

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0138-77

APN 162-06-610-031

Location 1553 Arville St

Applicant Deborah Epkes

Subject

Reclassification of property legally
described as the West 1/2 of Lot 6, Block 4,
Artesian Heights Tract #1.



1 2 3 4 5 6

LICENSE INSPECTION LOG

LOCATION 1533 Arville

CASE NO 2-138-77

TENTATIVE LICENSE ISSUED ON _____

FIELD INSPECTION LOG

DATE/BY 2/16/79 Sweet

Real Estate office (Big Chaparral Realty)
has moved to 5024 Alta - office
building at that location. House
company as occupant.

Realty business has ceased at
residential address

On _____, the conditions of approval have been met.

APPROVED BY _____

FILE HISTORY

DATE	ACTION	INITIAL
12/8	Denied by PC	KT
12/21	APPROVED ^{DENIED} by CC (see Conditions)	KT
4/19/78	CC - Request for rehearing - DENIED - see file	-bjl -

PROPERTY OWNERS

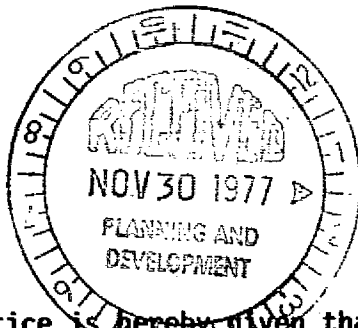
PROTESTS

APPROVALS

1. A.J. MIKULICH - 221 No. 10th (LTR)
2. WM PAIS - 4400 Del Monte (mtg)
3. JAMES QUINN BERRY - Del Monte (mtg)
4. MR. SALISBERRY (mtg)
5. (16 persons protested at meeting)
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

FILE NO. _____

November 23, 1977



NOTICE OF PUBLIC HEARING

DECEMBER 8, 1977

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

Z-138-77 DEBORAH EPKES FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 1553 ARVILLE STREET, ON THE NORTHEAST CORNER OF
DEL MONTE AVENUE AND ARVILLE STREET.

FROM: R-E (RESIDENCE ESTATES)

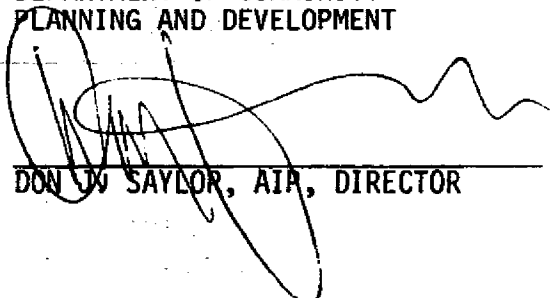
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE WEST HALF
(W $\frac{1}{2}$) OF LOT 6, BLOCK 4, ARTESIAN HEIGHTS TRACT #1.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIA, DIRECTOR

DJS:kt

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

November 28, 1977

Don J. Saylor,

This is my written objection to the reclassification of property located at 1553 Arville Street, from Residence Estates to Professional Offices and Parking. I want it to remain Residence Estates due to the dead-end streets (Del Monte and Mountain View) onto Arville Street. It makes it safe for small children and a quiet neighbor hood.

Signed, Andrew J. Mikulich 200 070-220-205 (z-138-77)



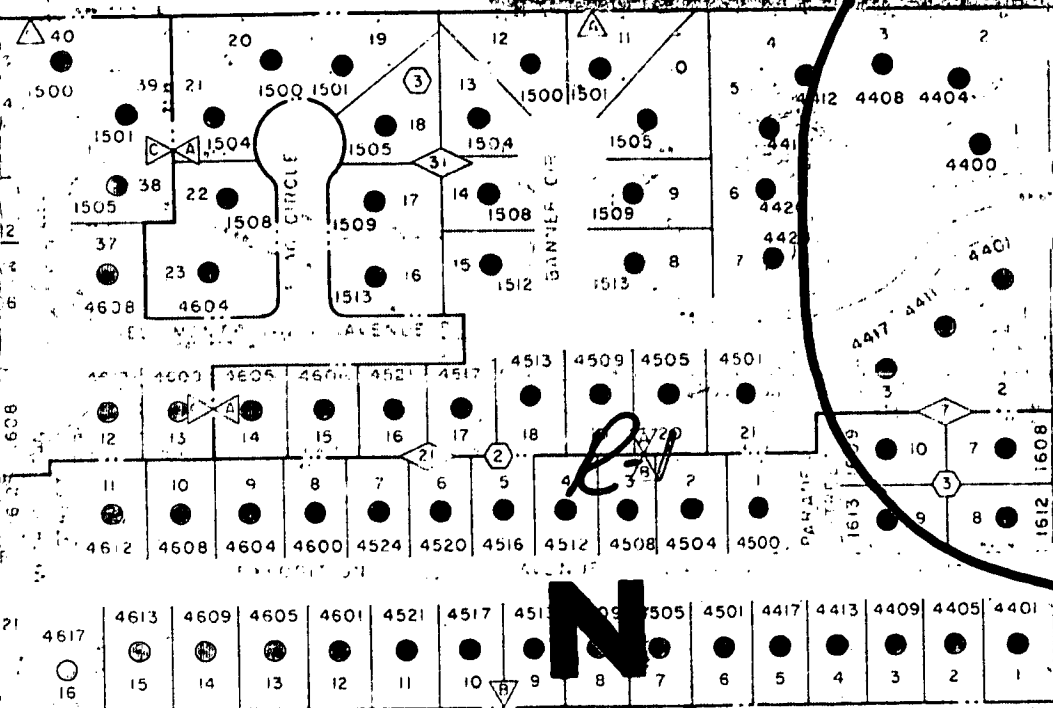
DG. AREA

138



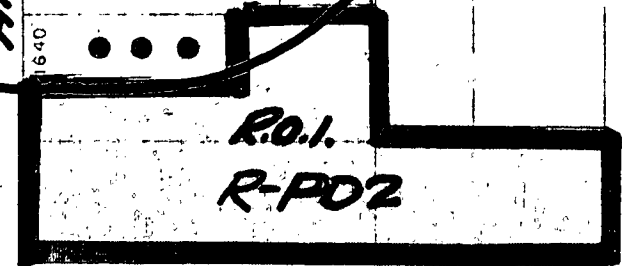
C-1

VAC.
CORRAL

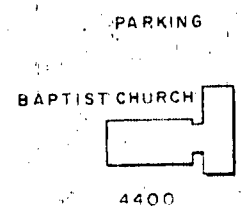


ARVILLE STREET

DEL MONTE AVE



R.O.I.
R-PD2



BAPTIST CHURCH

WEST OAKLEY BLVD

12A

7-138-77

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE June 27, 1978

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. R02-825-5-06062

NAME OF BUSINESS Nancy A. Murphy Big Chaparral Realty
TYPE OF BUSINESS Real Estate
ADDRESS 1553 Arville ZONE P R Z-138-77
Z-48-78

YES

NO

THIS IS A CHANGE OF NAME

☐☐

THIS IS A CHANGE OF OWNERSHIP

☐☐

THIS IS A CHANGE OF LOCATION

☐☐

APPLICATION IS ☐ APPROVED ☐ DENIED ☐ and forwarded to ☐ BLDG. ☐ LICENSE ☒

COMMENTS: New rezoning application Z-48-78
was denied by City Commission
6/21/78. Business must cease.

rlg
Logged by

Ira John Gardner
Approved/Denied by

BOOK 842

ABSTRACTS

801076

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That JOHN J. KELLEY, an unmarried woman, SAPIN GALT KELLEY, a single man, and JOHN KELLEY, an unmarried woman,

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to JOHN J. KELLEY, SAPI GALT KELLEY, and JOHN KELLEY, husband and wife,

all that real property situated in the

County of CLATSOP

State of Nevada, bounded and described as follows:

Tract No. 1, Section 36, T. 1 N., R. 1 E., S. 10 N., in the District of the

County of Clatsop, State of Nevada, containing 100 acres, more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise

appertaining.

TO HAVE AND TO HOLD unto the said JOHN J. KELLEY, SAPI GALT KELLEY, and JOHN KELLEY, husband and wife,



TO HAVE AND TO HOLD unto the said JOHN J. KELLEY, SAPI GALT KELLEY, and JOHN KELLEY, husband and wife,

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

Witness my hand and seal this 11th day of January, 1928.

STATE OF NEVADA

COUNTY OF CLATSOP

JOHN J. KELLEY, SAPI GALT KELLEY, and JOHN KELLEY, husband and wife,

Attorneys for the said

JOHN J. KELLEY, SAPI GALT KELLEY, and JOHN KELLEY, husband and wife,

do hereby certify that the foregoing is a true and correct copy of the original instrument

recorded in the office of the County Clerk of the County of Clatsop, State of Nevada,

this 11th day of January, 1928.

Notary Public for the State of Nevada.

ENCLOSURE NO. 1
ORDER NO. 1
WHEN RECORDED MAIL TO Mr. and Mrs. Bernard M. Gresham
at 1000 Broadway, Reno, Nevada

BOOK 842

801076

REQUIREMENT
LEGAL DESCRIPTION

Containing the following:

1.0000

The west half of the west half (24) of lot Six (6) in Block Four (4)

of Section 36, Township 36N, Range 12E, T13N, R12E, S4

1.0000

Containing the following: On the South by the South
line of lot 6 of said Block Four (4) of said Section 36, on the
West by the East line of the West 1/2 of said lot 6, and on the
Northeast by the arc of a circle concave Northeasterly, having a radius
of 17.5 feet and being tangent to the South line of said lot 6 and to
the East line of the West 1/2 of said lot 6.

INST. NO. 801076
OFFICIAL REC. BOOK NO. 842
RECEIVED AT REQUEST OF

WESTERN TITLE CO.

JAN 31 3 32 PM '78

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER

BY DEPUTY

100

100

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

July 18, 1978

Date

TO: Mike Sloan City Attorney	FROM: Harold P. Foster, Acting Director Community Planning and Development
SUBJECT: Big Chapparel Realty Z-138-77	COPIES TO: Z-138-77

You have verbally requested information on what approvals this department allowed on the subject zoning application that was denied by the City Commission. Through a clerical error the applicant (Deborah Epkes) was informed that her application was approved for professional office zoning at 1553 Arville Street.

Our records indicate on March 13, 1978, a temporary business license was approved and subsequently issued by the Department of Business Activity. The zoning file indicates the Public Services Department requested a 10 foot dedication for Arville Street which was deeded to the City in January, 1978. After the error was noted, the correction letter sent by the City Clerk indicated to the applicant that the dedicated land would be returned on request. However, I believe this request was never made and the City still has the dedicated land.

There was an inspection by a staff member of this department after the error was noted to determine what improvements were made on the property. I have been informed there appeared to be no external changes on the property other than 2 posts to be used for a sign were installed on the front portion of the property. There was no internal inspection made nor any contact with anyone on the property. Contact was made with the Building and Safety Division to determine if any permits have been issued and this proved negative.

HPF:jp

AGENDA

City of Las Vegas

April 19, 1978

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

Page 48

ITEM	Commission Action	Department Action
<u>XII. CITIZEN PARTICIPATION</u> A. DETERMINATION ON WHETHER TO REHEAR THE APPLICATION OF LIGHTHOUSE, INC. (U-88-77) Rosemary King for a Use Permit to allow a non-profit Christian Residential Facility providing temporary shelter and counseling for women on property located at 1100 Virginia City Avenue. R-E Zone. D. DETERMINATION ON WHETHER TO REHEAR THE APPLICATION OF HORST SCHMIDT, ET AL - ZONE CHANGE Z-15-78 Property located on the north side of West Charleston Blvd., between Campbell Dr. and Sheland Dr. From: R-A (Ranch Acres) and C-D (Designed Commercial) To: C-1 (Limited Commercial) (Denied by the City Commission 4/5/78 as recommended by the Planning Commission)	Request for Rehearing Denied (Petitioner not present) Leavitt - unanimous Request for Rehearing Denied Woofert - unanimous	Clerk to notify Director to proceed Clerk to notify Director to proceed
<u>ADDITIONAL ITEM</u> Request by Big Chaparral Realty re 12/21/77 action of the Board of City Commissioners denying the request of Deborah Epkes for a Zone Change (Z-138-77) from R-E to P-R for property at 1553 Arville St. when, in fact, the applicant was inadvertently advised the request had been approved. The Big Chaparral Realty, on the basis of this erroneous information has proceeded to install certain offsite improvements and is operating at this location under a temporary Business License.	Request for Rehearing Denied Big Chaparral Realty to apply for Zone Change	
MEETING ADJOURNED AT THE HOUR OF 4:30 P.M.		

✓ Z-138-77

CITY OF LAS VEGAS, NEVADA

INTER-OFFICE MEMORANDUM

DATE April 13, 1978

TO: DIRECTOR OF BUSINESS ACTIVITY
FROM: DEPT. OF COMMUNITY PLANNING & DEVELOPMENT
SUBJECT: LICENSE APPLICATION NO. R02-825-5-06062

NAME OF BUSINESS Nancy A. Murphy Big Chaparral RealtyTYPE OF BUSINESS Real EstateADDRESS 1553 ArvilleZONE P RZ-138-77

YES

NO

THIS IS A CHANGE OF NAME

☐☐

THIS IS A CHANGE OF OWNERSHIP

☐☐

THIS IS A CHANGE OF LOCATION

☐☐

APPLICATION IS

APPROVED

☐

DENIED

XXXX

and
forwarded
to

BLDG.

☐

LICENSE

XXXX

COMMENTS:

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

P-R zoning is invalid. therefore business
must cease. See attached letter from
the clerk's office.

b1c

Logged by

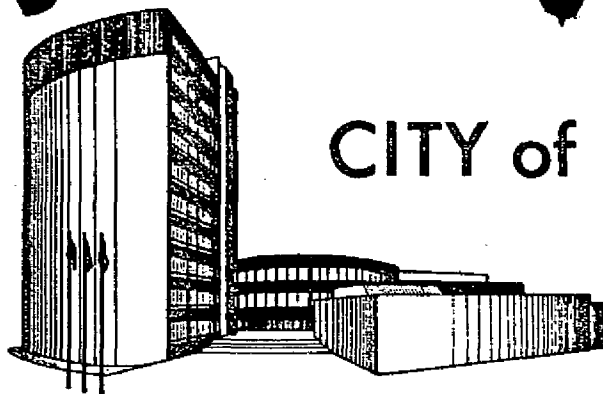
Ira John Gardner
Approved/Denied by

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April
Seventh
1978

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Deborah Epkes
3661 S. Rosewood Drive
Las Vegas, Nevada, 89121

Re: Reclassification of Property - Z-138-77

Our records indicate that on January 3, 1978 a letter was addressed to you at the above address to the effect that the Board of City Commissioners, at a regular meeting held December 21, 1977, had approved your request for a zone change from R-E to P-R on property located at 1553 Arville Street, at the NE corner of Del Monte Ave. and Arville Street.

This letter, however, was in error as evidenced by the attached copy of the official minutes from the December 21, 1977 City Commission meeting clearly indicating that the action of the Board was, in fact, to follow the recommendation of the Planning Commission for denial of this application.

It is my understanding that the required right-of-way has been dedicated to the City and in view of the fact that it is no longer a valid requirement, the right-of-way will be returned to you upon your request.

It is sincerely regretted that this clerical error occurred.

EDWINA M. COLE, CMC
CITY CLERK

Enclosure (Copy of CC Minutes of 12/21/77)

cc - Dept. of Community Planning & Development
City Attorney

Z-137-77
Continued

At this time I will move that this application be denied, and we follow the recommendation of the Planning Commission.

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

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

(Commission Meeting recessed at 10:45 A.M.)

(Commission Meeting reconvened at 10:55 A.M.)

ZONE CHANGE
Z-138-77
DEBORAH EPKES
Denied

Mayor Briare: The next item is Z-138-77.

1553 *amml*
Mr. Saylor: This property is located on Arville, at the intersection of Del Monte, and Charleston to the North. All the property in this general area is R-1, and R-3. The Woolco Shopping Center is to the North. We did allow commercial and a P-R on this corner across from the commercial development, however, when you get South of Mountain View it is all residential. The request is to change this to P-R. The Planning Commission has found that it would not be in keeping with the established development pattern in the area. They have recommended denial of the application. There were four protests opposing this by the property owners in this area. They were opposing the office classification indicating they wanted to keep it commercial.

Mayor Briare: Is the applicant present? Do you wish to add anything to your proposal? (Negative reply). Is there anyone to protest this application? (No response).

Commissioner Lurie: Move we follow the recommendation of the Planning Commission.

Mayor Briare: Comments? (No response). Motion is approved, the application is denied.

Motion carried by the following vote:
Commissioners Woofter, Lurie, Christensen,
and Mayor Briare voting aye; noes none.
Commissioner Leavitt temporarily absent.

ZONE CHANGE
Z-139-77
DAVID P.
BOYER
Approved as
Recommended
by
Planning
Commission

Mr. Saylor: This is a proposed continuation of the Lewis Homes Development, South of Oakey, West from Jones. This has already been developed for R-1 purposes. You will remember that we had a substantial protest factor in the R-E property owners. Part of the protests were the drainage problem. This is a continuation of that subdivision. This still would remain some three hundred feet between this, and Jones. The corner has been zoned commercial. The Planning Commission has recommended approval. There were 3 protests.

CERTIFIED
RETURN RECEIPT REQUESTED

File 2-138-77

January 11, 1978

Deborah Eakes
1712 Ivanhoe Way
Las Vegas, Nevada 89102

ASSESSORS PARCEL NO. 7-22-203

Your application for zoning (2-138-77) has been approved subject to certain conditions, as indicated in the annotated agenda dated December 21, 1977.

The requirement for right of way is for an additional 10 feet for Arville plus a 15 foot radius corner at Arville and Del Monte.

A Grant Deed has been prepared which will dedicate the additional right of way for the City of Las Vegas. Please sign the enclosed original Grant Deed in the presence of a notary and return in the envelope provided. The copy of the deed and the map are for your files.

If you have any questions, please contact Nancy Woods in the Right of Way Section, 386-6341.

Original Signed by:
William J. Purvis, P.E.
City Engineer

WILLIAM J. PURVIS, P.E.
Acting Director of Public Services
City Engineer

WJP/NW/jb
attchmnts.

cc: Community Development

RECEIVED
JAN 13 1978
PLANNING AND
DEVELOPMENT

HERB JONES appeared in rebuttal and presented a petition of approval bearing 176 signatures.

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

MR. JONES made a Motion for DENIAL of Z-137-77, as it was felt the proposed apartment development would not be compatible with the surrounding single family home development.

Voting was as follows:

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

"NOES" Mr. Tiberti.

Motion for DENIAL carried by a majority vote.

CHAIRMAN PARKER announced this item would be heard by the City Commission and the applicant was to contact the Department of Community Planning and Development on December 15, 1977 to determine the date and time.

17. Z-138-77
DENIED

Application of DEBORAH EPKES for reclassification of property legally described as the West Half (W $\frac{1}{2}$) of Lot 6, Block 4, Artesian Heights Tract #1 and located at 1553 Arville Street, on the northeast corner of Del Monte Avenue and Arville Street, from R-E (Residence Estates) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. BROWN presented the staff report and stated that across the street to the west is R-1. Six months ago, to the north, a parcel was rezoned C-1 the Commission's thinking then was this should be rezoned because of the C-1 across the street. To put P-R in the midst of R-E with R-1 across the street would not be compatible and staff would recommend denial.

CHAIRMAN PARKER declared the public hearing open.

BOB OZORAKS, representing Big Chapparal Realty, the proposed buyers of the property stated they proposed to move their office to the subject location. He said their operation would not increase the crime rate, and it's not a noisy business. He added their business depends on referral businesses and they do a lot of that because of the way they operate. He said this property cannot be considered desirable horse property because it is on Arville, because of the high traffic on that street. Parking has been provided on the property with ingress and egress on Del Monte.

MRS. COLEMAN asked why he did not use the property that was already zoned P-R.

MR. OZORAKS said the price was too high.

CHAIRMAN PARKER asked those present in protest to stand. Sixteen persons were present in opposition.

MR. BROWN said there are no letters of protest on file.

WILLIAM POLK, 4400 Del Monte, stated he was opposed to the rezoning because the entire area is residential at this time. He said new homes were being constructed on Oakey and felt this would downgrade the area. He objected to Del Monte being used for ingress and egress.

JAMES QUISENBERRY, 4115 Del Monte, appeared in protest.

MR. SALSBURY appeared in protest stating he lived directly across the street from the property in question. He objected to the additional traffic.

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

MR. MILLER made a Motion for DENIAL of Z-138-77, as it was felt the requested P-R zoning would not be compatible with the surrounding residential development.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission and the applicant was to contact the Department of Community Planning and Development on December 15, 1977 to determine the date and time.

18. Z-139-77

APPROVED

Application of DAVID P. BOYER for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, MDB&M and generally located on the north side of O'Bannon Drive, 300 feet west of Jones Boulevard, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes.

MR. BROWN gave the staff report and indicated the location by means of visual aids. He said the proposed subdivision is believed to be compatible with the area and staff recommends approval.

CHAIRMAN PARKER declared the public hearing open.

NICK DANE, representing Lewis Homes, stated all the homes in the adjacent area are R-1 or R-PD 5. He added they believed this was compatible with the area and would be a credit to the community.

MR. SWESSEL asked if the subdivision went up to Jones.

MR. DANE said it stopped 300' from Jones, and that they were unable to purchase that property.

CHAIRMAN PARKER asked those present in protest to stand. Eight persons were present in opposition.

MR. BROWN said there are no letters of protest on file.

MR. SIBULAR appeared in protest and stated they would like the area to remain R-E, thus protecting their "country-like" style of living.

MR. A.F. HARRISON, 2190 South Jones, appeared in protest.

ROBERT TITUS, appeared in protest and stated he lived directly across the street.

RECEIVED

JAN 4 1978

**PLANNING AND
DEVELOPMENT**

January 3, 1978

DEBORAH EPKES
3561 S. Rosewood Drive
Las Vegas, Nevada 89121

Re: Reclassification of Property - Z-138-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property located at 1553 Arville Street, on the NE corner of Del Monte Ave. and Arville Street, from R-E to P-R subject to the following conditions:

1. Resolution of Intent to be restricted to a 12-month time limit.
2. Revise parking plan to conform to the requirements of the Traffic Engineer.
3. Installation of concrete curb and gutter and sidewalk on Del Monte and Arville Street frontages, as required by the Dept. of Public Services.
4. Dedication of an additional 10 ft. of right-of-way for Arville and a 15 ft. radius corner at Del Monte, as required by the Dept. of Public Services.
5. Meet the requirements of the Dept. of Fire Services regarding location of fire hydrant.
6. 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.
7. Submittal of a Landscaping Plan prior to or at the same time application is made for a Building Permit, License or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the Plot Plan to reflect the above conditions.
10. Conformance to Code requirements and Design Standards of all City departments.

EDWINA M. COLE, CMC
CITY CLERK

cc - Dept. of Community Planning & Development
Glynda Underwood, Village Realty, 3920 W. Charleston Blvd.

12-27-77

CITY CLERK

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

CONDITIONS OF APPROVAL - Z-138-77
DEBORAH EPKES

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Revise parking plan to conform to the requirements of the Traffic Engineer.
3. Installation of concrete curb and gutter and sidewalk on Del Monte and Arville Street frontages as required by the Department of Public Services.
4. Dedication of an additional 10 ft. of right-of-way for Arville and a 15 ft. radius corner at Del Monte as required by the Department of Public Services.
5. Meet the requirements of the Department of Fire Services regarding location of fire hydrant.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

kt

AGENDA

City of Las Vegas

December 21, 1977

Page 11

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 385-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "J" continued . . .

west line of Fairacres Subdivision and extending south from Oakey a distance of 1260 feet.

From: C-1 (Limited Commercial) and
R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)
Proposed Use: 176-unit apartment complex.

Planning Commission recommended DENIAL (6-yes, 1-no vote) because they did not feel the proposed apartment development would be compatible with the surrounding single family home development.

PROTESTS: Approx. 250

K. ZONE CHANGE - Z-138-77 - DEBORAH EPKES

Property located at 1553 Arville Street, on the northeast corner of Del Monte Avenue and Arville Street.

From: R-E (Residence Estates)
To: P-R (Professional Offices & Parking)
Proposed Use: Offices

Planning Commission unanimously recommends DENIAL because they did not feel the requested P-R zoning would be compatible with the surrounding residential development.

PROTESTS: 4

L. ZONE CHANGE - Z-139-77 - DAVID P. BOYER

Property generally located on the north side of O'Bannon Drive, 300 feet west of Jones Boulevard.

From: R-E (Residence Estates)
To: R-1 (Single Family Residence)
Proposed Use: Single Family Homes.

Planning Commission recommends APPROVAL (6-yes, 1-no votes).

PROTESTS: 3

Commissioner Christensen voted "no"

Director authorized to proceed

Approved as recommended by Planning Commission
Lurie - unanimous

Clerk to notify

Director authorized to proceed

Commissioner Leavitt did not vote - temporarily absent

Approved as recommended by Planning Commission
Lurie - unanimous

Clerk to notify

Director authorized to proceed

J. ZONE CHANGE - Z-137-77 - TOM ELARDI

Property generally located on the south side of Oakey Boulevard immediately adjacent to the west line of Fairacres Subdivision and extending south from Oakey a distance of 1,260 feet from C-1 and R-1 to R-3. Proposed Use: 176-unit apartment complex.

I think you are all pretty well acquainted with this application. The request is for apartment zoning immediately west of the Fairacres Subdivision extending south from Oakey. It was before you a short time ago at which time it was denied. Immediately across the street from this proposal on the north side of Oakey is the parcel for which you recently denied a request for a low-density townhouse development.

The Planning Commission recommends denial.

K. ZONE CHANGE - Z-138-77 - DEBORAH EPKES

Property located at 1553 Arville Street, on the northeast corner of Del Monte Avenue and Arville Street from R-E to P-R. Proposed Use: Offices.

The west side of Arville from Charleston south to approximately Mountain View is zoned commercial. We have allowed office zoning on the east side of Arville across from the commercial; however, this property is located further south on Del Monte and is completely surrounded by R-E zoning on the east and R-1 on the west side of Arville.

The Planning Commission recommends denial.

L. ZONE CHANGE - Z-139-77 - DAVID P. BOYER

Property generally located on the north side of O'Bannon Drive, 300 feet west of Jones Boulevard from R-E to R-1. Proposed Use: Single Family homes.

You will remember this is the area in which a portion of it was developed for townhouses and later on Lewis Homes came in and requested a change to R-1 from R-E to develop a single family subdivision and it met with substantial protests from the County residents; however, the application was approved. This request is for an additional strip to allow an extension of that subdivision.

The Planning Commission recommends approval.

ITEMS "M" and "N" - TENTATIVE MAP AND FINAL MAP - WILDWOOD NORTH

Property generally located at the southwest corner of Mirimar Drive and Catalina Avenue, R-1 zone. Owner/Subdivider: M. L. Enterprises. 9.6+ acres - 44 lots.

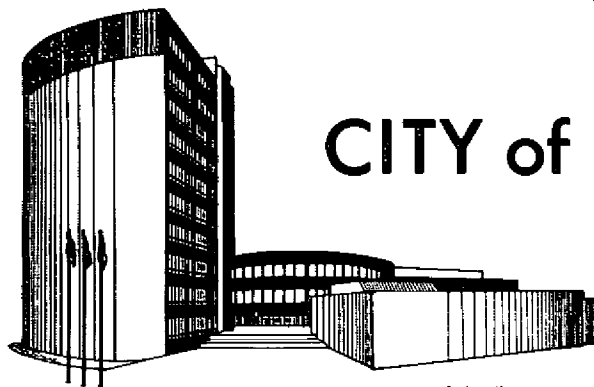
Everything is in order and the Planning Commission recommends approval.

MAYOR BILL BRIARE

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

CITY ATTORNEY
MIKE SLOAN, III

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS

December 15, 1977

Ms. Deborah Epkes
3861 S. Rosewood Drive
Las Vegas, Nevada 89121

Re: Z-138-77 ✓

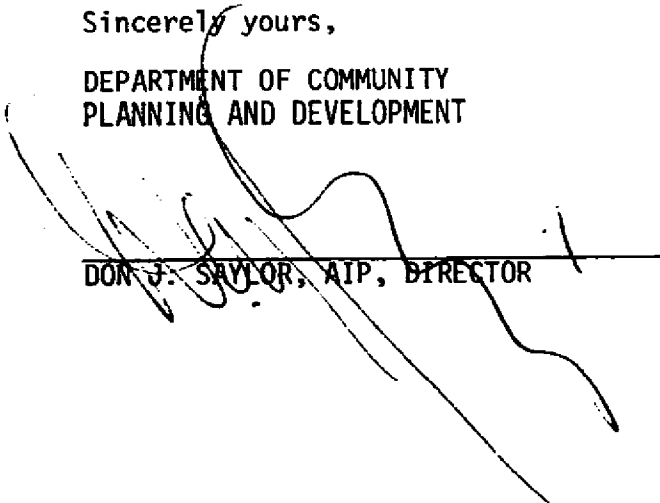
Dear Ms. Epkes:

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

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

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: Village Realty
Glynda Underwood

December 12, 1977

Deborah Epkes
3651 S. Rosewood Drive
Las Vegas, Nevada 89121

Re: Z-138-77 ✓

Dear Ms. Epkes:

Your request for reclassification of property located at 1553 Arville Street, on the northeast corner of Del Monte Avenue and Arville Street from R-E to P-R, was considered by the City Planning Commission on December 8, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of DENIAL because they did not feel the requested P-R zoning would be compatible with the surrounding residential development.

This item is being referred to the Board of City Commissioners for final action. If you will call this office at 386-6301 on December 15, 1977, you will then be advised at which City Commission meeting your request will be presented.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk
Glynda Underwood, Village Realty, 3920 W. Charleston Blvd.

INTER-OFFICE MEMORANDUM

November 25, 1977

TO:

Community Development

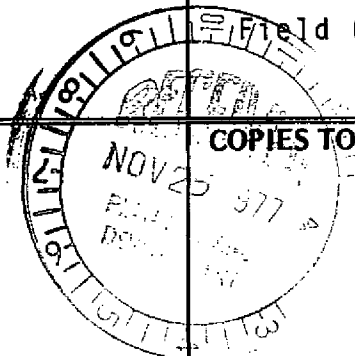
FROM:

Field Operations Engineer

SUBJECT:

Z-138-77
Deborah Epkes
1553 Arville Street

COPIES TO:



Your memorandum of November 17, 1977 requested comments from the Public Services Department on the application for Reclassification of property located on the northeast corner of Del Monte and Arville.

Your application will be required to:

- 1) revise parking spaces and parking plan to conform to City of Las Vegas standards.
- 2) install concrete curb and gutter and sidewalk on Del Monte and Arville St. frontages.
- 3) dedicate an additional 10' of right-of-way for Arville.
- 4) dedicate a 15' corner radius at Del Monte.

Property measurements on plot plan do not agree with Assessor's office figures and records show Irene Pfeiffer, et al, owners.


ROBERT D. WEBER, PE & RLS

RDW/JSH/s

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

December 5, 1977

TO:

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

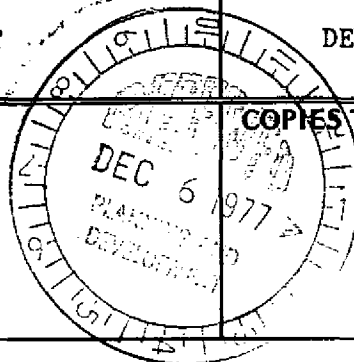
FROM:

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

SUBJECT:

Z-138-77
DEBORAH EPKES

COPIES TO:



Insufficient data. Appears a fire hydrant may be required at north of property on Arville so as not to exceed 300 ft. from existing hydrant on west side of Arville to south of this property.

NB/nc

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

Nov. 17, 1977

Date

TO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENTSUBJECT: ZONING - Z-136-77 -
DEBORAH EPKES

COPIES TO:

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

Property located at 1553 Arville Street, on the northeast corner of Del Monte and Arville Street.

From: R-E To: P-R

Proposed Use: Offices

Legally described as the W₁ of Lot 6, Block 4, Artesian Heights Tract #1.

December 8, 1977

CITY PLANNING COMMISSION MEETING:

December 2, 1977

Your remarks regarding this application prior to _____ will be greatly appreciated.

Plot Plan Attached: Yes _____

No _____

DJS:kt

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

November 23, 1977

NOTICE OF PUBLIC HEARING

DECEMBER 8, 1977

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

Z-138-77 DEBORAH EPKES FOR RECLASSIFICATION OF PROPERTY LOCATED
AT 1553 ARVILLE STREET, ON THE NORTHEAST CORNER OF
DEL MONTE AVENUE AND ARVILLE STREET.

FROM: R-E (RESIDENCE ESTATES)

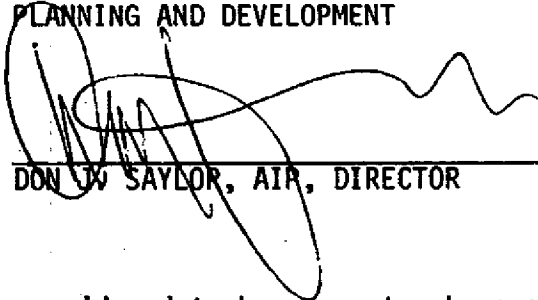
TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE WEST HALF
(W $\frac{1}{2}$) OF LOT 6, BLOCK 4, ARTESIAN HEIGHTS TRACT #1.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



DON W. SAYLOR, AIA, DIRECTOR

DJS:kt

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

12-8-7711-22-77

Notice is hereby given that on 12-8-77 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-138-77 · DEBORAH EPKES FOR RECLASSIFICATION OF PROPERTY LOCATED AT
1553 ARVILLE STREET, ON THE NORTHEAST CORNER OF DEL MONTE
AVENUE AND ARVILLE STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY LEGALLY DESCRIBED AS THE WEST HALF (W $\frac{1}{2}$)
OF LOT 6, BLOCK 4, ATRESIAN HEIGHTS TRACT #1.

PLOT PLAN NOT ACCURATE.
PARKING PLAN NOT CORRECT
WHAT IS A "RENTAL" (RESIDENTIAL OR OFFICE)
VARIANCE REQUIRED?

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

CHECKED:

DON J. SAYLOR, AIP, DIRECTOR

~~_____~~
BROWN, D.J. 11-15-77
CLEMMER 11/17/77
BROWN, D.W. 11/17/77
SAYLOR _____

(THIS FILE MUST BE RETURNED TO TIGHE BY 11-17-77).

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

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

APPLICATION FOR RECLASSIFICATION OF PROPERTY

TO THE CITY PLANNING COMMISSION:

Pursuant to Section 25, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property herein-after described, hereby presents his application requesting that certain property be reclassified from the R-E Use District to a P-R Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.

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

THE WEST HALF (W 1/2) of Lot Six (6) of Block
Four (4) of ARTESIAN HEIGHTS TRACT NO. 1, as shown
by map thereof on file in Book 1 of Plats, Page 105,
1553 ARVILLE

THE NORTHEAST CORNER OF DEL MONTE AVE AND
ARVILLE STREET

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

COUNTY OF CLARK)

ss: Deborah Eyles

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

SIGNATURE OF OWNER(S) OF RECORD:

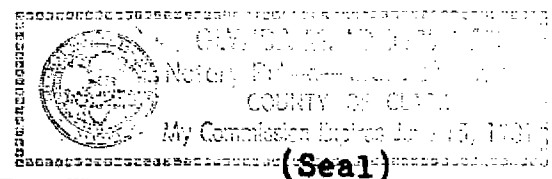
MAILING ADDRESS:

ZIP CODE: PHONE NO.

[Signature] 3661 S. Rosewood Dr. 89121 451-0877

Subscribed and sworn to before me this 14th day of November, 1977.

Glynda M. Underwood
Notary Public in and for said County and State



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

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

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

Filing Fee \$ 200

Received by: [Signature]

Receipt No.: 304431

Case No. 2-138-77

Date: 11/19/77

GLYNDA UNDERWOOD - Village Realty 878-0536

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Five~~⁵ (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve ☐, have an adverse effect on ☐, not alter ☐, the visual environment of the City of Las Vegas.

NOTE: all off premise signs
and signs projecting
into the right-of-way
must be shown on a plot
plan and subsequently approved.