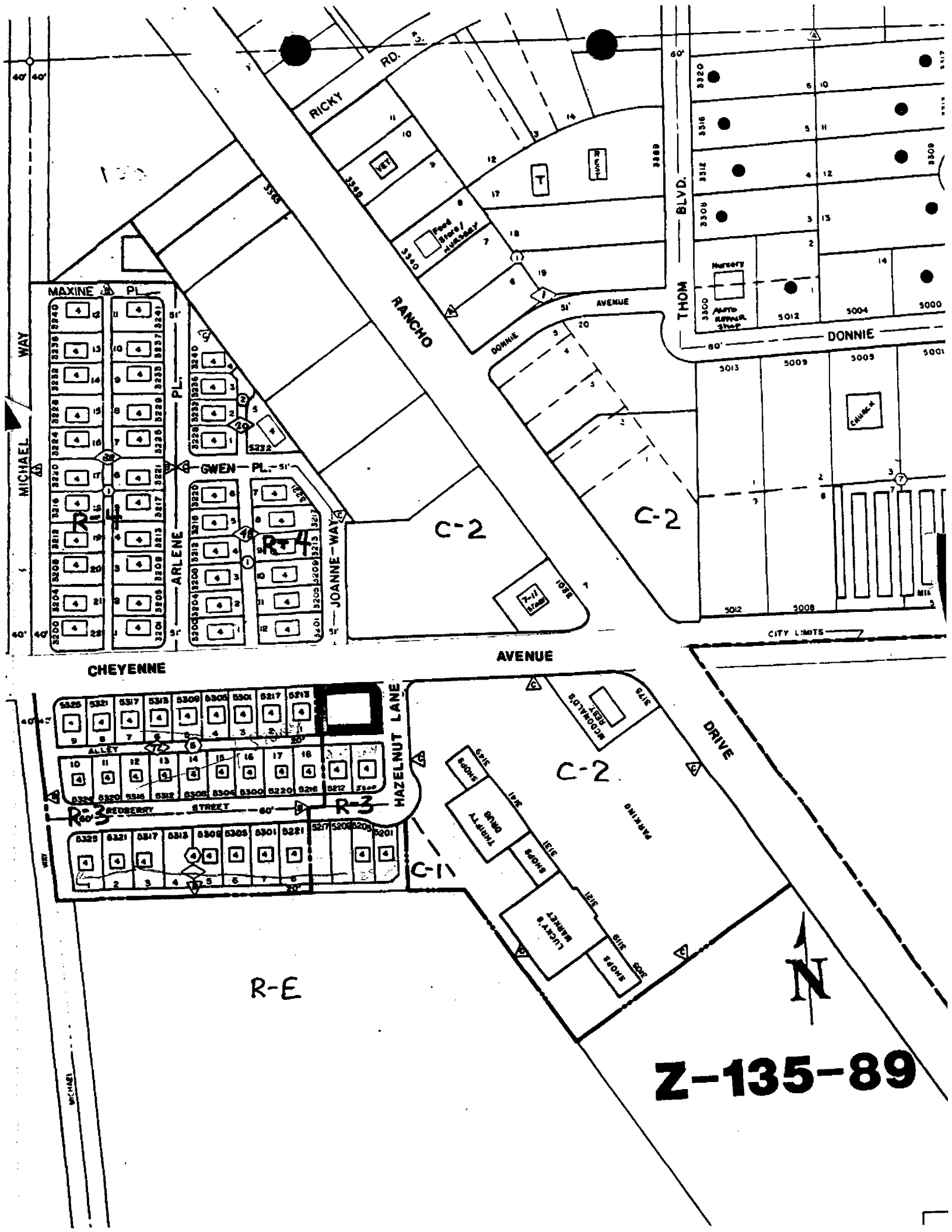


Z-135-89

01A-050-009
L-13-2
R-E \$ C-2 TO C-2
CAR WASH



Z-135-89



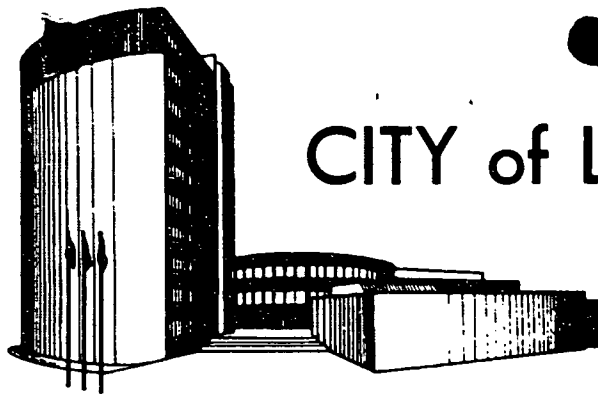
lot elevated 3' to 4' above st. covered w/ gravel

Sign on lot - ^{DO IT YOURSELF} CAR wash for home

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 2, 1990

Becker and Sons
50 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-135-89 - ZONE CHANGE

Gentlemen:

The City Council at a regular meeting held February 7, 1990 APPROVED the request for reclassification of property located on the southwest corner of Cheyenne Avenue and Hazelnut Lane, From: R-E (Residence Estates) and C-2 (General Commercial), To: C-2 (General Commercial), Proposed Use: Customer Operated Car Wash, subject to:

1. The application be amended to C-1.
2. Redesign the plot plan to provide a minimum 40 foot setback from the Cheyenne Avenue property line for all on-site buildings as required by the Department of Public Works.
3. Construct an eight foot high decorative block wall on the west and south property lines as required by the Department of Community Planning and Development.
4. Install 24 inch box trees a minimum of 30 feet on center, with live plant ground cover in all proposed planter areas as required by the Department of Community Planning and Development.
5. Construct sidewalk and streetlights on Cheyenne Avenue and a sidewalk on Hazelnut Lane with handicap ramp at the southwest corner of Cheyenne Avenue and Hazelnut Lane as required by the Department of Public Works.



Becker and Sons

March 2, 1990

RE: Z-135-89 - ZONE CHANGE

Page 2.

6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. The car wash be moved to the east portion of the site and the landscaped area on the east side be relocated to the west part of the site and shall include a row of 24 inch box evergreen trees 25 feet on center as required by the Department of Community Planning and Development.
9. The hours of operation be limited to 6:00 a.m. to 10:00 p.m.
10. Tile roofs and landscaping to be installed as reflected in the revised plot plan submitted.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

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

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

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

Page 73

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

11. Z-135-89 - Becker & Sons

Request for reclassification of property located on the southwest corner of Cheyenne Avenue and Hazelnut Lane.

From: R-E (Residence Estates) and
C-2 (General Commercial)

To: C-2 (General Commercial)

Proposed Use: CUSTOMER OPERATED
CAR WASH

Planning Commission unanimously recommended APPROVAL, subject to:

1. The application be amended to C-1.
2. Redesign the plot plan to provide a minimum 40 foot setback from the Cheyenne Avenue property line for all on-site buildings as required by the Department of Public Works.
3. Construct an eight foot high decorative block wall on the west and south property lines as required by the Department of Community Planning and Development.
4. Install 24 inch box trees a minimum of 30 feet on center, with live plant ground cover in all proposed planter areas as required by the Department of Community Planning and Development.
5. Construct sidewalk and streetlights on Cheyenne Avenue and a sidewalk on Hazelnut Lane with handicap ramp at the southwest corner of Cheyenne Avenue and Hazelnut Lane as required by the Department of Public Works.

HIGGINSON - APPROVED, subject to the conditions and tile roofs and landscaping as reflected in the revised plot plan submitted - UNANIMOUS

Clerk to notify & Planning to proceed

Barry Becker appeared and stated he would agree to tile roofs. He also submitted a revised plot plan as the Planning Commission recommended.

No one appeared in opposition.

APPROVED AGENDA ITEM

Larry K. Burton

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

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

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ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

11. Z-135-89 - Beckers & Sons
(continued)

APPROVED - See page 73

6. Conformance to the plot plan
as amended by the above
conditions.

7. Conformance to the building
elevations.

8. The car wash be moved to the
east portion of the site and
the landscaped area on the east
side be relocated to the west
part of the site and shall include
a row of 24 inch box evergreen
trees 25 feet on center as requir-
ed by the Department of Community
Planning and Development.

9. The hours of operation be limited
to 6:00 a.m. to 10:00 p.m.

Staff Recommendation: APPROVAL -
subject to amending the application
to C-1

PROTESTS: 9 (3 at meeting, petition
with 6 protests)

APPROVED AGENDA ITEM:

Larry R. Burton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

X.

H. ZONE CHANGE - PUBLIC HEARING

11. Z-135-89 - Becker & Sons

This is a request to rezone a 145' x 110' parcel from R-E and C-2 to C-2 for a customer operated carwash. Approximately three-quarters of the site is already zoned C-2. The facility will have five bays with two vacuum bays in a separate structure. Elevations indicate slumpstone walls and tile roofs.

There is developed R-3 to the west and south and to the east is a shopping center in a C-2 zone. To the north is developed R-4 and vacant C-2.

Access is from Cheyenne Avenue and Hazelnut Lane. No access is proposed from the adjacent alley along the south property line. Landscaping is indicated along both street frontages and the west and south property lines.

There were several protestants at the meeting who objected to the carwash use and who were concerned that the facility will cause noise and be a nuisance to the tenants in their apartments.

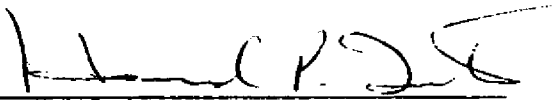
Staff stated that since most of the site is already zoned C-2, and would allow this use, it recommended approval subject to amending the request to C-1. It was also recommended that a 40 foot setback from Cheyenne Avenue be provided for vehicles entering the car wash. The Planning Commission felt the requested use was appropriate but required that the buildings be moved from the west to the east portion of the site and the relatively large landscaped area with a row of trees be located on the west side of the site to buffer the multi-family residential. Also, that the hours of operation be limited from 6:00 a.m. to 10:00 p.m.

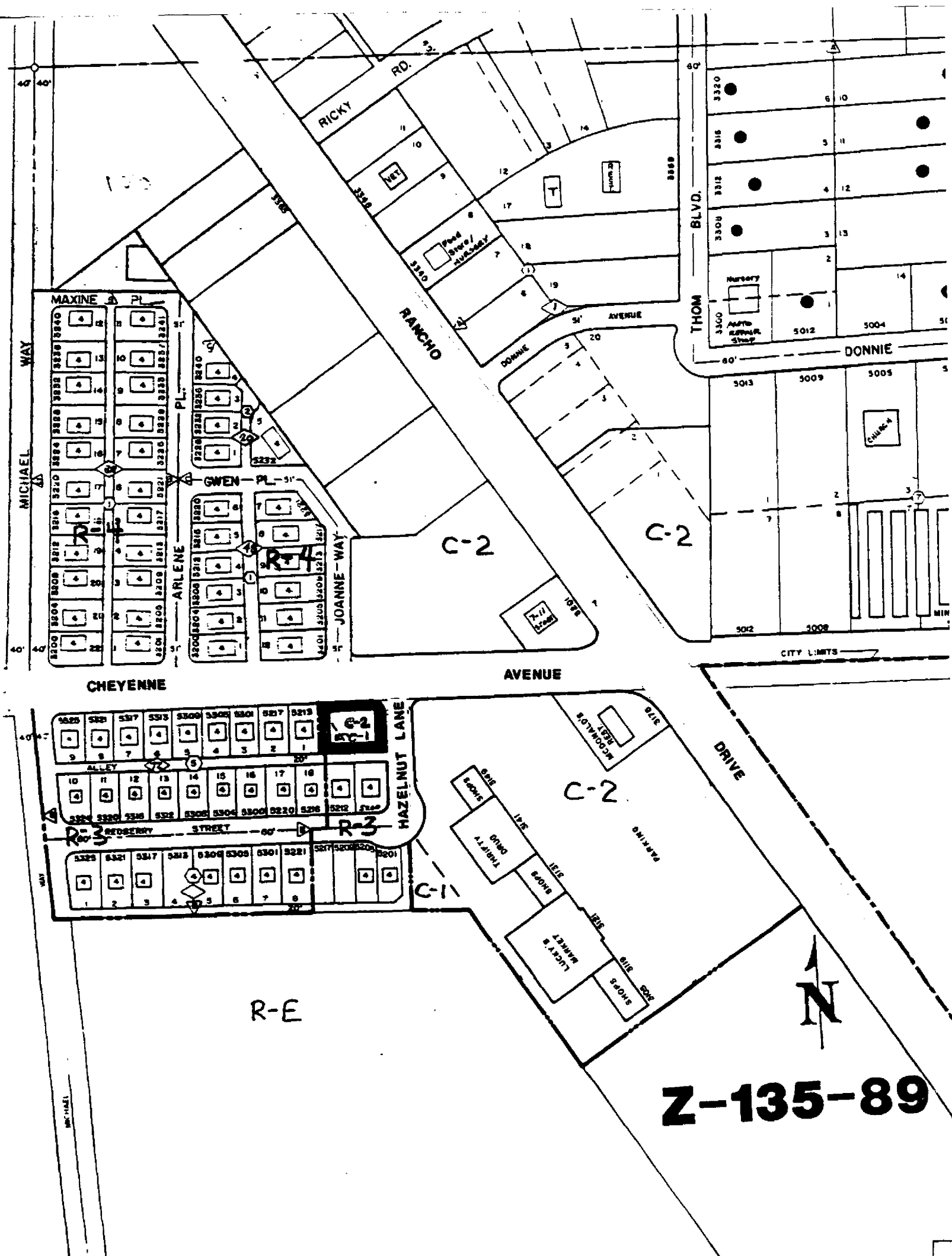
Planning Commission Recommendation: APPROVAL - subject to amending the application to C-1

Staff Recommendation: APPROVAL - subject to amending the application to C-1

PROTESTS: 9 (3 at meeting, petition with 6 protests)

SEE ATTACHED LOCATION MAP

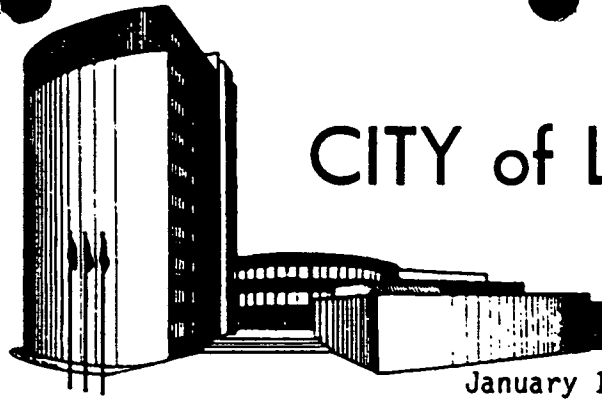

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 17, 1990

Becker & Sons
50 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-135-89 - ZONING RECLASSIFICATION

Gentlemen:

Your request for reclassification of property located on the southwest corner of Cheyenne Avenue and Hazelnut Lane, from R-E and C-2 Zones to C-2 Zone, was considered by the Planning Commission on January 11, 1990.

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

1. The application be amended to C-1.
2. Redesign the plot plan to provide a minimum 40 foot setback from the Cheyenne Avenue property line for all on-site buildings as required by the Department of Public Works.
3. Construct an eight foot high decorative block wall on the west and south property lines as required by the Department of Community Planning and Development.
4. Install 24 inch box trees a minimum of 30 feet on center, with live plant ground cover in all proposed planter areas as required by the Department of Community Planning and Development.
5. Construct sidewalk and streetlights on Cheyenne Avenue and a sidewalk on Hazelnut Lane with a handicap ramp at the southwest corner of Cheyenne Avenue and Hazelnut Lane as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.

- Continued -



TO: Becker & Sons
RE: Z-135-89 - Zoning Reclassification

January 17, 1990
Page Two

8. The car wash be moved to the east portion of the site and the landscaped area on the east side be relocated to the west part of the site and shall include a row of 24 inch box evergreen trees 25 feet on center as required by the Department of Community Planning and Development.
9. The hours of operation be limited to 6:00 A.M. to 10:00 P.M.
10. Resolution of Intent with a twelve month time limit.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
12. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
17. Provision of fire hydrants and water flow as required by the Department of Fire Services.
18. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

This item will be considered by the City Council on February 7, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

15. Z-135-89

Applicant: BECKER & SONS
 Application: Zoning Reclassification
 From: R-E and C-2
 To: C-2
 Location: Southwest corner of
 Cheyenne Avenue and
 Hazelnut Lane
 Proposed Use: Customer Operated
 Car Wash

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. The application be amended to C-1.
2. Redesign the plot plan to provide a minimum 40 foot setback from the Cheyenne Avenue property line for all on-site buildings as required by the Department of Public Works.
3. Construct an eight foot high decorative block wall on the west and south property lines as required by the Department of Community Planning and Development.
4. Install 24 inch box trees a minimum of 30 feet on center, with live plant ground cover in all proposed planter areas as required by the Department of Community Planning and Development.
5. Construct sidewalk and streetlights on Cheyenne Avenue and a sidewalk on Hazelnut Lane with a handicap ramp at the southwest corner of Cheyenne Avenue and Hazelnut Lane as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Standard Conditions 1, 3 - 8, 11 and 12.

PROTESTS: 3 speakers at meeting
 1 petition (6 signatures)

Babero -
 APPROVED, subject to staff's conditions and redesign the project to provide a buffer to the west with 24 inch box trees 25 feet on center and hours of operation to be from 6:00 A.M. and 10 P.M.
 Unanimous
 (Bugbee excused)

MR. FOSTER stated this request is for a five bay customer operated car wash with two vacuum bays in a separate structure. The property is presently zoned C-2 for approximately three quarters of the site. The elevations show slumpstone walls and tile roofs. There will be two driveways from Cheyenne Avenue and one from Hazelnut Lane. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. He concurred with staff's conditions.

HERBERTA EWING, 5313 Cheyenne Avenue, appeared in protest. This is a residential area and a car wash would devalue the properties.

LOUISE DUMONT, 5213 Cheyenne Avenue, appeared in protest. The tenants in her building will be facing this facility which will make it difficult for her to rent her apartments. She presented a petition in protest.

DONNA LANG, 303 Elder Avenue, appeared in protest. This will create too much traffic for a residential area.

BARRY BECKER appeared in rebuttal. They would be willing to change the plot plan and limit the hours of operation.

To be heard by the City Council
 on 2/7/90.

(7:40-7:52)

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 2, 1990

Becker & Sons
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: Z-135-89 - 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 11, 1990. This meeting will be held at 7:00 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

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

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure



INTER-OFFICE MEMORANDUM

1/9/90

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

SUBJECT:

Z-135.89 ZONE & CLASS

BECKER & SONS ZONE; RETO C2

PARCEL NO. 014.030.009

COPIES TO:

C2Z 1054

In answer to your memorandum, Dated 12/1/89
on the above Zone Request at, Loc. S.W. CORNER OFCHEYENNE AVE & HAZELWAT

This department (~~has~~ or has no) objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. MEET 1983 U.B.C. & 1990 NEC.

2. CHAPTER 5.2 PROTECTION, OCCUPANCY
SEPARATION (NOTE) PER NEC, ELECTRICAL
SERVICE & PANELS (SHALL NOT) BE IN SAME
ROOM AS WATER & SOAP DISPENSING
EQUIPMENT.

3. TO RTORICE DES REQ'D.

Thom

Thom

**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

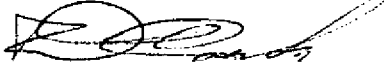
December 28, 1989

TO:

Harold P Foster, Director
Department of Community Planning

FROM:

Richard D Goecke, Director
Department of Public Works

CK 

SUBJECT:

Z-135-89
Becker and Sons

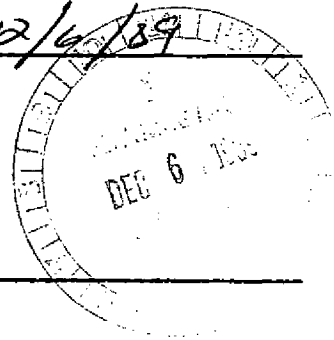
COPIES TO:

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

1. Construct sidewalk and streetlights on Cheyenne Avenue and sidewalk on Hazel Nut Lane with a handicap ramp on the southwest corner of Cheyenne Avenue and Hazel Nut Lane.
2. We recommend the building be set back further on the site to allow an area of greater depth for vehicles waiting to use the facility.



DATE: 12/6/89



TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2-135-89

 NO OBJECTIONS

 K SUBJECT TO CONDITIONS LISTED

 DENIAL

 K COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE #3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

 K FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

Notice is hereby given that on **JANUARY 11, 1990** at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-135-89 APPLICATION OF BECKER AND SONS FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHEYENNE
AVENUE AND HAZELNUT LANE

FROM: R-E (RESIDENCE ESTATES) AND

C-2 (GENERAL COMMERCIAL)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: CUSTOMER OPERATED CAR WASH

The above property is legally described as a portion
of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) of Section 13, Township 20 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.

MAIL NOTICE: DECEMBER 29, 1989

NOTICE OF PUBLIC HEARING

JANUARY 11, 1990

Notice is hereby given that on JANUARY 11, 1990 at 7:00 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-135-89 APPLICATION OF BECKER AND SONS FOR RECLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHEYENNE
AVENUE AND HAZELNUT LANE

FROM: R-E (RESIDENCE ESTATES) **AND**

C-2 (GENERAL COMMERCIAL)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: CUSTOMER OPERATED CAR WASH

The above property is legally described as a portion
of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) of Section 13, Township 20 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 C 12/25

WILLIAMS RAE 12/28

FOSTER [Signature]

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DEC. 27, 1989.

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.

< 1 AC.

CITY OF LAS VEGAS

Date

12/11/89

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY - ELECTRICAL SERVICES - GEORGE FERRIS - FIRE SERVICES - RICK LAZENBY - PUBLIC WORKS - ED BYRGE - LAND DEVELOPMENT - CHUCK TURK - DOWNTOWN REDEV. - BRAD PERCELL -	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION - Z-135-89 APPLICANT: <u>BECKER & SONS</u> FROM: <u>RE # C-2</u> TO: <u>C-2</u>	COPIES TO:

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

SW CORNER OF CHEYENNE AVE AND
HAZELNUT LANE

Parcel No.: DIA 050-009

Proposed Use: CUSTOMER OPERATED CAR WASH

CITY PLANNING COMMISSION MEETING: 1/11/90

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 BECKER & SONS
REP'S NAME _____
ADDRESS 50 S. JONES BLVD STE 100
L.V. NV 89107
PHONE 878-1903

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

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL PORT OF NW 1/4 of the NE 1/4 of SEC 13
T20S, R60E
MDB+M

ZONING: EXISTING R-E & C-2 PROPOSED C-2

LAND USE: EXISTING VACANT

PROPOSED CUSTOMER OPERATED CAR WASH

PAST CASE NO. Z-78-76 ACTION APPR. DATE 11-17-76 EXPIRED

ACTIONS: CASE NO. _____ ACTION _____ DATE _____

CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. L-13-2 ASSESSOR'S PARCEL NO. 01A-050-009

GENERAL LOCATION: SW CORNER
OF CHEYENNE AVE AND
HAZELNUT LANE

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Lee DATE 11/29/89

GENERAL RECEIPT NO. 74383 CASE NO. Z-135-89

PC DATE: 1/11/90 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 & C-2 Use District to a C-2 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Assessor's Parcel Number: 01A 050 009

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), BECKER & SONS, A NEVADA PARTNERSHIP,

(please print or type)

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

(1) 50 South Jones Boulevard, Suite 100

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

Ernest A. Becker, Jr. - Agent

702-878-1903

Las Vegas, NV 89107

PHONE NUMBER

CITY

STATE

ZIP

(2)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

PHONE NUMBER

CITY

STATE

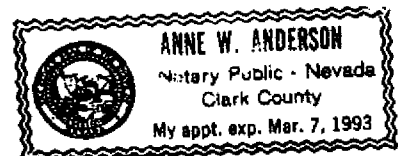
ZIP

Subscribed and sworn to before me this 29th day of November, 1989,

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

My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 74383

Received by: See

Receipt No.: 20000

Date: 11/29/89

Case No.: Z-135-89

Meeting Date: 1/11/90

APPLICATION SUBMITTAL REQUIREMENTS

ITEMS
COMPLETED

11

9

11

1

11

□



11

7

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1

- OVER--

N. Architectural information:

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

- (2) Typical floor plans for each floor.

O. Landscape Layout:

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

P. Anticipated number of Employees.

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

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

and shall include the following:

- A. A copy of deed submitted for verification of ownership.
- B. Required fees.
- C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.
- D. Drawing Submittals:
- (1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).
- (2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).
- (3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

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

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

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

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(City of Record)

(Date)

Car Wash

APR 27 1976 1,106.60

651822

3-1

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH That TED MOSSMAN AND SARLA MOSSMAN, husband and wife

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to BECKER AND SONS - A NEVADA PARTNERSHIP

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS SPECIFIC REFERENCE FOR
LEGAL DESCRIPTION.



SUBJECT TO: 1. Taxes for the fiscal year 1976-77.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness OUR hands and seals this 27th day of December, 19 76.

TED MOSSMAN *Ted Mossman*

SARLA MOSSMAN

Sarla Mossman

State of NEVADA
County of CLARK
On this 28th day of December, 19 76

ESCROW NO. T-62643

WHEN RECORDED MAIL TO: Ernest A. Becker,
6115 Clarice Street, Las Vegas, Nevada 89107

personally appeared before me, a Notary Public in and for said
County and State, Ted Mossman and

Sarla Mossman

I, James W. Anderson, Notary Public in and for the State of Nevada, do hereby certify that the foregoing instrument was duly executed by the parties herein named, and that the same is a true and correct copy of the original as the same appears from the records of my office.



E-14

T-62643

EXHIBIT "A"

Being a portion of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, M. D. B. & M., Clark County, State of Nevada, described as follows:

PARCEL I:

BEGINNING at the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the North-East Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence South 89°35'00" West, along the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 13, a distance of 35.17 feet;
 Thence departing said South line North 06°42'43" West, 200.98 feet;
 Thence North 89°35'00" East, 35.17 feet to a point on the Westerly line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence North 06°42'43" West, along said Westerly line, 200.98 feet;
 Thence departing said line North 88°56'48" East, 1154.92 feet;
 Thence South 36°26'48" East, 490.68 feet to a point on the Southerly line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence South 88°56'48" West, along said Southerly line, 100.83 feet to the Southeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence continuing South 88°56'48" West, along the Southerly line thereof 1298.65 feet to the Southwest Corner thereof, being the TRUE POINT OF BEGINNING.

PARCEL II:

COMMENCING at the Northwest Corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence North 87°47'36" East, along the North line thereof, 603.85 feet to the TRUE POINT OF BEGINNING;
 Thence continuing North 87°47'36" East, 407.63 feet to a point of the Westerly Right-of-way line of U. S. HIGHWAY NO. 95;
 Thence South 36°26'48" East, along said Right-of-Way line, 1548.35 feet;
 Thence departing said Right-of-Way line, North 88°36'58" West, 234.85 feet;
 Thence South 00°26'31" West, 61.60 feet, to a point on the South line of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence South 88°56'48" West, along said South line 444.71 feet;
 Thence departing said line North 36°26'48" West, 970.33 feet;
 Thence South 88°56'48" West, 280.78 feet;
 Thence North 06°42'43" West, 461.50 feet;
 Thence North 36°26'48" West, 60.48 feet to the TRUE POINT OF BEGINNING.

PARCEL III:

COMMENCING at the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence North 06°42'43" West, along the Westerly line thereof, 401.96 feet to the TRUE POINT OF BEGINNING;
 Thence continuing North 06°42'43" West, 392.92 feet;
 Thence North 88°56'48" East, 915.86 feet;
 Thence South 36°26'48" East, 479.65 feet;
 Thence South 88°56'48" West, 1154.92 feet to the TRUE POINT OF BEGINNING.

PARCEL IV:

BEGINNING at the Northwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence North 87°47'36" East, along the North line thereof, 603.85 feet;
 Thence departing said North line, South 36°26'48" East, 60.48 feet;
 Thence South 06°42'43" East, 461.50 feet;
 Thence South 88°56'48" West, 635.08 feet to a point on the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 13;
 Thence North 06°42'43" West, along said West line 498.83 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A" CONTD.PARCEL V:

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13,
Township 20 South, Range 60 East, M. D. E. & M., Clark County, State of Nevada.

EXCEPTING THEREFROM the South 200.00 feet of the East 35.00 feet thereof.

S. M.
J. M.

651822
INST. NO. 692
OFFICIAL RECORD BOOK NO.
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, NV.
Dec 29 4 07 PM '76
CLARK COUNTY NEVADA
MANLYN T. RECORDS

Car Wash

AMOUNT \$ 1,106.60

651822-3-1

GRANT, BARGAIN, SALE DEED

THIS DEED WITNESSETH That TED MOSSMAN AND SAHLA MOSSMAN, husband and wife

In consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to BECKER AND SONS, A NEVADA PARTNERSHIP

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

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TAX COMMISSION [PB.10756] NEVADA DEC 29 76 Real Property Transfer Tax 208.60

TAX COMMISSION [PB.10756] NEVADA DEC 29 76 Real Property Transfer Tax 900.00

SUBJECT TO: 1. Taxes for the fiscal year 1976-77.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness OUR hands and seals this 27th day of December 19 76.

TED MOSSMAN *Ted Mossman*

SAHLA MOSSMAN

Sahla Mossman

State of NEVADA
County of CLARK

On this 28th day of December 19 76

personally appeared before me, a Notary Public in and for said County of Clark, the following named persons:

Ted Mossman and

Sahla Mossman

ESCROW NO. T-62643

WHEN RECORDED MAIL TO: Ernest A. Becker,
6115 Clarice Street, Las Vegas, Nevada 89107

Notary Public in and for the State of Nevada

Ernest A. Becker

NOTARY PUBLIC - STATE OF NEVADA
Ernest A. Becker
Notary Public in and for the State of Nevada

T-62643

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S. M.
J. M.

651822

OFFICIAL RECORD BOOK NO. 692
RECORDED AT REQUEST OF
LAWYERS TITLE OF LAS VEGAS, INC.
DEC 29 4 07 PM '76

CLARK COUNTY NEVADA
DEAN L. HUNT RECORDED

SEE *S. M.* DEED