

Planning & Development Department
Scanning Cover Sheet

Case No Z-0139-77

APN 163-02-720-001

Location N of O'Bannon, 300' W of Jones

Applicant David P. Boyer

Subject

Reclassification of property legally
described as a portion of the NE 1/4 of the
SE 1/4 of Section 2, Township 21 South,
Range 60 East, MDB&M.



1 2 3 4 5 6

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1. MR. SEBULAR (mtg)
2. ROBT. TITUS (mtg)
3. A. HARRISON - 2190 S. JONES (mtg)
4. _____
5. _____
6. _____
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FILE NO. _____

CLARK COUNTY TAX ROLL INFORMATION REQUEST

Date _____

Page _____ of _____

REQUESTED BY: Organization <u>City of Las Vegas</u> Name <u>Ira Gardner</u> Dept. <u>Planning</u> Phone <u>386-6301</u> Ext. _____		Date to be Completed _____ ID Code <u>2-139-77</u> Format: Roll List ☐ Extraction ☒ Remarks _____
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Fill in items 1, 2, 3, or 4; fill in item 5:

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Legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, NDM, City of Las Vegas, Clark County, Nevada, described as follows:

The North 347.68 feet of the following described Parcel:
 COMMENCING at the North Quarter (N $\frac{1}{4}$) corner of said Section 13; said corner also being the TRUE POINT OF BEGINNING; thence South 05°42'43" East, 500.93 feet; thence South 89°35'00" West, 908.13 feet; thence North 06°49'00" West, 307.57 feet; thence South 88°55'19" West, 262.31 feet; thence North 06°49'00" West, 182.92 feet; thence North 88°55'19" East, 1170.25 feet to the TRUE POINT OF BEGINNING.

From R-D to R-1

Legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, NDM, City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the North Quarter (N $\frac{1}{4}$) corner of said Section 13; thence South 05°42'43" East, 500.93 feet to the TRUE POINT OF BEGINNING; thence continuing South 05°42'43" East, 792.78 feet; thence South 89°35'00" West, 1321.25 feet; thence North 06°49'00" West, 1278.62 feet; thence North 88°55'19" East, 151.76 feet; thence South 06°49'00" East, 182.92 feet; thence North 88°55'19" East, 262.31 feet; thence South 06°49'00" East, 307.57 feet; thence North 89°35'00" East, 908.13 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

1. That there be no street access from this development directly into the street pattern of the Bretonwoods development to the west with the exception of a row of single family lots approximately 70 ft. in width by 130 ft. in depth fronting on the east side of the street along the east side of Bretonwoods.
2. The street pattern to be essentially in accord with the proposed street pattern submitted as part of the application adjusted to fit the zoning pattern recommended by the Planning Commission.
3. Installation of half-street improvements on Michael Way and Cheyenne Avenue and full-street improvements on all interior streets as required by the Department of Public Services.
4. Dedication of 50 ft. of right-of-way for Cheyenne and 40 ft. of right-of-way for Michael Way and a 25 ft. radius corner as required by the Department of Public Services.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Z-139-77

From R-E to R-1

Legally described as being 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, NDB&M, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 2; thence South 01°55'15" East, 344.32 feet; thence South 89°13'08" West, 347.07 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°13'08" West, 297.28 feet; thence South 01°55'15" East, 1036.53 feet; thence North 88°54'06" East, 297.25 feet; thence North 01°55'15" West, 1034.88 feet to the TRUE POINT OF BEGINNING.

CITY COMMISSION - REGULAR MEETING - MINUTES - DECEMBER 21, 1977 - Page 51

Z-137-77
Continued

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

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

Motion carried by the following vote:
Commissioners Weefter, Lurie, Leavitt,
and Mayer 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

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

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-2. 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.

Mayer 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.

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

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

2-139-77

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 Oakv. 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-F 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.

Z-139-77
Continued

Mayor Briare: Is the applicant present?

G. C. Wallace: I am the consulting engineer representing Lewis Homes. Lewis Homes is the developer, who purchased the property from David Boyer.

Mayor Briare: Is there anyone who wishes to be heard in opposition to this application? (No response).

Commissioner Lurie: Are these lots going to be the same size, and the same thing, or type of home that is being built in the present subdivisions?

Mr. Wallace: Yes.

Commissioner Lurie: I move for approval.

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

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

TENTATIVE
MAP
WILDWOOD
NORTH

Mr. Saylor: These two items are intimately related. One is a tentative map, and one is a final map. It involves property located West of Rancho Drive. The Planning Commission recommends approval subject to the conditions.

FINAL MAP
WILDWOOD
NORTH, Both
Approved
as
Recommended
by
Planning
Commission

Commissioner Lurie: I move for approval items M and N.

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

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

REQUEST
FOR
REHEARING
Z-86-77
Denied

Commissioner Leavitt: I asked that this be put on the agenda. I received correspondence from a representative of the applicant, who protested that at the time of the hearing on this application. That he felt that he hadn't been given an adequate change for rebuttal. I merely put this on the agenda for the Commission to consider that rehearing. I also asked the City Clerk to notify the applicant to be present today to present his case for a rehearing. I have been assured that that has been done, and he is not present.

Commissioner Lurie: I believe first we have to vote whether we want to rehear it, and if we do then we have to schedule it for a time, and place it on the agenda.

Commissioner Leavitt: Is it four months that you can reapply?

Mr. Saylor: The first time.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

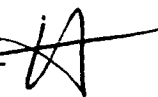
Date

March 14, 1978

TO:

D. W. BROWN

FROM:

~~NULL~~ 

SUBJECT:

UNOBSTRUCTED FIRE LANE -
VILLA TIERRA VERDE #1

COPIES TO:

Saylor

Please note that condition #1 refers to an unobstructed fire lane at the rear of the lots in this subdivision; therefore, all walls and accessory structures should setback a minimum of 10 feet from the rear lot lines. This plat should be referred to when issuing permits.

HAN:kt

Attachment

5. Installation of concrete sidewalk along Sahara Avenue and Paradise Road frontage and installation of two street lights on Paradise Road as required by the Department of Public Services.
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. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Mr. Jenkins, Mr. Miller, Dr. Parker, Mrs. Coleman and Mr. Ward.
 "NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City Commission on May 18, 1977 at 9:00 A.M.

2. FINAL MAP

(Abeyance item
 from 4-14-77)

VILLA TIERRA VERDE
 UNIT #1
 (RESUBDIVISION)

APPROVED

Property generally located on the south side of Oakley Boulevard, between Jones Boulevard and Torrey Pines, R-PD 5 zone.

Owner/Subdivider: Villa Tierra Verde Homeowners Assoc.
 No. of Acres: 5.671 No. of Lots: 22

MR. NULL gave the staff report indicating this matter had been held in abeyance to take care of some problems concerning the map. He indicated this had been done. He stated applicant would provide the 20 foot fire lane easement which is to be extended into the common area at the east end of the property, and this lane was to remain unobstructed and to be improved, if necessary, to support fire equipment as required by the Fire Department. He pointed out the additional property from this resubdivision would be attached to each lot in the rear. He stated another problem had been that not all of the owners had signed. He stated the Homeowners group has a letter from the Title Company which indicates that this can be done this way, and he read this letter to the Commission. He stated the Title Company is satisfied with this resubdivision and staff is also. He stated with the normal conditions and the requirements on the fire lane, staff would recommend approval.

MR. JENKINS stated since the problems had been taken care of, he would make a Motion for APPROVAL subject to the following conditions:

1. Fire lane to remain unobstructed and to be improved, if necessary, to support fire equipment as required by the City Fire Department.
2. The 20' fire lane easement to be extended into the common area at the east end of the property as required by the Department of Public Services.
3. Subject to code requirements and design standards of all City departments.

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.

MR. DANE appeared in rebuttal and stated the General Plan calls for R-1 in this area and that R-E was a holding zone. He said this is the price of progress and that people have to have a place to live in and some people cannot afford to maintain a quarter-acre lot.

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

MR. TIBERTI made a Motion for APPROVAL of Z-139-77.

Voting was as follows:

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

Motion for APPROVAL 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.

19. CV-3-77
APPROVED

C-V zone review requested by HARRIS P. SHARP, Architect, on behalf of JUVENILE COURT SERVICES for property generally located at Bonanza Road and Pecos Road, C-V zone.

MR. BROWN indicated the location of the property in question and asked the engineer to describe the technical aspects of the review.

TOM TURNER, engineer, said they had gone out to bid on the court building and the administrative building and that there were presently two buildings on the site plus the main juvenile home. One building will be turned into purchasing the other to personnel and testing.

FRANK CARMANY, Director, stated that protective services is the division that handles abused children, etc. They are not delinquents, but have family problems. He said it is the fastest growing division of his service.

MR. GUTHRIE asked what the acreage was.

MR. CARMANY replied that it is a little less than 15 acres and was given to them by the City of Las Vegas.

MR. MILLER made a Motion for APPROVAL of CV-3-77, subject to the following conditions:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. Satisfaction of all conditions discussed in reference to the City making the land available to the County.

INTER-OFFICE MEMORANDUM

Date

January 18, 1978

TO:

CITY ATTORNEY

FROM:

Rev RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR ORDINANCE PREPARATION
CC APPROVED: DECEMBER 21, 1977

COPIES TO:

CITY MANAGER
ASSESSOR*✓* Z-139-77
REQ. FOR ORD. CHRONO
DON J. BROWN *do*
J. HERBERT

Please prepare an Ordinance to rezone the following property:

Z-139-77

From R-E to R-1

Legally described as beging 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, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 2; thence South 01°55'15" East, 344.32 feet; thence South 89°13'08" West; 347.07 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°13'08" West, 297.28 feet; thence South 01°55'15" East, 1036.53 feet; thence North 88°54'06" East, 297.25 feet; thence North 01°55'15" West, 1034.88 feet to the TRUE POINT OF BEGINNING.

RLW:rw

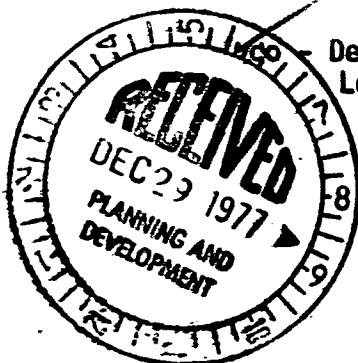
December 28, 1977

Mr. David P. Boyer
UNITED MORTGAGE COMPANY
624 S. 4th Street
Las Vegas, Nevada 89101

✓ Re: Z-139-77

The Board of City Commissioners, at a regular meeting held December 21, 1977, APPROVED your request for reclassification of property generally located on the North side of O'Bannon Drive, 300 ft. West of Jones Boulevard, from R-E to R-1, as recommended by the Planning Commission.

EDWINA M. COLE, CMC
CITY CLERK



Dept. of Community Planning & Development
Lewis Homes of Nevada, P.O. Box 19297, L.V. 89119

AGENDA

City of Las Vegas

December 21, 1977

Page 11

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

II COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED

Item "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

Mr. David P. Boyer
United Mortgage Company
624 S. 4th Street
Las Vegas, Nevada 89101

Re: Z-139-77 ✓

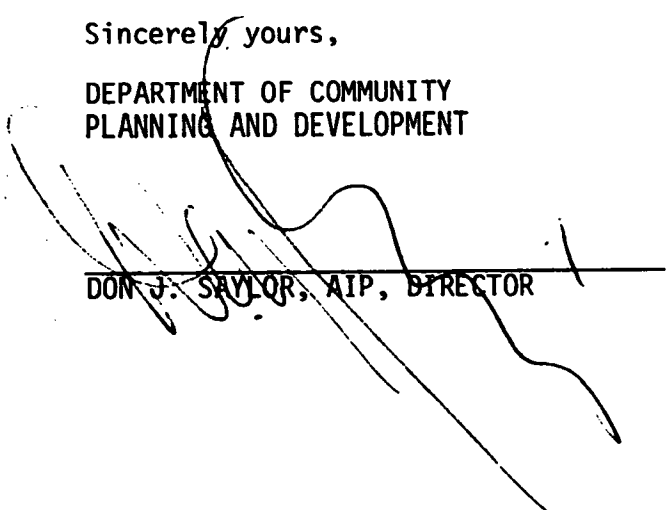
Dear Mr. Boyer:

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: Lewis Homes of Nevada

December 12, 1977

Mr. David P. Boyer
United Mortgage Company
624 S. 4th Street
Las Vegas, Nevada 89101

Re: Z-139-77 ✓

Dear Mr. Boyer:

Your request for reclassification of property generally located on the north side of O'Bannon Drive, 300 feet west of Jones Boulevard from R-E to R-1 for single family homes was considered by the City Planning Commission at their meeting on December 8, 1977.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL.

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 notified 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
Lewis Homes of Nevada, P. O. 19297, L. V. 89119

INTER-OFFICE MEMORANDUM

Date

November 29, 1977

TO:

Community Development

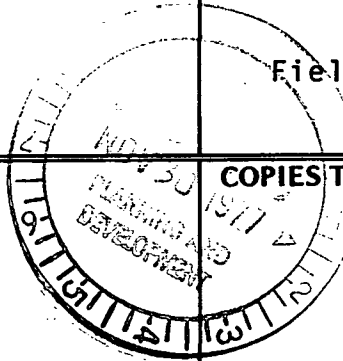
FROM:

Field Operations Engineer

SUBJECT:

Z-139-77
David P. Boyer
O'Bannon West of Jones

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 north side of O'Bannon, 300' west of Jones.

It will be required that the applicant:

- 1) install "half street" improvements on O'Bannon frontage.
- 2) install "full street" improvements on interior streets.
- 3) dedicate 30' of right-of-way for O'Bannon.
- 4) dedicate 50' of right-of-way for Jones.
- 5) dedicate a 20' corner radius at Jones and O'Bannon.

Half street improvements on that portion with frontage on Jones will be required at the time of its development.

This is a portion of Parcel 3A-46-02 which has the title vested in United Mortgage Co. et al.

A handwritten signature in cursive script, appearing to read "Robert D. Weber".

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

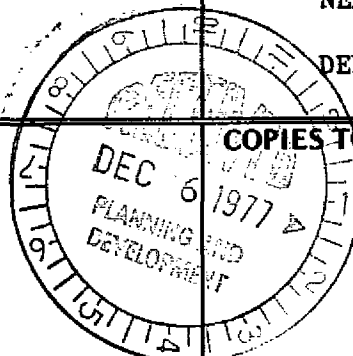
FROM:

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

SUBJECT:

Z-139-77, RECLASSIFICATION
DAVID P. BOYER

COPIES TO:



No objections, hydrant spacing and fire flow to be determined by Las Vegas Fire Department.

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-139-77 - DAVID P. BOYER

COPIES TO:

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

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

From: R-E To: R-1

Proposed Use: Single Family Homes.

(Refer to Z-40-75)

CITY PLANNING COMMISSION MEETING: December 8, 1977

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

Plot Plan Attached: Yes

No

DJS:kt

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

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-139-77 DAVID P. BOYER FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE NORTH SIDE OF O'BANNON DRIVE, 300 FEET
WEST OF JONES BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

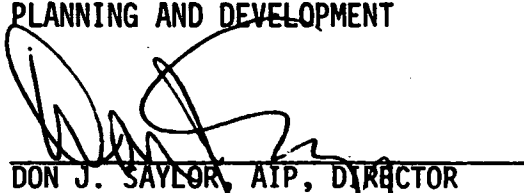
TO: R-1 (SINGLE FAMILY RESIDENCE)

PROPOSED USE: SINGLE FAMILY HOMES.

THE ABOVE 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.

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

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

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

12-8-77Nov. 21, 1977

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

Z-139-77 DAVID P. BOYER FOR RECLASSIFICATION OF 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.

THE ABOVE 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.

(A COMPLETE, DETAILED LEGAL DESCRIPTION IS ON FILE IN THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT)

*Previously denied under Z-40-75
LARGE PROTEST CITED FLOODING PROBLEMS
THERE MAY BE A DIKE ACROSS THIS PROPERTY*

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

SMITH _____ (date)

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 _____).

(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 R-1 Use District, as established by Section 4, Chapter 1, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$ 200.00.

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

See attached

THE NORTH SIDE OF O'BANNON DR 300 FEET
WEST OF JONES BLVD.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

SS:

COUNTY OF CLARK)

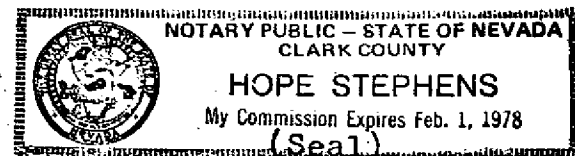
(I, ~~We~~ David P. Boyer being duly sworn, depose and say that (I am, we are) the owner(s) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of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

SIGNATURE OF OWNER(S) OF RECORD: 624 MAILING ADDRESS: TELEPHONE NUMBER:

David P. Boyer, Trustee of Bradshaw Finance Co. United Mortgage Co. & Bradshaw Finance Co.
David P. Boyer, President of United Mortgage Co. 604 208 So. 4th St., Las Vegas, NV 89101 384-7272

Subscribed and sworn to before me this 14th day of November, 19 77.

Hope Stephens
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 \$200.00

Received by: Richard Williams

Receipt No.: 304432

Case No. 2-139-77

Date: 11/14/77

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

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

PLOT PLAN SPECIFICATIONS FOR RECLASSIFICATION OF PROPERTY:

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

ZONING APPLICATION REPORT

FILE NUMBER: _____ LEGAL DESCRIPTION: See attached

OWNER AND ADDRESS: United Mortgage Co. and
Bradshaw Finance Co., 206 So. 4th Street,
Las Vegas, Nevada 89101

DEVELOPER: Lewis Homes of Nevada GENERAL LOCATION: O'Bannon Drive and
Jones Boulevard

ARCHITECT: _____

CONTRACTOR: _____

EXISTING ZONING: R-E REQUESTED ZONING: R-1

EXISTING USE(S) ON PROPERTY: Vacant

PROPOSED USE(S): Single Family Detached Houses

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: _____

AESTHETICALLY ACCEPTABLE: _____

TRASH ENCLOSURE: _____

UTILITY FACILITIES SCREENED: _____

BLDG. HEIGHT: _____ NUMBER OF STORIES: _____

NUMBER OF UNITS: _____ NUMBER OF ACRES OR SIZE OF LOT
(NET) _____ (GROSS) _____

DENSITY(RESIDENTIAL): NUMBER OF ACRES OR SIZE OF LOT (NET) 7,000 (GROSS) _____
sq ft

NUMBER OF OFF-STREET PARKING SPACES REQUIRED: _____ NUMBER PROVIDED: _____

LANDSCAPING PROVIDED: YES ☒ NO _____ IF YES, ADEQUATE ☒ INADEQUATE _____

REQUIRED SETBACKS PROVIDED: _____

REQUIRED DEDICATION AND/OR SETBACK FOR MAJOR STREET PLAN: STREET _____ RADIUS _____

FLOOD CONTROL CHANNEL SETBACKS: YES _____ NO _____

OTHER REQUIREMENTS: _____

EXISTING GENERALIZED LAND USE IN SURROUNDING AREA: R-1 Single Family and Planned Unit
Development Condominiums

USE(S) IN CONSONANCE WITH GENERAL PLAN: This does definitely conform with Las Vegas general
plan for the area

GENERAL COMMENTS: _____

G . C . W A L L A C E , *Consulting Engineers, Inc.*

LEGAL DESCRIPTION

EXHIBIT "A"

LEWIS HOMES-SAHARA UNIT NO. 5

A portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 2; thence South $01^{\circ}55'15''$ East along the East line thereof 344.32 feet; thence departing said East line South $89^{\circ}13'08''$ West; 347.07 feet to the TRUE POINT OF BEGINNING; thence continuing South $89^{\circ}13'08''$ West, 297.28 feet; thence South $01^{\circ}55'15''$ East, 1036.53 feet; thence North $88^{\circ}54'06''$ East, 297.25 feet; thence North $01^{\circ}55'15''$ West, 1034.88 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 7.1 acres, more or less.