

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0136-88

APN 139-36-402-011

Location 2801 E CHARLESTON BLVD

Applicant CITY OF LAS VEGAS

Subject

REZONING REQUEST FROM C-V TO C-1 FOR
PROPOSED COMMERCIAL.



FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS:

APPROVALS:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
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9. _____	_____
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11. _____	_____
12. _____	_____
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17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____

FILE NO.: 2-136-88

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-136-88

APPLICATION OF THE CITY OF LAS VEGAS FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2801 E. CHARLESTON BOULEVARD

FROM: C-V (CIVIC)

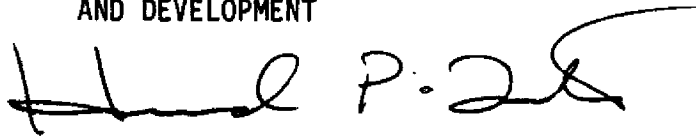
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL

The above property is legally described as a portion of
the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$)
of Section 36, Township 20 South, Range 61 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

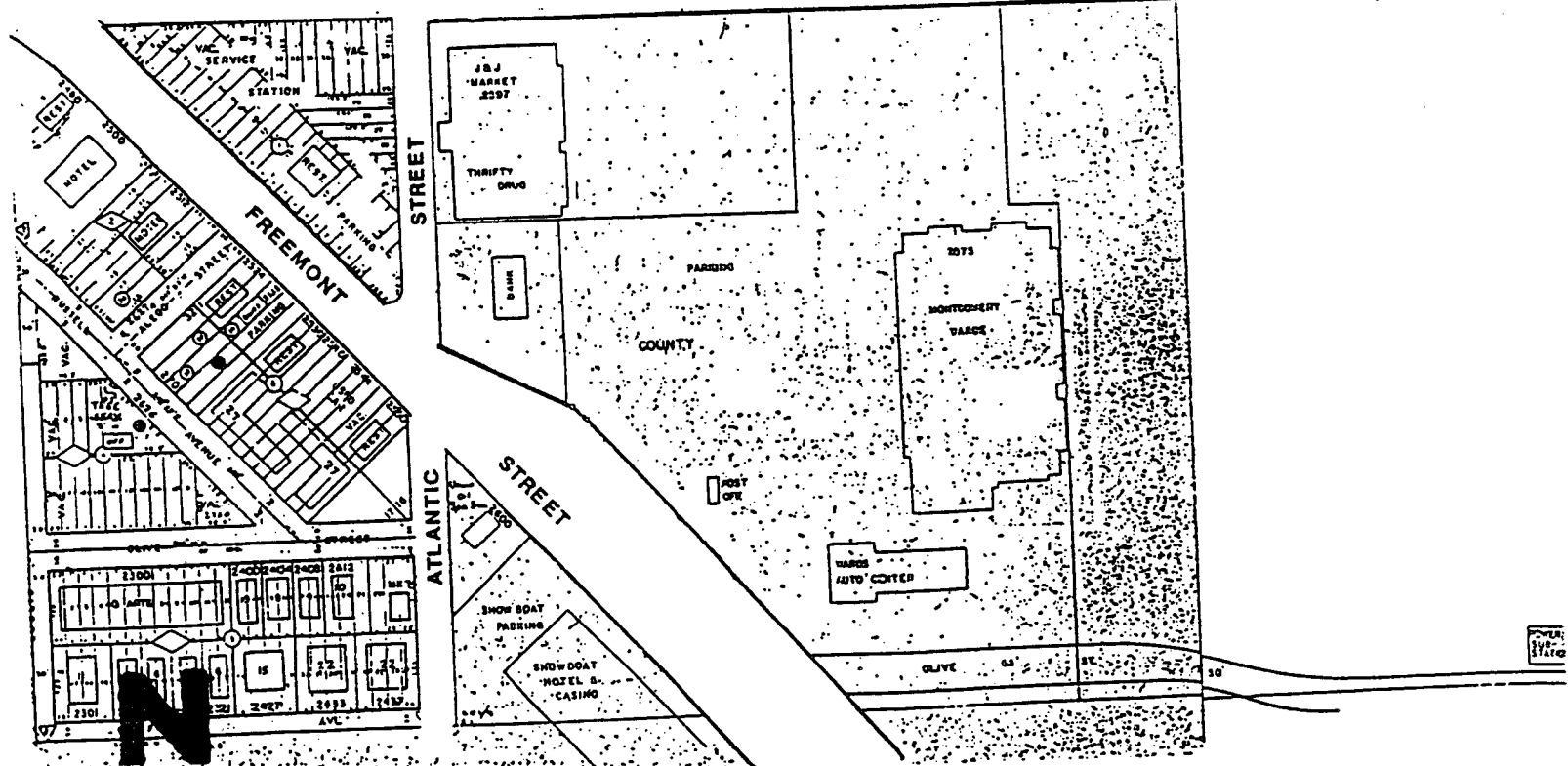
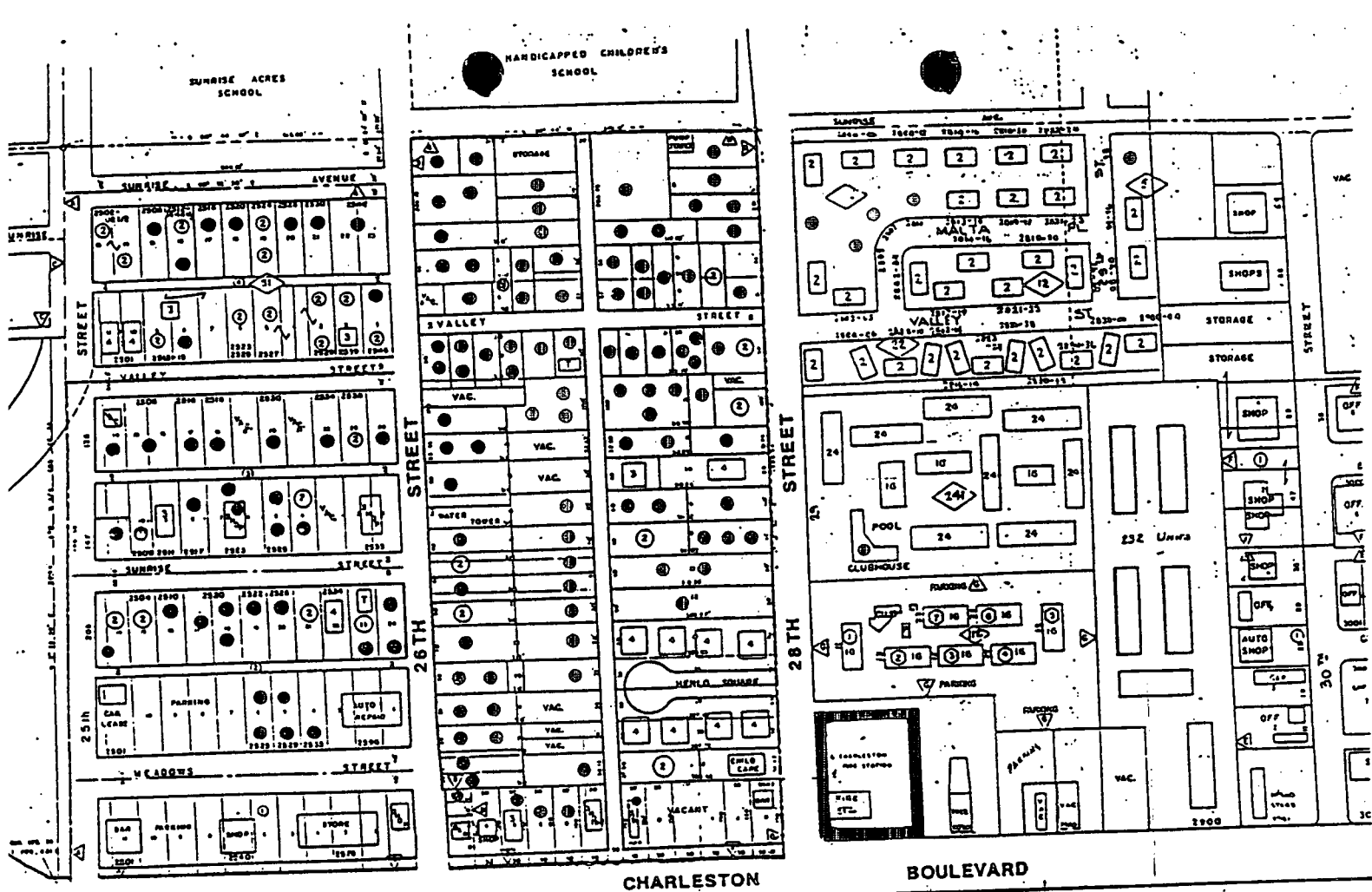
A handwritten signature in black ink, appearing to read "H. P. Foster", is written over the typed name.

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-136-88

511-50

CLARK COUNTY ASSESSOR'S OFFICE
TAX ROLL EXTRACTION REQUESTDate 19 DEC 88
Page 1 of 1

Requested by:

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUDDepartment COMMUNITY DEVELOPMENT Phone 386-6301 Ext. I. D. Code 2-136-88 Date to Be Completed 26 LABELSRemarks 2 TYPED

Information Needed:

1. Labels ☒ No. of Sets ☐ I2. 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
020	65	0	003	020	65	D		240	25	2					
			005	240	24	1	010	240	26	0	001				
			010		24	2	014				002				
			012				017				015				
			014				019				-END-				
			018		25	1	001								
			019				006								
			022				017								
			023												

Assessor Approval _____ Billing No. _____

✓

UNITED STATES DEPARTMENT OF
THE ARMY
WASHINGTON, D.C.

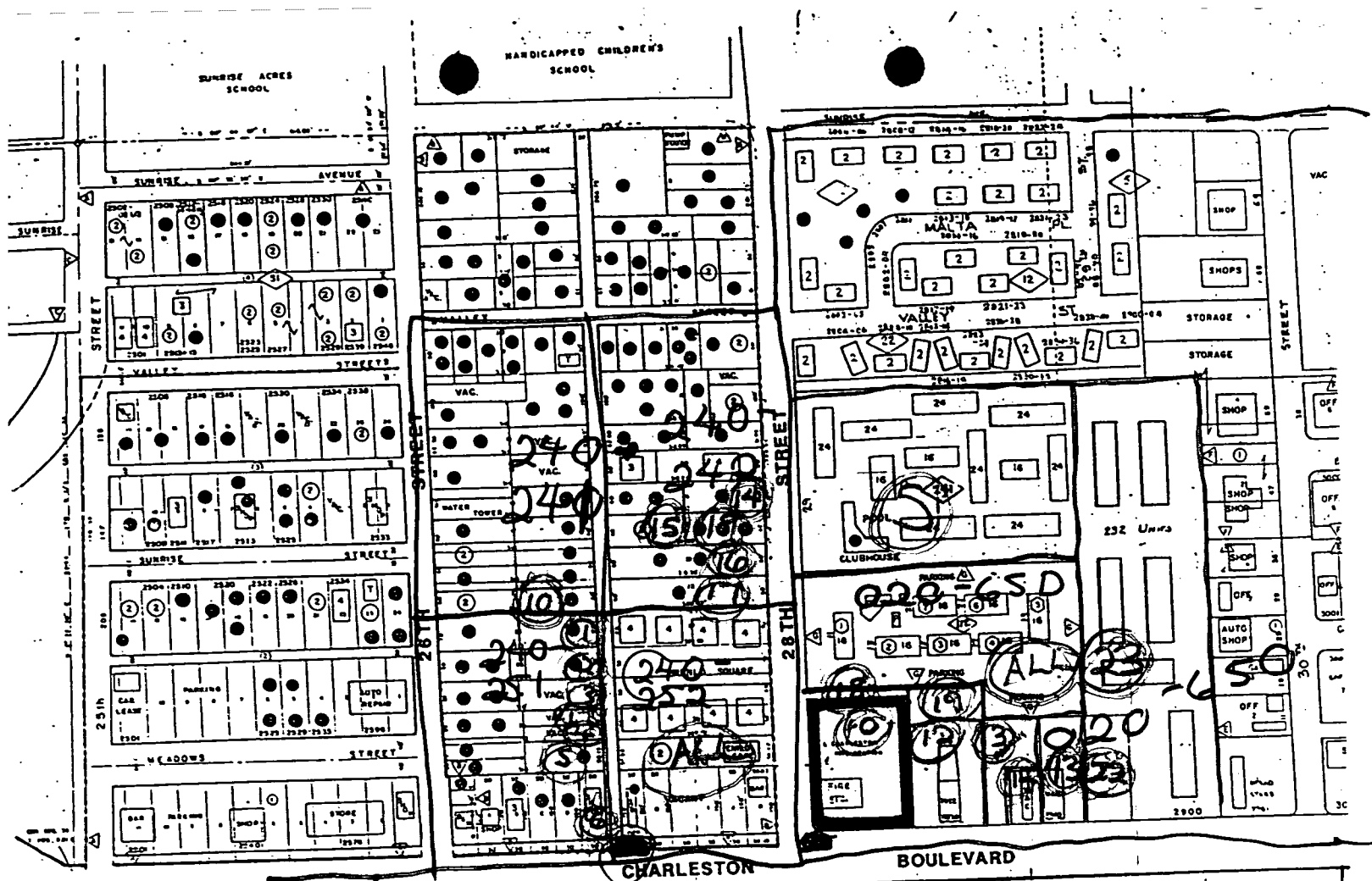
2-136-88

✓

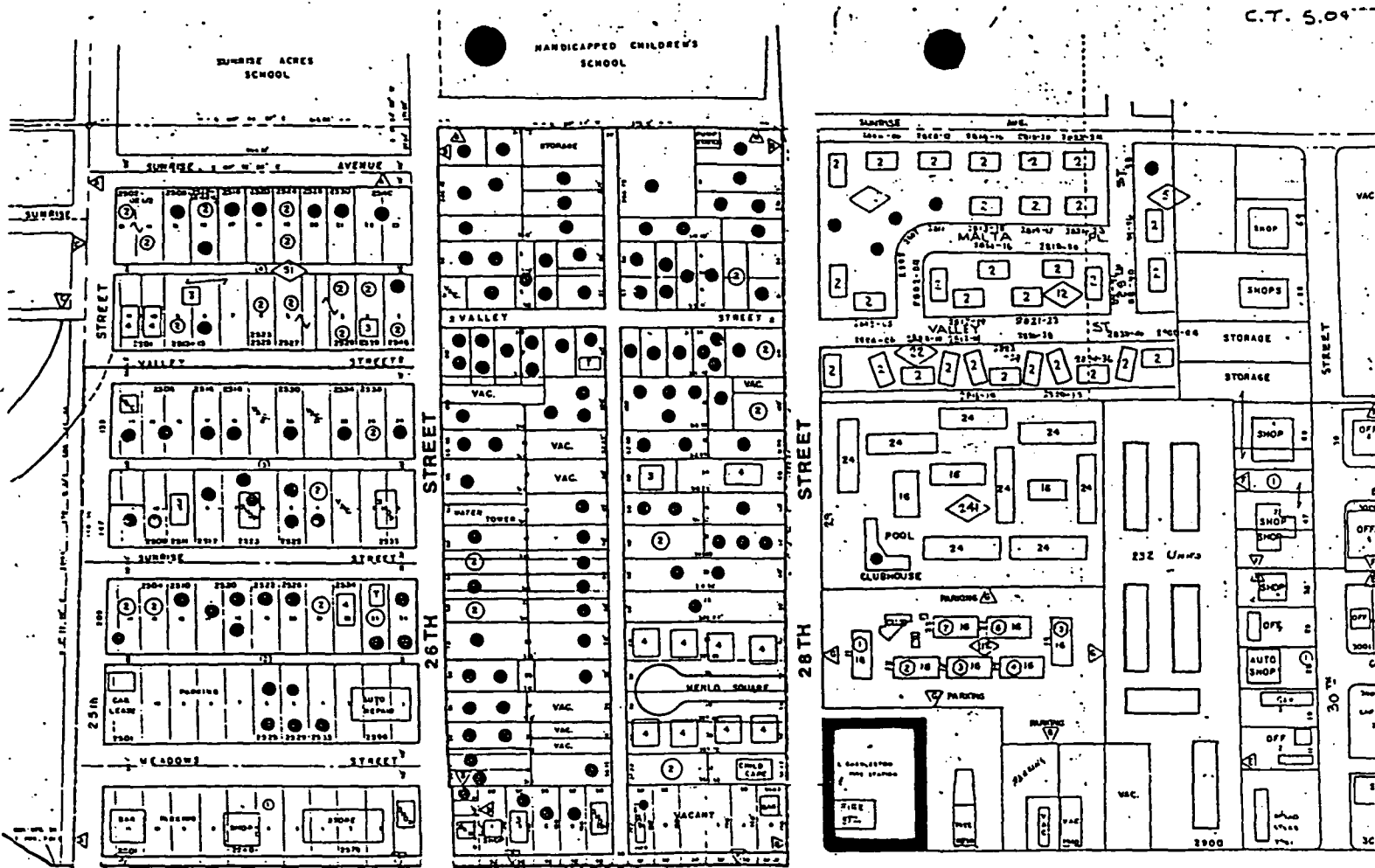
UNITED STATES DEPARTMENT OF
THE ARMY
WASHINGTON, D.C.

2-136-88

REF. 640-451-019

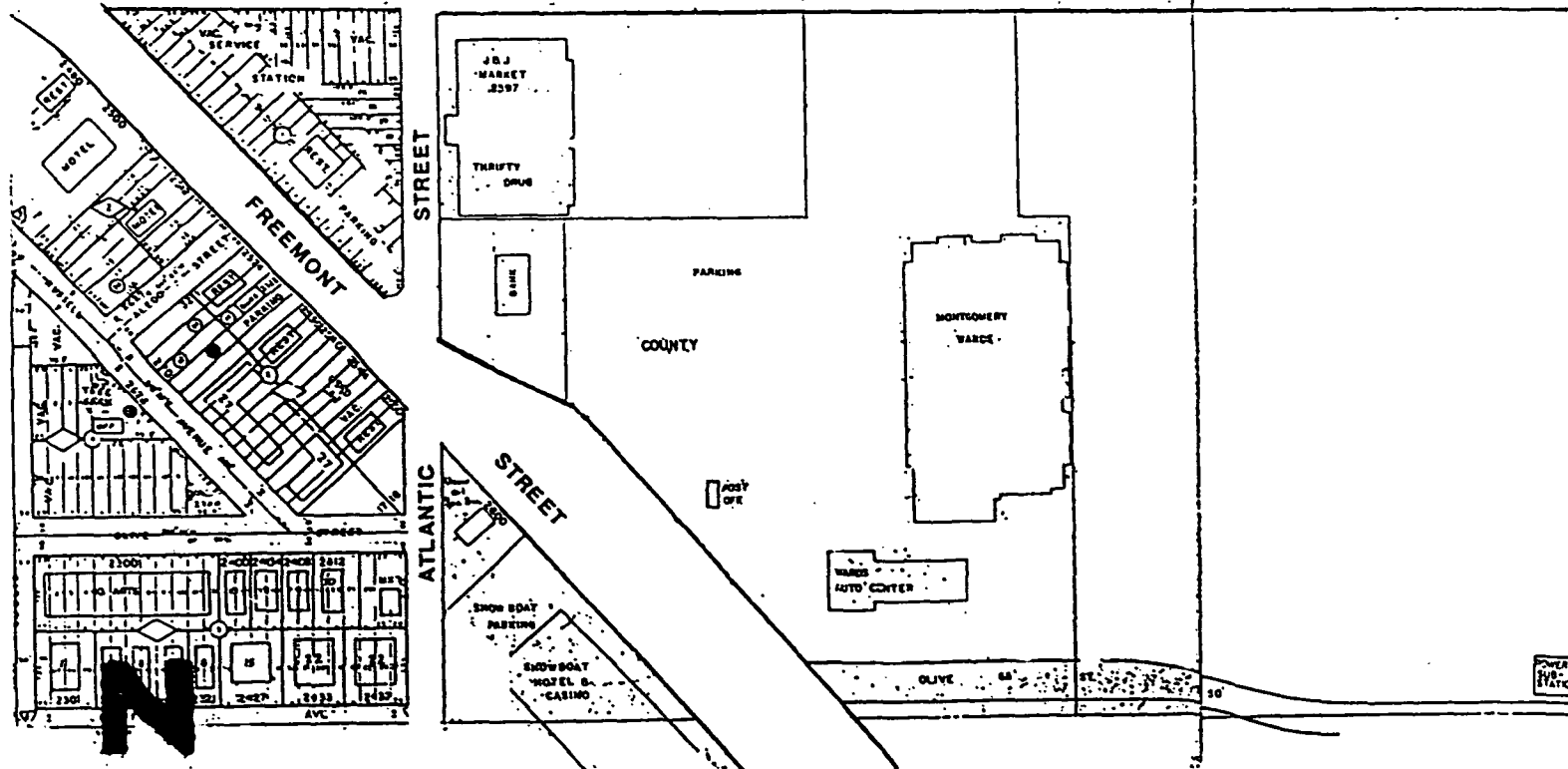


Z-136-88

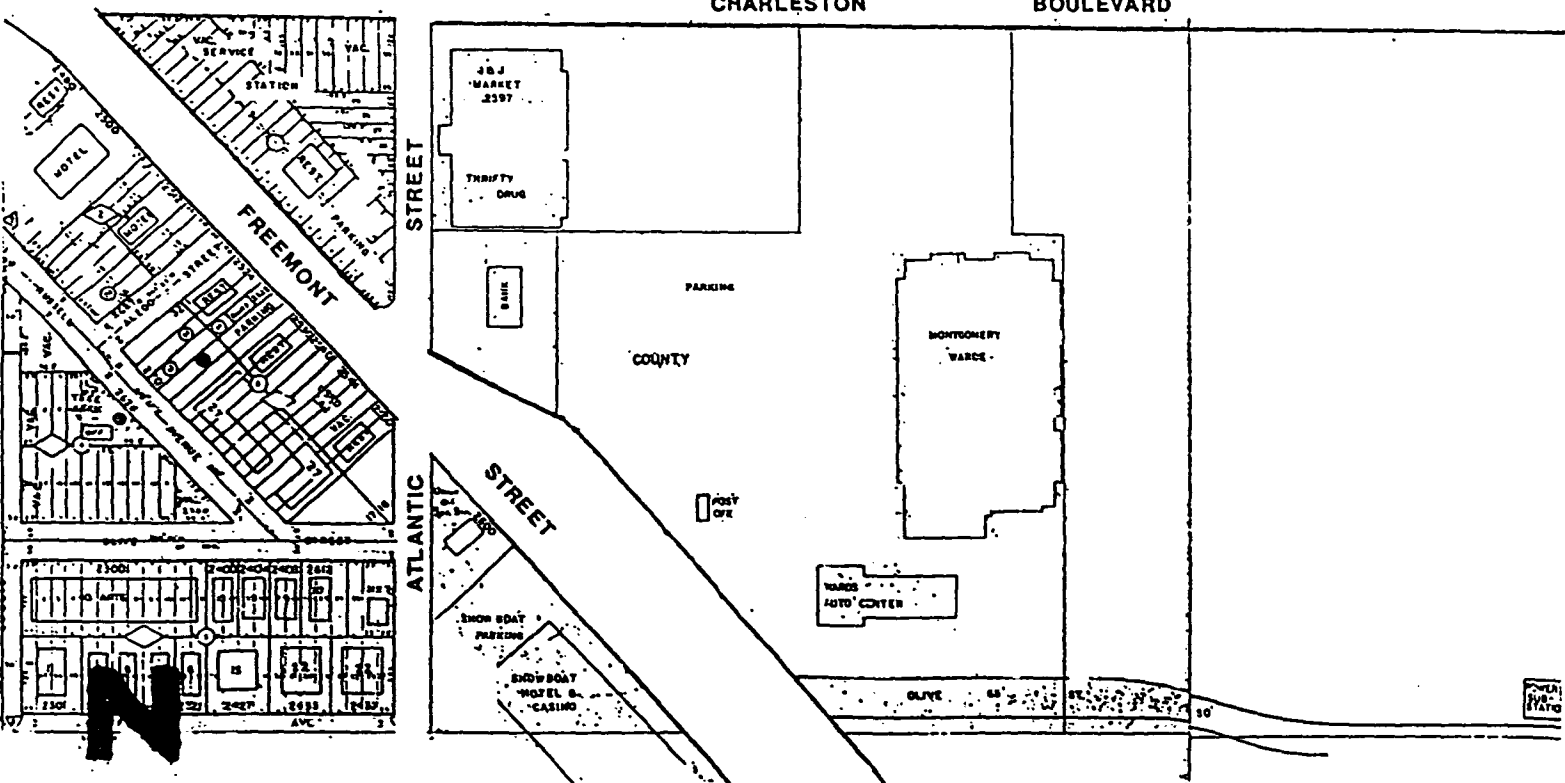
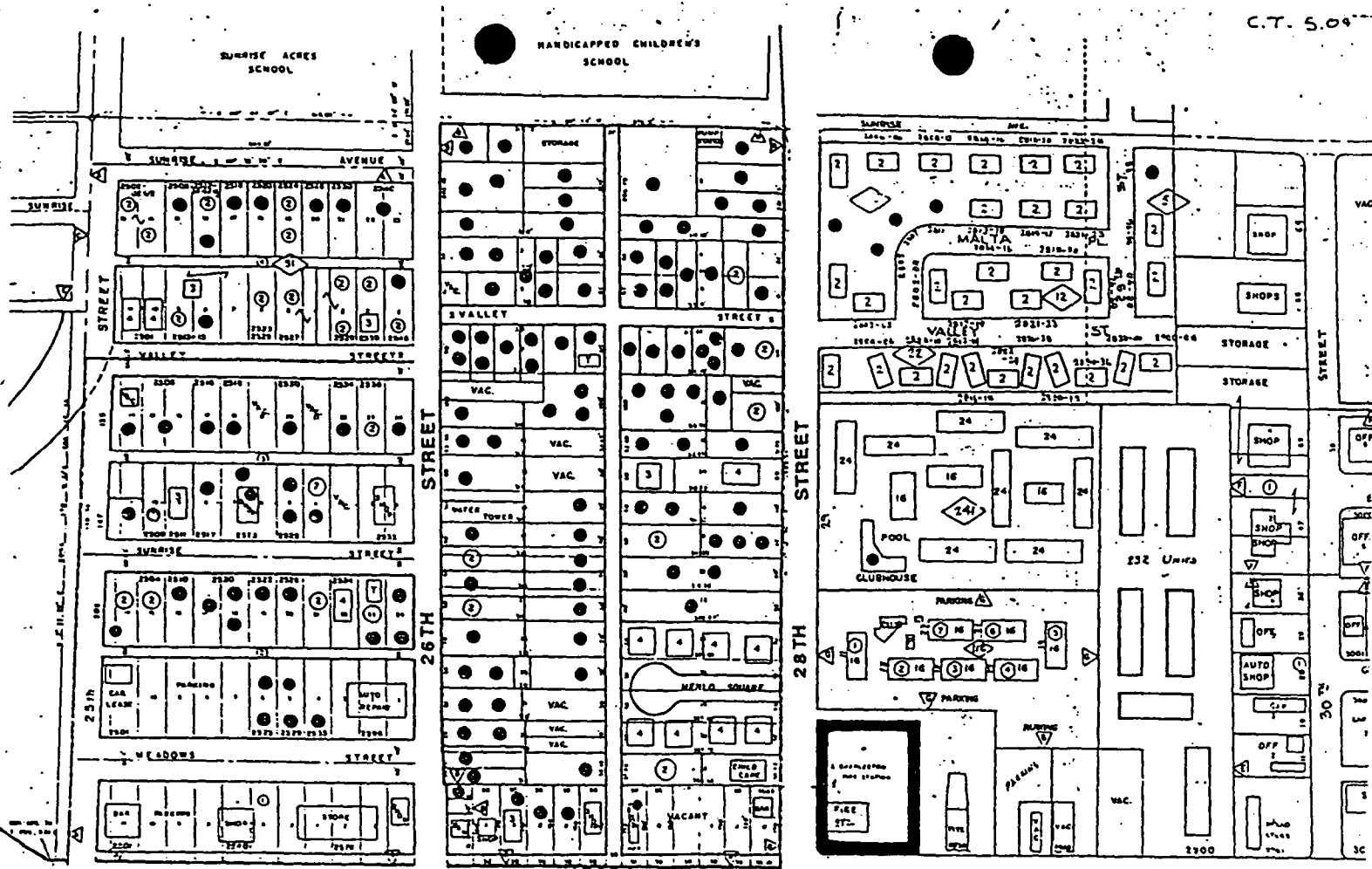


CHARLESTON

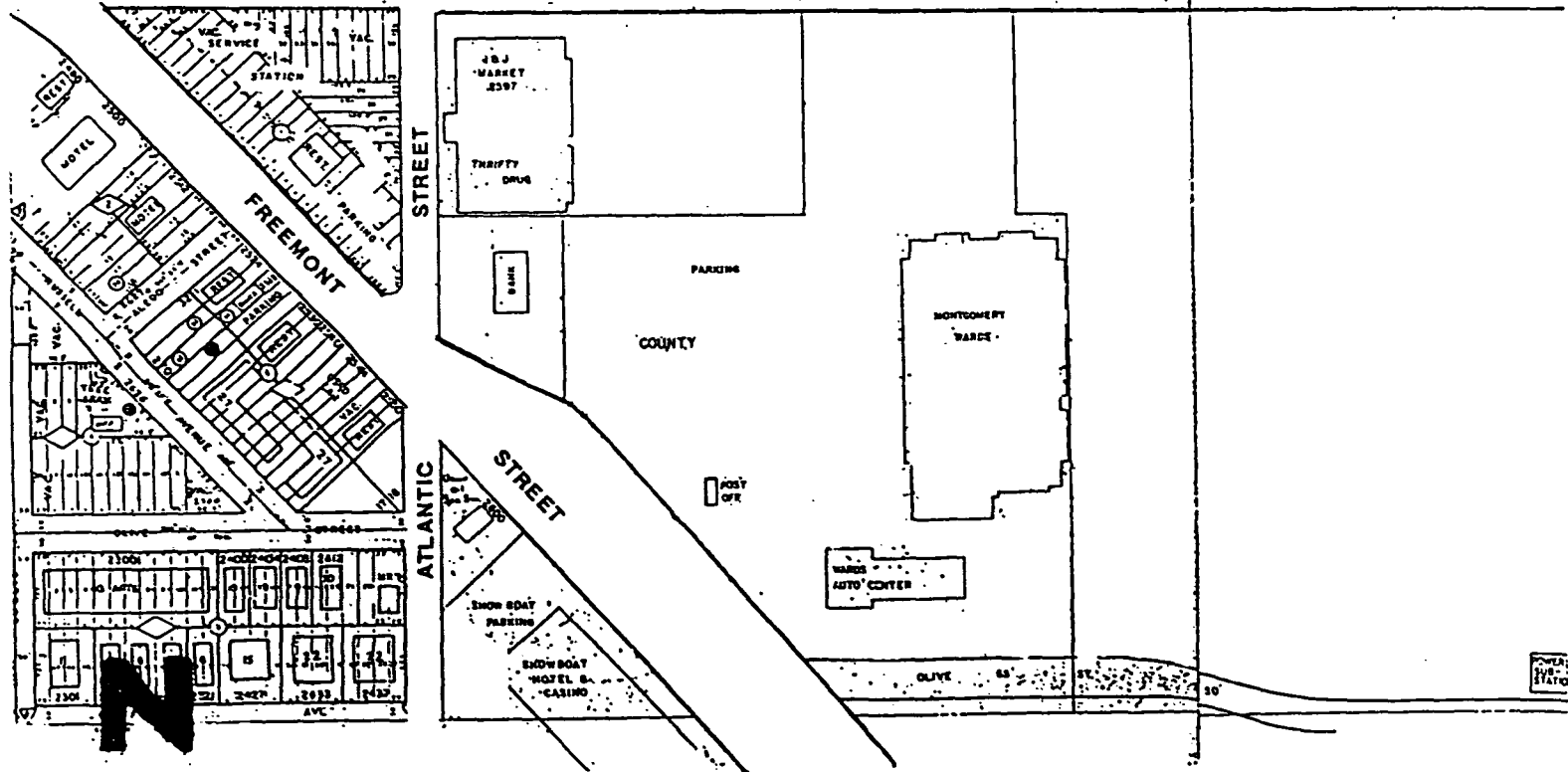
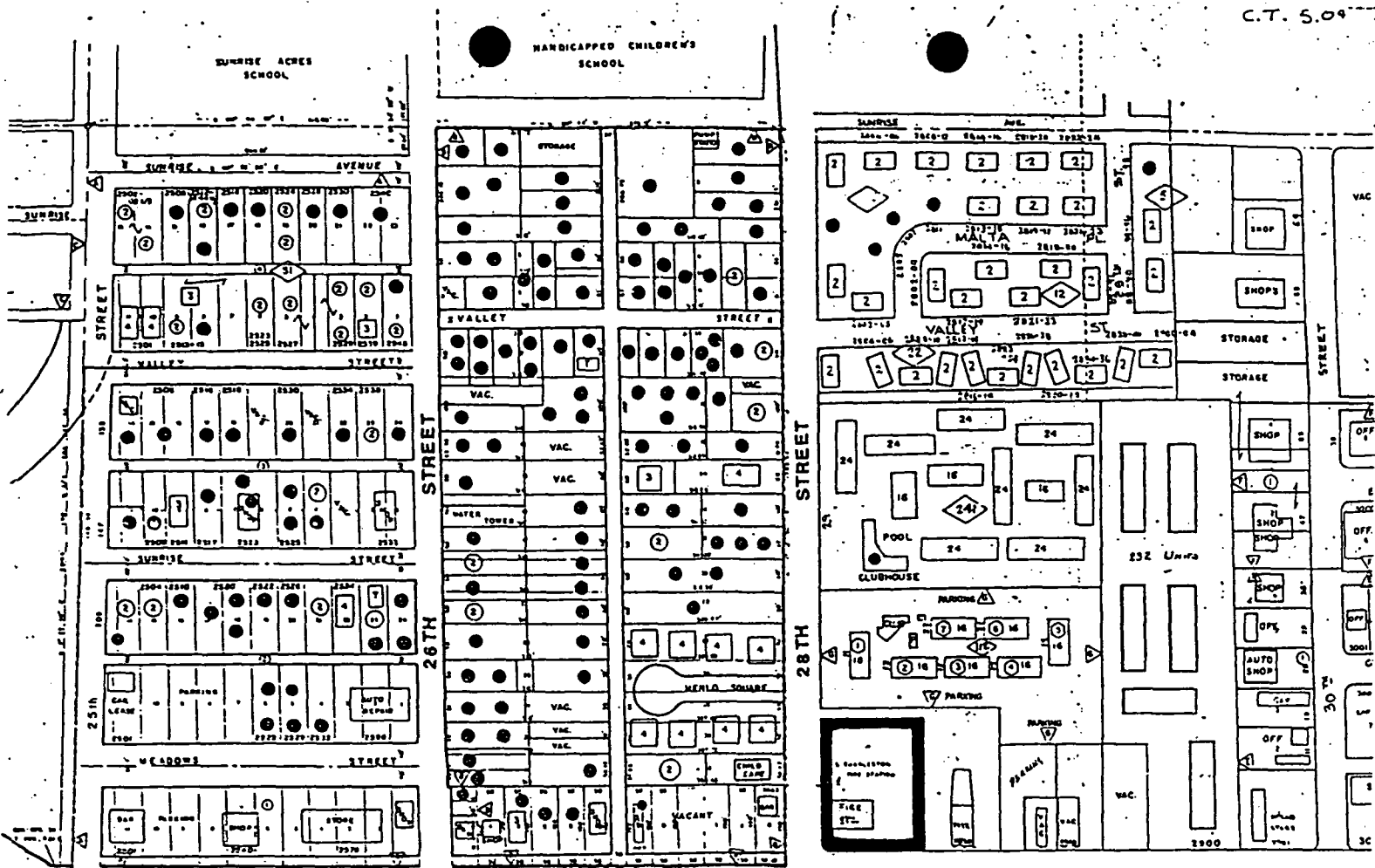
BOULEVARD



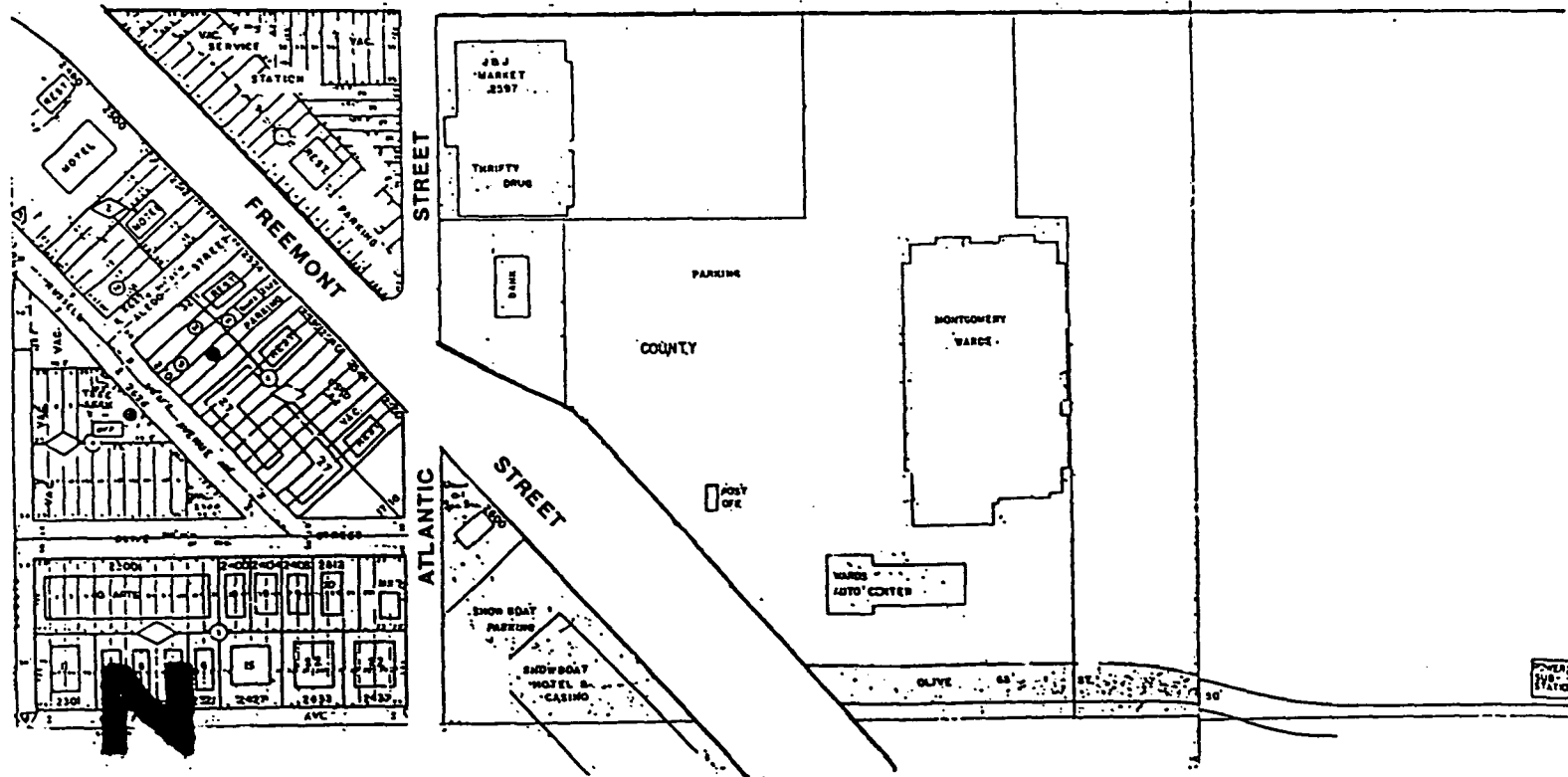
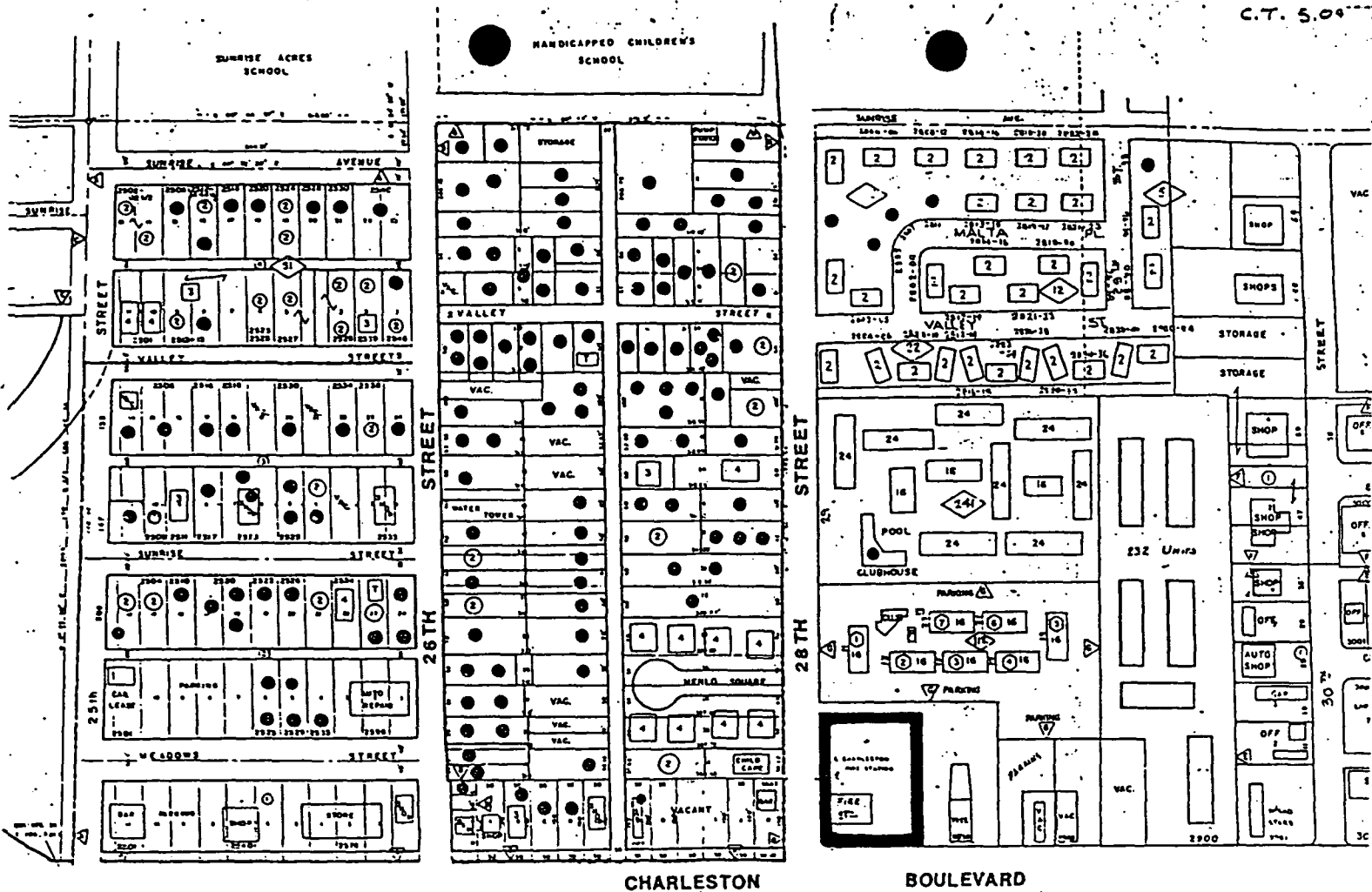
Z-136-88



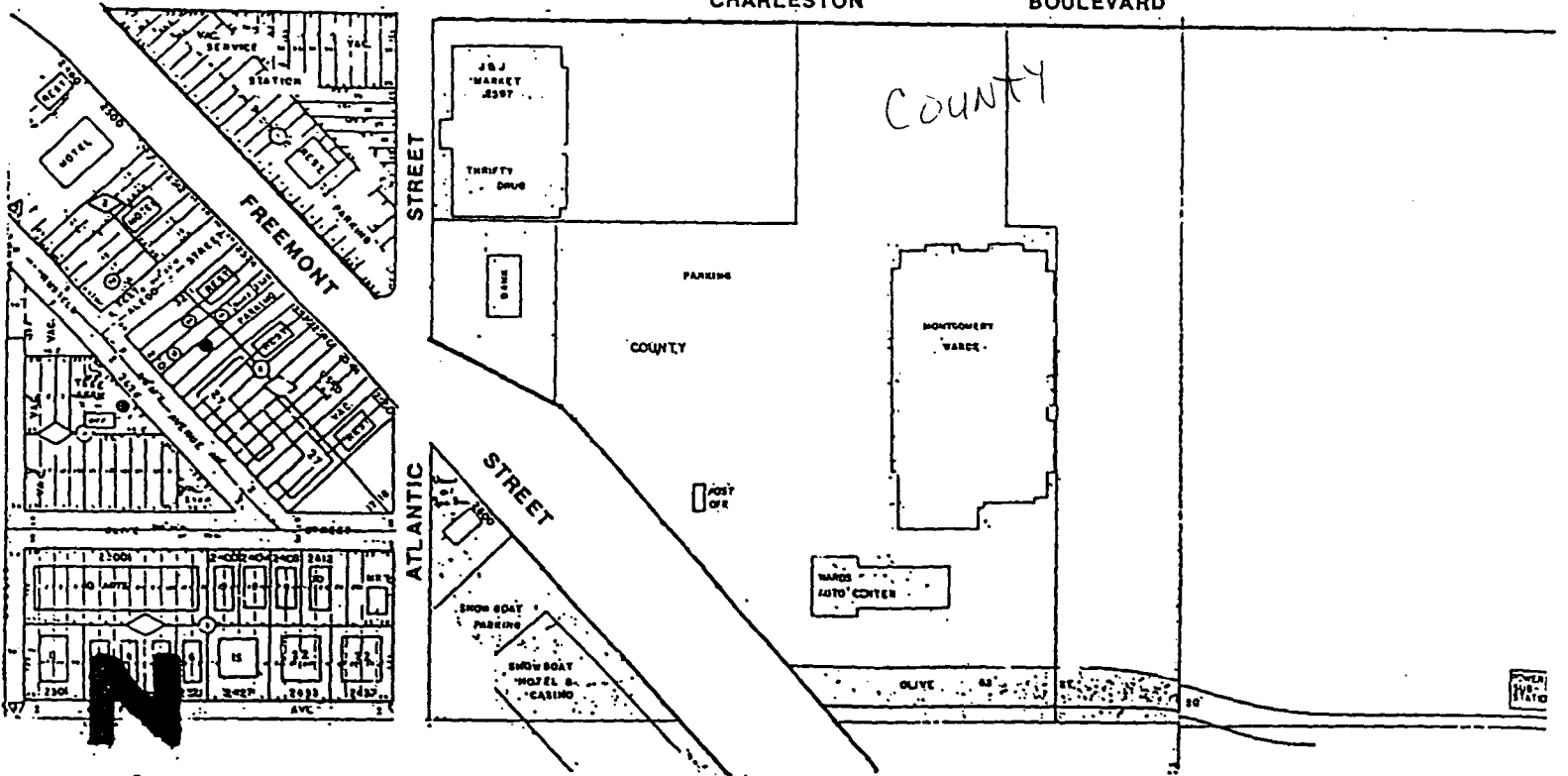
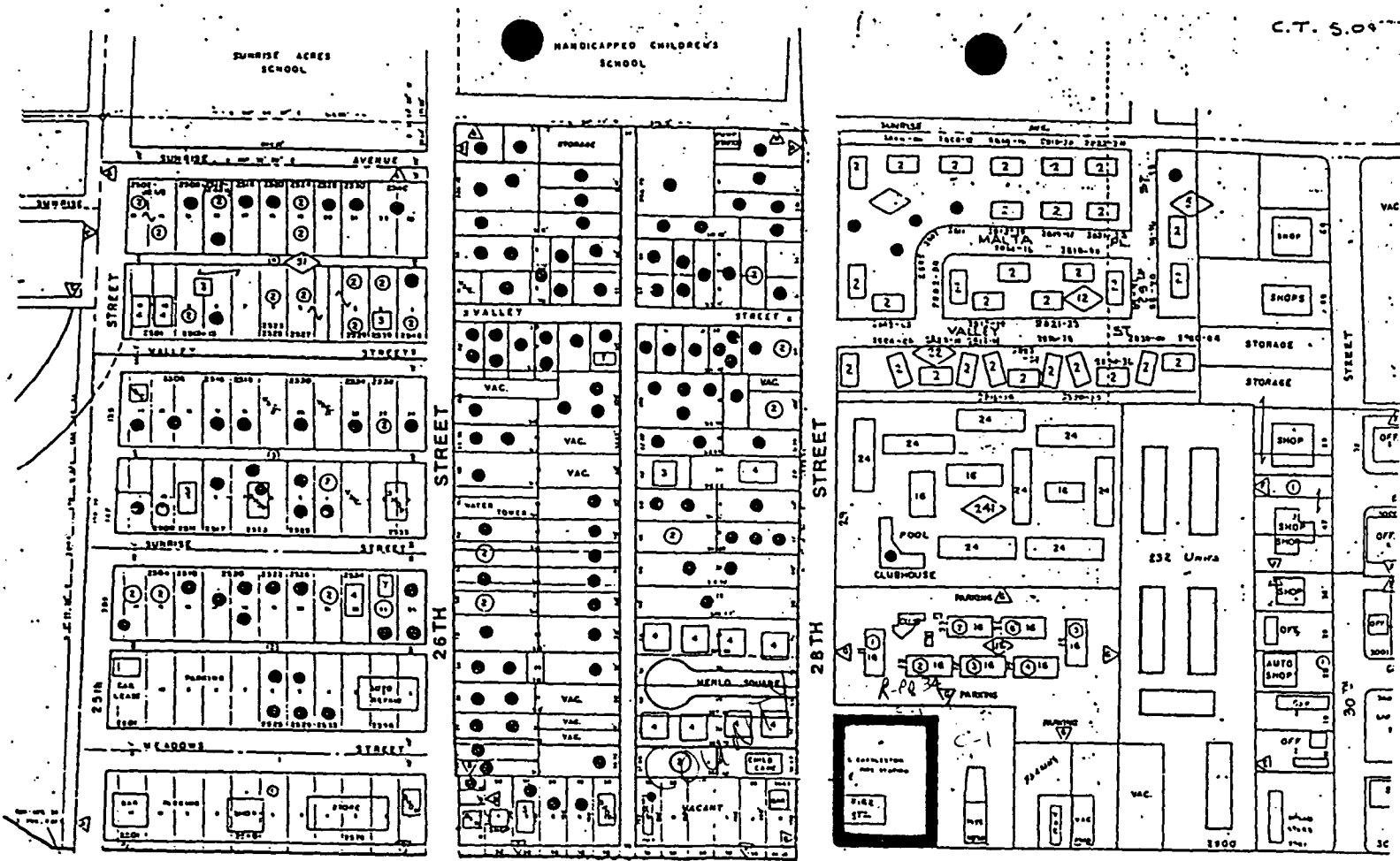
Z-136-88



Z-136-88

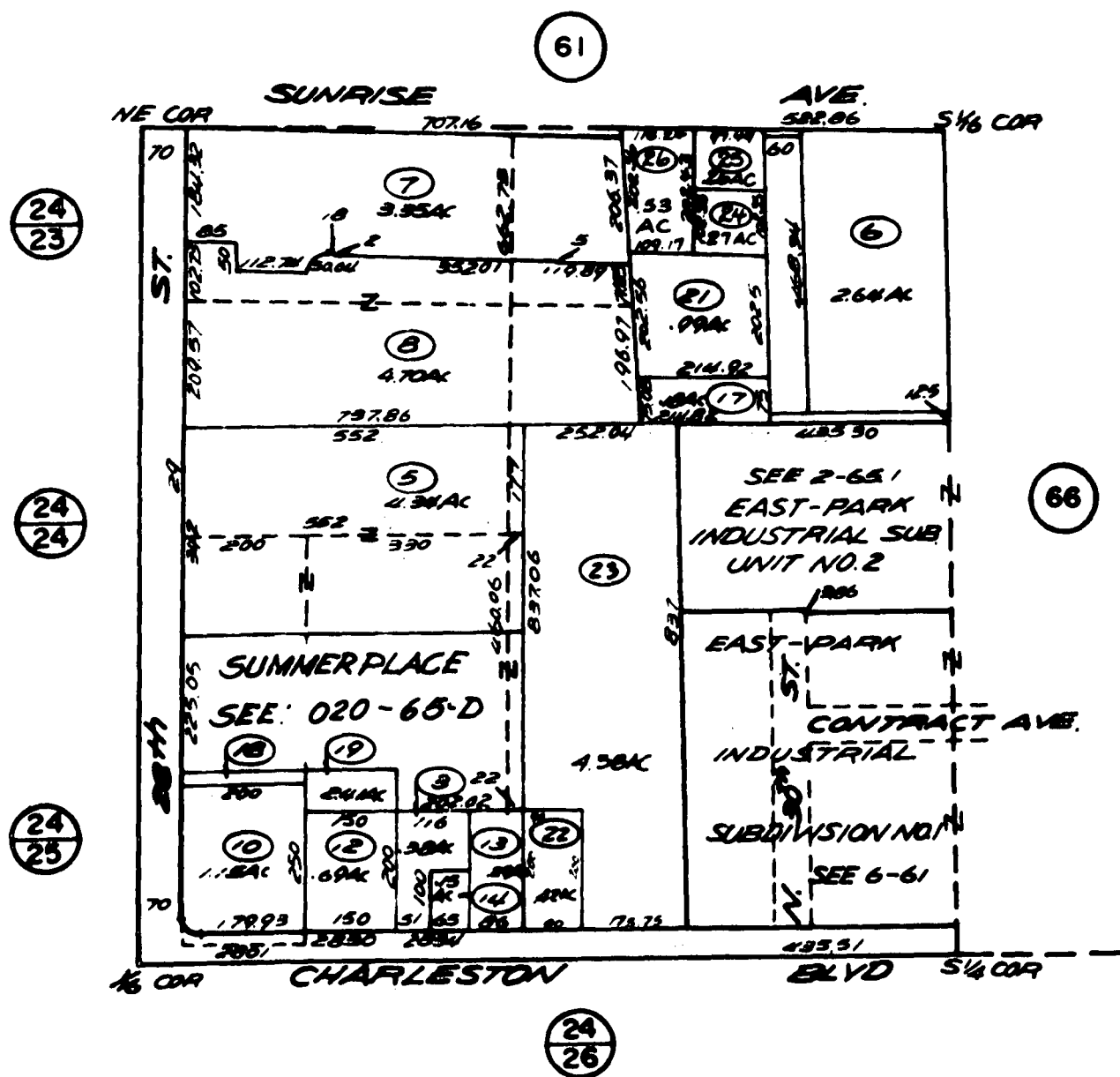


Z-136-88



Z-136-88

2-65



INTER-OFFICE MEMORANDUM

MAY 28, 1992

TO:

VAL STEED
CHIEF CIVIL DEPUTY ATTORNEY

FROM:

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

SUBJECT:

REQUEST FOR ORDINANCE

COPIES TO:

CLARK COUNTY ASSESSOR
JIM ROBISON
LES COMEAU
FILE

Please prepare an Ordinance to rezone the following:

Z-136-88 From C-V to C-1

Legally described as:

That portion of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 36, Township 20 South, Range 61 East, M. D. B. & M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section 36; THENCE along the West line of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), North 01°12'30" East a distance of 300 feet; THENCE South 89°32'30" East a distance of 70.01 feet to the TRUE POINT OF BEGINNING; THENCE South 89°32'30" East a distance of 200 feet; THENCE along said West line, South 01°12'30" West a distance of 250 feet; THENCE North 89°32'30" West a distance of 200 feet; THENCE North 01°12'30" East a distance of 250 feet to the TRUE POINT OF BEGINNING.

RLW:JLC:r1r

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

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

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

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-136-88 From C-V to C-1

Legally described as:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, M. D. B. & M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

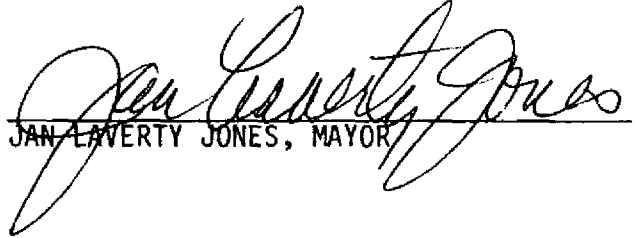
COMMENCING at the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36; THENCE along the West line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), North 01°12'30" East a distance of 300 feet; THENCE South 89°32'30" East a distance of 70.01 feet to the TRUE POINT OF BEGINNING; THENCE along the South line of said Parcel 1, South 89°32'30" East a distance of 200 feet; THENCE along said West line, South 01°12'30" West a distance of 250 feet; THENCE North 89°32'30" West a distance of 200 feet; THENCE North 01°12'30" East a distance of 250 feet to the TRUE POINT OF BEGINNING.

Subject to the following conditions:

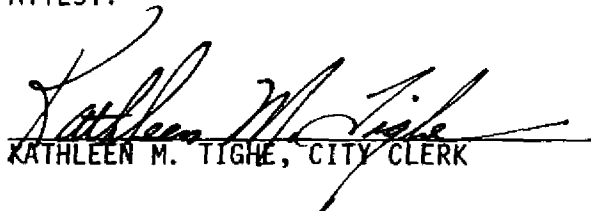
1. Approval of a plot plan and elevations by the Planning Commission prior to development.
2. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Charleston Boulevard and 28th Street as required by the Department of Public Works.
3. Upon redevelopment, remove all unused driveway cuts on Charleston Boulevard and 28th Street and replace with new "L" curb and sidewalks as required by the Department of Public Works.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

PASSED, ADOPTED AND APPROVED this 1st day of February, 1989.


JAN LAVERTY JONES, MAYOR

ATTEST:

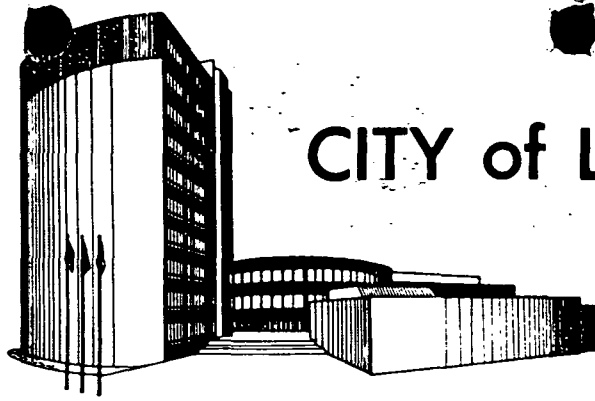

KATHLEEN M. TIGHE, CITY CLERK

May 28, 1992
DATE PREPARED

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 15, 1989

ROI # 1604

Mr. Don Saylor
Special Projects Manager
City Hall
400 East Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-136-88

Dear Mr. Saylor:

The City Council at a regular meeting held February 1, 1989 APPROVED the request for reclassification of property located at 2801 E. Charleston Boulevard, From: C-V (Civic), To: C-1 (Limited Commercial), Proposed Use: COMMERCIAL, subject to:

1. Approval of a plot plan and elevations by the Planning Commission prior to development.
2. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Charleston Boulevard and 28th Street as required by the Department of Public Works.
3. Upon redevelopment, remove all unused driveway cuts on Charleston Boulevard and 28th Street and replace with new "L" curb and sidewalks as required by the Department of Public Works.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.



Mr. Don Saylor
Special Projects Manager
Re: Z-136-88
February 17, 1989
Page 2.

5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. 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 & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

CITY COUNCIL MINUTES
MEETING OF

FEBRUARY 1, 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)

E. ZONE CHANGE - PUBLIC HEARING

1. Z-136-88 - City of Las Vegas

Request for reclassification of property
located at 2801 E. Charleston Boulevard.

From: C-V (Civic)

To: C-1 (Limited Commercial)

Proposed Use: COMMERCIAL

Planning Commission unanimously recommended
APPROVAL, subject to:

1. Approval of a plot plan and elevations
by the Planning Commission prior
to development.
2. Dedicate an additional five feet
for a total radius of 25 feet at
the northeast corner of Charleston
Boulevard and 28th Street as required
by the Department of Public Works.
3. Upon redevelopment, remove all unused
driveway cuts on Charleston Boulevard
and 28th Street and replace with
new "L" curb and sidewalks as required
by the Department of Public Works.
4. Standard conditions 2-8.

Staff Recommendation: APPROVAL

PROTESTS: 0

NOLEN -
APPROVED, subject
to conditions
Unanimous

Clerk to notify
& Planning to
proceed

No one appeared
in opposition

APPROVED AGENDA ITEM

Larry R. Burton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 1, 1989

X.

E. ZONE CHANGE - PUBLIC HEARING

1. Z-136-88 - City of Las Vegas

This request is to rezone a City of Las Vegas Fire Station site (1.15 acres) from C-V to C-1 to allow the site to be offered for sale in the future. A new fire station will be built further west near Charleston Boulevard and 15th Street.

Property to the north is zoned R-PD34 for 112 apartments, and to the east is a McDonald's restaurant in a C-1 zone. To the south is Montgomery Ward's in the County. To the west are County parcels with fourplexes, a child care business and a bar.

Prior to the redevelopment of the property, the plot plan and elevations must be reviewed by the Planning Commission. This proposal is consistent with the commercial zoning pattern along Charleston Boulevard.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0

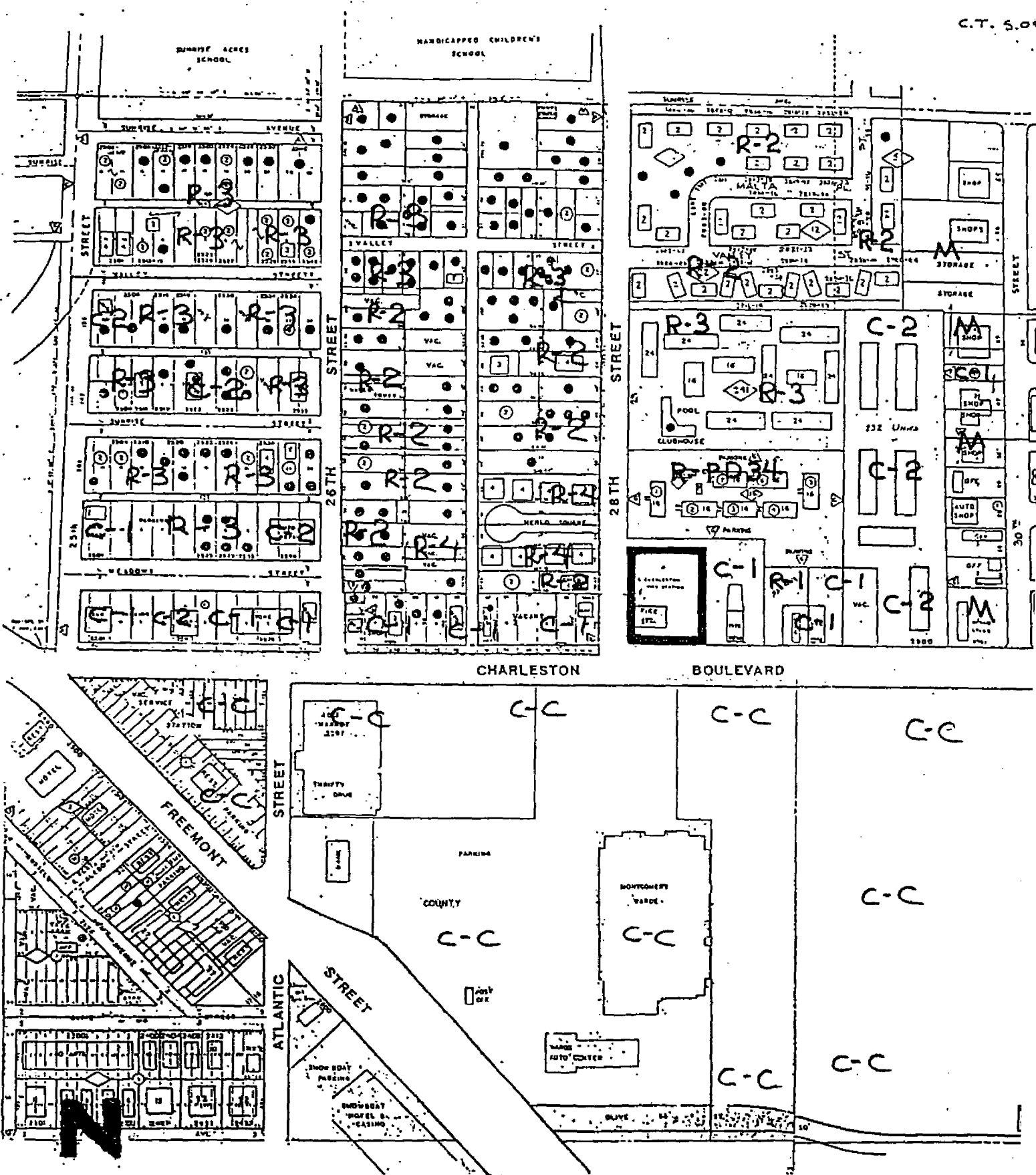
SEE ATTACHED LOCATION MAP



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

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 1, 1989

LOCATION MAP - ITEM X.E.1. - Z-136-88 - City of Las Vegas



Z-136-88

INTER-OFFICE MEMORANDUM

January 19, 1989

TO:

FILE

FROM:

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

SUBJECT:

Z-136-88 - ZONING RECLASSIFICATION

COPIES TO:

DON SAYLOR, SPECIAL PROJECTS MANAGER

The Planning Commission unanimously voted to APPROVE the City of Las Vegas' request for reclassification of property located at 2801 E. Charleston Boulevard, from C-V Zone to C-1 Zone, at their January 12, 1989 meeting.

The approval is subject to the following:

1. Approval of a plot plan and elevations by the Planning Commission prior to development.
2. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Charleston Boulevard and 28th Street as required by the Department of Public Works.
3. Upon redevelopment, remove all unused driveway cuts on Charleston Boulevard and 28th Street and replace with new "L" curb and sidewalks as required by the Department of Public Works.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Satisfaction of City Code requirements and design standards of all City departments.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
10. Provision of fire hydrants and water flow as required by the Department of Fire Services.

TO: City of Las Vegas
RE: Z-136-88 - Zoning Reclassification

January 19, 1989
Page Two

This item will be considered by the City Council on February 1, 1989, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

HPF:erh

AGENDA

January 12, 1989

City of Las Vegas PLANNING COMMISSION

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

31. Z-136-88

Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: C-V
To: C-1
Location: 2801 E. Charleston
Boulevard
Proposed Use: Commercial
Size: 1.2 Acres

STAFF RECOMMENDATION: APPROVAL, that the zoning be ordinated subject to the following:

1. Approval of a plot plan and elevations by the Planning Commission prior to development.
2. Dedicate an additional five feet for a total radius of 25 feet at the northeast corner of Charleston Boulevard and 28th Street as required by the Department of Public Works.
3. Upon redevelopment, remove all unused driveway cuts on Charleston Boulevard and 28th Street and replace with new "L" curb and sidewalks as required by the Department of Public Works.
4. Standard Conditions 2 - 8.

PROTESTS: 0

Black -
APPROVED, subject to staff's conditions.
Unanimous

MR. FOSTER stated the City is in the process of realigning some of the Fire Department service areas. This property will eventually be offered for sale. This area is transitioning to commercial. The request is in accordance with the General Plan. Staff recommended approval, subject to the conditions.

DON SAYLOR, Special Projects Manager, City of Las Vegas, appeared and represented the application.

No one appeared in opposition.

To be heard by the City Council on 2/1/89.

(9:02-9:05)

INTER-OFFICE MEMORANDUM

January 6, 1989

TO:

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

FROM:

Richard D. Goecke, Director
Department of Public Works

PLANNING AND
JAN 6 1989
DEVELOPMENT

SUBJECT:

COMMENTS RE:

Z-136-88
City of Las Vegas

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. No objection to the proposed zone change.
2. Dedicate an additional 5' for a total of 25' on the northeast corner of Charleston Boulevard and 28th Street.
3. Upon redevelopment remove all unused driveway cuts on Charleston Boulevard and on 28th Street and replace with new "L" curb and sidewalk; install a handicap ramp on the northeast corner of Charleston Boulevard and 28th Street.

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION *Ed Thibodeau*

SUBJECT: Z-136-88

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.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

PLANNING AND
DEVELOPMENT

DEC 19 1988

Date

12.19.88

TO:

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

FROM:

DEPARTMENT OF BUILDING
AND SAFETY

SUBJECT:

Z 136-88 ZONE RECLASS
CITY OF LAS VEGAS ZONE: CV to C-1
Parcel No: 020.650.010

COPIES TO:

COMM USE

In answer to your memorandum of 12.14.88

on the above No. EAST CORNER OF 28TH STREET
& E. CHARLESTON

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



NOTICE OF PUBLIC HEARING

JANUARY 12, 1989

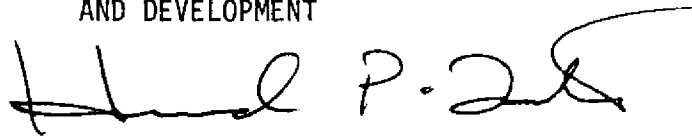
Notice is hereby given that on **JANUARY 12, 1989** at 7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the following:

Z-136-88 APPLICATION OF THE CITY OF LAS VEGAS FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2801 E. CHARLESTON BOULEVARD
FROM: C-V (CIVIC)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: COMMERCIAL

The above property is legally described as a portion of
the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$)
of Section 36, Township 20 South, Range 61 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", is written over the typed name.

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-136-88

^{The}
APPLICATION OF CITY OF LAS VEGAS FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 2801 E. CHARLESTON BOULEVARD

FROM: C-V (CIVIC)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: COMMERCIAL ~~USE~~

The above property is legally described as a portion
of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter
(SW $\frac{1}{4}$) of Section 36, Township 20 South, Range 61 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.

INTER-OFFICE MEMORANDUM

12/14/88

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

FROM:

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

SUBJECT:

ZONING RECLASSIFICATION - Z- 136-88

APPLICANT: City of Las VegasFROM: C-V TO: C-1

COPIES TO:

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

NE corner of Charleston Blvd & 28th St.

Parcel No.: 020-650-010Proposed Use: commercial use

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 City of Las Vegas
REP'S NAME Mr. ^{Don} Saylor
ADDRESS 400 E Stewart
LV, NV
PHONE _____

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 SE 1/4, SW 1/4, Sec 36, T20S, R61E

ZONING: EXISTING C-V PROPOSED C-1

LAND USE: EXISTING old fire station
PROPOSED commercial use

PAST ACTIONS: CASE NO. _____ ACTION _____ DATE _____
CASE NO. 11-28-86 ACTION build fire station DATE 1986
CASE NO. _____ ACTION _____ DATE _____

DISTRICT MAP NO. M-36-7 ASSESSOR'S PARCEL NO. 020-650-010

GENERAL LOCATION: NE corner of Charleston Blvd. +
28th St 2801 E. CHARLESTON BLVD

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO ~~X~~

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: LK DATE 12/13/88

GENERAL RECEIPT NO. N/A CASE NO. 2-136-88

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 CV Use District to a C-1 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 \$ N/A.

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

See Attached

Assessor's Parcel Number: 620-650-010

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

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), CITY OF LAS VEGAS,
(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)

SIGNATURE OF OWNER OF RECORD

MAILING ADDRESS

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 _____ day of _____, 19____,

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: \$ N/A

Received by: CLK

Receipt No.: N/A

Date: 12-13-88

Case No.: 2-136-88

Meeting Date: 1/12/89

APPLICATION SUBMITTAL REQUIREMENTS

ITEMS
COMPLETED

- I. Eight (8) copies of the plot plan, two (2) copies of architectural elevations, two (2) copies of floor plans, and two (2) copies of the landscape plans shall be prepared on 24 x 36 inch sheets in a professional manner displaying reasonable clarity in detail and shall contain all of the following:
 - A. Date of preparation and all dates of revision.
 - B. North arrow and scale (the scale chosen should utilize the full size of the sheet).
 - C. Name, address and phone number of owner, developer and person who prepared the map.
 - D. Statement of the present use and the proposed use of the property.
 - E. A precise legal description of the property involved in this application and the number and street name.
 - F. A general vicinity map of the area to be developed showing its relationship to existing streets and/or main thoroughfares (to be included on the plot plan sheet or on an individual sheet 8½ x 14 inches.
 - G. Property Boundaries:
 - (1) Define property boundaries with heavy broken line.
 - (2) Indicate distance to nearest cross street(s).
 - (3) Identify and label adjoining land uses.
 - H. Total acreage (or square footage, if less than two (2) acres).
 - I. Building Footprints:
 - (1) Show location and outline to scale of each proposed building or structure above ground.
 - (2) Clearly dimension, indicating setback lines to adjacent structures, property lines, parking areas, etc.
 - J. Parking: All parking, roads and drive areas to be clearly dimensioned and to indicate number of parking spaces, covered and uncovered parking, and points of ingress and egress.
 - K. Easements: The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes.
 - L. Existing Structures:
 - (1) Indicate all locations of structures not to be removed and show all dimensions to proposed lot lines.
 - (2) Show location and size of any existing or proposed fences, walls, etc.
 - M. Size and location of all existing and proposed on-premises signage.

--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)

(Owner of Record)

(Date)

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKSRIGHT OF WAY
LEGAL DESCRIPTION

Tax Parcel No. 020-650-010

Document No. 59327(1935)

Vesting CITY OF LAS VEGAS

Section SE 1/4, SW 1/4, Sec. 36, T.20S., R.61E., M.D.M.

Street/Subdivision

Requested eb Written bb Checked jdW Proofread jdW, mwh
12-12-88 12-12-88

That portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 36; thence along the West line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), North 01°12'30" East a distance of 300 feet; thence South 89°32'30" East a distance of 70.01 feet to the Southwest corner of that certain parcel of land described by PARCEL 1 of that certain Deed to CHESTER H. LYON, recorded February 2, 1960 as Document No. 187839 of Clark County, Nevada Records, the TRUE POINT OF BEGINNING; thence along the South line of said PARCEL 1, South 89°32'30" East a distance of 200 feet to the Southeast corner of said PARCEL 1, also being a point on the West line of that certain parcel of land described by Deed to CHESTER H. LYON, recorded September 20, 1957 as Document No. 115099 of Clark County, Nevada Records; thence along said West line, South 01°12'30" West a distance of 250 feet to the North line of the South 50 feet of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); thence along the North line of said South 50 feet, North 89°32'30" West a distance of 200 feet to the East line of the West 70 feet of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); thence along the East line of said West 70 feet, North 01°12'30" East a distance of 250 feet to the TRUE POINT OF BEGINNING.

EXCEPT THEREFROM a triangular parcel of land bounded as follows:

On the South by the North line of the South 50 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 36; on the West by the East line of the West 70 feet of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); and on the Northeast by the arc of a circle concave Northeasterly, having a radius of 20 feet and being tangent to the North line of said South 50 feet and to the East line of said West 70 feet.