

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0142-77

APN 139-35-312-061

Location 135 N Bruce St

Applicant Shirlee Caristo

Subject

Reclassification of property legally
described as Lot 20, Block 4, Mayfair Tract
#3.



1 2 3 4 5 6

LICENSE INSPECTION LOG

LOCATION 135 N. BRUCE
TENTATIVE LICENSE ISSUED ON 3-2-78

CASE NO. 7-142-77

FIELD INSPECTION LOG

DATE/BY

5-8-78 A/C UNIT NOT SCREENED, NO SPRINKLER
SYSTEM - MATERIAL STORAGE. ADVISED
APPLICANT.

7/6/78

All Conditions

MET.

On JULY 6, 1978, the conditions of approval have been met.

APPROVED BY

Don Bunn

* STORAGE of SMALL ITEMS ONLY (LOCK WASHERS,
ELECT. FIXTURES & MISC.). NO WHOLESALE STORAGE
INSIDE. NONE ALLOWED OUTSIDE

FILE HISTORY

[illegible]

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

FILE NO. _____

CLARK COUNTY TAX ROLL
INFORMATION REQUEST

Date _____

Page _____ of _____

REQUESTED BY:		Date to be Completed _____	
Organization <u>CITY OF LAS VEGAS</u>		ID Code <u>2-142-77</u>	
Name <u>John R. Herbert J. Roberson</u>		Format: Roll List ☐ Extraction ☒	
Dept. <u>COMMUNITY DEVELOPMENT</u>		Remarks _____	
Phone <u>386-6301</u> Ext. _____			

Fill in items 1, 2, 3, or 4; fill in item 5:

1. Selection by Book Number. List Books needed:											
Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book	Book
2. Selection by District. List Districts needed:											
Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.	Dist.
3. Selection by Book Pages. List Book and Page:											
Book	Page	Book	Page	Book	Page	Book	Page	Book	Page	Book	Page
4. Selection by Parcel. List Parcels needed:											
Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.	Book	Page	Block & No.
020	390	409									
	1	412									
	440	111									
		112									
		114									
		116									
		118									
		123									
		125									
		129									
	550	001									
	570	001									
—END—											
5. Information needed:											
a. Listing to contain: Descriptions ☒ Valuations ☐											
b. Listing to be: One-Part ☒ Two-Part ☐ Three-Part ☐											
c. Labels needed: None ☐ One Set ☒ Two Sets ☐											
d. Label Sequence to be: Same as List ☒ Alpha on Name ☐											
519-05-008				Assessor Approval:				Billing No.			

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as 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 Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 1st day of February, 1978 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 thereto.

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair Tract #3.

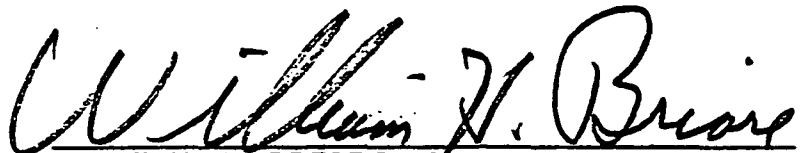
SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

MAY 8 1978
PLANNING AND
DEVELOPMENT

8. No vehicle larger than a pick-up truck to be permitted.

PASSED, ADOPTED AND APPROVED this 1st day of
February, 1978.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

BILL NO. 79-Z-1

Z-112-77

From R-E to C-2

Legally described as Lots 5 and 6, Block 4
Woodland Park Tract.

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair
Tract #3.

Z-146-77

From R-1 to P-R

Legally described as Lot 57, Block 8, Charleston
Park Unit #2.

Z-148-77

From R-1 to R-3

Legally described as a portion of the Southwest
Quarter (SW 1/4) of Section 33, Township 20
South, Range 61 East, MDB&M, described as
follows:

COMMENCING at the Northwest (NW) corner of said
Southwest Quarter (SW 1/4) of Section 33; thence
South 89°52'30" East, 1352.20 feet of the TRUE
POINT OF BEGINNING; thence continuing South
89°52'30" East, 100.00 feet; thence South 0°
07'26" West, 67.00 feet; thence North 89°
52'30" West, 100.18 feet; thence North 0°
16'40" East, 67.00 feet to the TRUE POINT OF
BEGINNING.

Z-155-77

From R-E to R-1

Legally described as the East Half (E 1/2)
of the Northeast Quarter (NE 1/4) of the
Northwest Quarter (NW 1/4) of Section 32,
Township 20 South, Range 62 East, MDB&M.

SUBJECT TO:

1. Dedication of 40 ft. of right-of-way on
Marion Drive within 60 days after approval of
the zoning.

Z-1-78

From R-1 to P-R

Legally described as Lot 10, Block 1, Charleston
Heights Tract #7.

Z-3-78

From R-PD 8 to R-PD 10

Legally described as a portion of the Northeast
Quarter (NE 1/4) of Section 23, Township 20
South, Range 60 East, MDB&M described as follows:

COMMENCING at the Northwest corner of the Northeast
Quarter (NE 1/4) of said Section 23, thence South
89°02'28" East, 361.84 feet to the TRUE POINT OF
BEGINNING; thence continuing South 89°02'28" East,
628.03 feet; thence South 00°24'48" West, 507.03
feet; thence North 89°02'28" West, 628.03 feet;
thence North 00°24'48" East, 507.03 feet to the
TRUE POINT OF BEGINNING.

SUBJECT TO:

1. Dedication of 50 ft. on Smoke Ranch Road
within 60 days after approval of the zoning.

August 31, 1978

CITY ATTORNEY

RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING AND DEVELOPMENT

REQUEST FOR ORDINANCE PREPARATION

DON J. SAYLOR
ASSESSOR

Z-142-77

REQ. FOR ORD.
DON J. BROWN

CHRONO
J. HERBERT

Please prepare an Ordinance to rezone the following property:

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair Tract #3.

RLH:jp

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as 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 Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 1st day of February, 1978 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 thereto.

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair Tract #3.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

RECEIVED
MAY 8 1978
PLANNING AND
DEVELOPMENT

8. No vehicle larger than a pick-up truck to be permitted.

PASSED, ADOPTED AND APPROVED this 1st day of
February, 1978.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, Ordinance No. 1014 provides for an intention of rezoning in the public interest; and

WHEREAS, the Board of City Commissioners deems it appropriate and in the best interest of the public health, safety, welfare, and convenience and an intention to rezone be indicated so long as 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 Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting thereof held on the 1st day of February, 1978 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 thereto.

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair Tract #3.

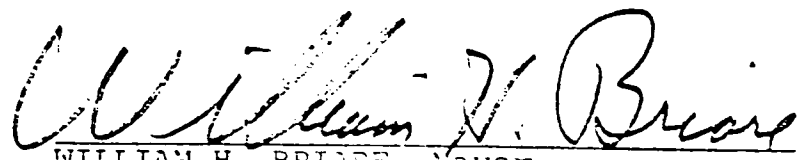
SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

MAY 3 1978
PLANNING COM.
DEPT. OF CITY

8. No vehicle larger than a pick-up truck to be permitted.

PASSED, ADOPTED AND APPROVED this 1st day of
February, 1978.


WILLIAM H. BRIARE, Mayor

ATTEST:


EDWINA M. COLE, City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

February 14, 1978

TO:

CITY ATTORNEY

FROM:

~~Richard L. Williams~~ RICHARD L. WILLIAMS, SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

REQUEST FOR RESOLUTION OF INTENT
CC APPROVED: FEBRUARY 1, 1978

COPIES TO:

CITY MANAGER Z-142-77
ASSESSOR REQ. FOR ROI Chrono
DON J. BROWN & J. HERBERT

Please prepare a Resolution of Intent to rezone the following property:

Z-142-77

From R-1 to C-1

Legally described as Lot 20, Block 4, Mayfair Tract #3.

SUBJECT TO:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.
8. No vehicle larger than a pick-up truck to be permitted.

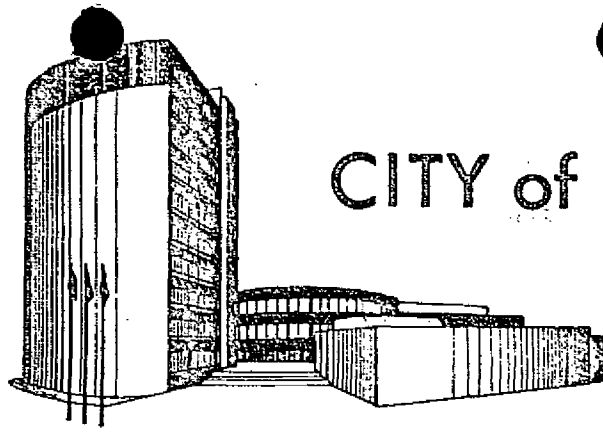
RLW:rw

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

February 7, 1978

Ms. Shirlee Caristo
3479 Garden Drive
Las Vegas, Nevada 89121

Re: Z-142-77
Rezoning of Property

At a regular meeting held on February 1, 1978, the Board of City Commissioners APPROVED your request for reclassification of property located at 135 North Bruce Street from R-1 to C-1 to allow a contractor's office, as had been recommended by the Planning Commission, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. 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.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.

Ms. Shirlee Caristo
February 7, 1978
Page 2.

Re: Z-142-77

7. Conformance to code requirements and design standards of all City departments.
8. No vehicle larger than a pick-up truck to be permitted.


EDWINA M. COLE, CMC
CITY CLERK

/dmk

cc: Departments of:
 Community Planning & Development
 Public Services
 Fire Services
 Division of Building & Safety

AGENDA

City of Las Vegas

February 1, 1978

Page 32

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM	Commission Action	Department Action
XI COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT CONTINUED		
D. <u>ZONE CHANGE - Z-142-77 - SHIRLEE CARISTO</u> Property located at 135 North Bruce Street, on the west side of Bruce Street between Fre- mont Street and Ogden Avenue. From: R-1 (Single Family Residence) To: C-1 (Limited Commercial) Proposed Use: Contractor's Office. Planning Commission unanimously recommends APPROVAL subject to the following conditions: 1. Resolution of Intent to be restricted to a twelve (12) month time limit. 2. 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 under- ground sprinkler systems shall be cause for revocation of a business license. 3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy. 4. Approval for an office use only. 5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. 6. Conformance to the plot plan to reflect the above conditions. 7. Conformance to code requirements and design standards of all City departments. 8. No vehicle larger than a pick-up truck to be permitted.	Approved subject to conditions Leavitt - Unanimous Commissioner Christensen temporarily absent	Staff authorized to proceed Clerk to notify
PROTESTS: 0		

Item "C" continued . . .

This request is for a change in zoning to C-1 to allow a convenience market together with self-service gas pumps. It is in an area where we have allowed commercial zoning and is located at the intersection of two primary streets. The Planning Commission recommends approval and there were no protests.

D. ZONE CHANGE - Z-142-77 - SHIRLEE CARISTO

Property located at 135 North Bruce Street, on the west side of Bruce Street between Fremont Street and Ogden Avenue from R-1 to C-1. Proposed Use: Contractor's Office.

We have allowed commercial zoning on the west side of Bruce extending north from Fremont. The applicant previously had a variance to conduct a business use on the property and still maintain a residential occupancy; however, she is not proposing a mixed occupancy in connection with this application. The Planning Commission recommends approval and there were no protests.

E. ZONE CHANGE - Z-143-77 - JUSTIN J. & LAUREL D. JULIAN

Property located at 1325 Maryland Parkway from R-1 to P-R. Proposed Use: Office.

This is in keeping with the policy of allowing professional office uses on Maryland Parkway. The Planning Commission recommends approval and there were no protests.

F. ZONE CHANGE - Z-144-77 - HERBERT BARSKY AND MARVIN STARKER

Property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard from R-E to C-1. Proposed Use: Office Building.

This property is located south of and immediately abutting the Charleston Boulevard frontage property. We have allowed commercial on the Charleston Boulevard frontage. If the entire application is approved as requested, it would establish a pattern of commercial uses south of the frontage property in an area that is zoned R-E. The property is somewhat bisected by Jones Boulevard and immediately west is the State Mental Health Center. The Planning Commission has recommended that the application be amended to rezone only the portion on the west side of Jones across from the Health Center with the remainder of it to be R-E, thereby preventing the commercial pattern from extending further east. The property owner immediately to the east took the position that he was in favor of the application if he could also get his property zoned commercial which I think is an indication that if we allow the change in zoning east of Jones, it will establish a pattern not in keeping with the R-E atmosphere.

5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire 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. All mechanical equipment, air conditioners and trash areas to 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.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

6. Z-142-77

APPROVED

Application of SHIRLEE CARISTO for reclassification of property legally described as Lot 20, Block 4, Mayfair Tract #3 and located at 135 North Bruce Street, on the west side of Bruce Street between Fremont Street and Ogden Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial).

Proposed Use: Contractor's Office

MR. BROWN presented the staff report and stated to the south of the lot in question is commercial, one lot removed to the north is commercial and to the south is C-2 with Fremont Street. Staff feels this is compatible with the development along this street and would recommend approval if the applicant redesigns the parking lot.

CHAIRMAN PARKER declared the public hearing open.

SHIRLEE CARISTO, 3479 Garden Drive, was present.

MR. MILLER asked if any equipment would be stored at the subject location.

MRS. CARISTO said any equipment would be inside the building and that there would be no large equipment. She said this location had been a sporting goods house for two years by means of a variance and had a residential use in the back. They are now asking for the C-1 zoning because the resident in the building had moved and they do have a potential buyer for the building subject to the rezoning.

MRS. COLEMAN said there should be no outside storage of any materials, equipment or pickup trucks.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-142-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.
8. No vehicle larger than a pick-up truck to be permitted.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

7. Z-143-77

APPROVED

Application of JUSTIN J. & LAUREL D. JULIAN for reclassification of property legally described as Lot 5, Block 20, Huntridge Subdivision Tract #4, and located at 1325 Maryland Parkway, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking).

Proposed Use: Office

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated the east/west street on the north is Franklin and that on both sides of Maryland Parkway there are a number of P-R lots. This is in keeping with the development on Maryland Parkway. The plot plan indicates 5 parking spaces where only 3 are needed and the entrance is from Maryland Parkway. Staff would recommend approval subject to the normal conditions.

CHAIRMAN PARKER declared the public hearing open.

JUSTIN JULIAN, 101 Colleen Drive, stated he agreed to staff conditions.

MRS. COLEMAN asked if the front yard area would be improved.

MR. JULIAN replied that it would and they would also abide by all of the statutes.

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

MR. SWESSEL made a Motion for APPROVAL of Z-143-77, subject to the following conditions:

INTER-OFFICE MEMORANDUM

December 28, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-142-77
Shirlee Caristo
135 N. Bruce St.

COPIES TO:

Your memorandum of December 19, 1977 requested comments from the Public Services Department on the application for Reclassification of property located at 135 N. Bruce St.

It will be required that the applicant redesign the parking plan to eliminate backing across the sidewalk into the street.

Driveways to be a minimum of 6' from property line location.
Parking spaces to be a minimum width of 9 x 20.

Robert D. Weber
ROBERT D. WEBER, PE

RDW/JSH/s



January 13, 1978

Ms. Shirlee Caristo
3479 Garden Drive
Las Vegas, Nevada 89121

Re: Z-142-77

Dear Ms. Caristo:

Your request for reclassification of property located at 135 North Bruce Street from R-1 to C-1 to allow a contractor's office was considered by the City Planning Commission on January 12, 1978.

The Commission voted to refer this item to the Board of City Commissioners with a recommendation of APPROVAL subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.
8. No vehicle larger than a pick-up truck to be permitted.

Ms. Shirlee Caristo
Re: Z-142-77

Page #2
January 13, 1978

This item will be heard by the Board of City Commissioners on February 1, 1978, at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission has requested that you or your representative be present at this meeting.

Sincerely yours,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

January 11, 1978

TO:

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

FROM:

George Judd
GEORGE JUDD, FIRE MARSHAL
DEPARTMENT OF FIRE SERVICES

SUBJECT:

Z-142-77
SHIRLEE CARUSTO
135 NORTH BRUCE
R-1 TO C-1
CONTRACTOR'S OFFICE

COPIES TO:

1. Building construction to conform to Fire and Building Code requirements as they pertain to the use of the Building.
2. Approved fire hydrant to be located at 300 ft. spacing.

GJ/nc



INTER-OFFICE MEMORANDUM

December 28, 1977

TO:

Community Development

FROM:

Field Operations Engineer

SUBJECT:

Z-142-77
Shirlee Caristo
135 N. Bruce St.

COPIES TO:

Your memorandum of December 19, 1977 requested comments from the Public Services Department on the application for Reclassification of property located at 135 N. Bruce St.

X It will be required that the applicant redesign the parking plan to eliminate backing across the sidewalk into the street.

Driveways to be a minimum of 6' from property line location.
Parking spaces to be a minimum width of 9 x 20.

Robert D. Weber
ROBERT D. WEBER, PE

RDW/JSH/s



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

~~12-19-77~~
DateTO: PUBLIC SERVICES, ADMIN. DIVISION
DEPT. OF FIRE SERVICESFROM: DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT:

ZONING - Z-142-77
SHIRLEE CARISTO

COPIES TO:

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

Property located at 135 North Bruce Street.

From: R-1 To: C-1

Proposed Use: Contractor's office.

Legally described as Lot 20, Block 4, Mayfair Tract #3.

CITY PLANNING COMMISSION MEETING: January 12, 1978

Your remarks regarding this application prior to January 6, 1978 will be greatly appreciated.

Plot Plan Attached: Yes
No

DJS:kt

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

NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on January 12, 1978, 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-142⁰77 SHIRLEE CARISTO FOR RECLASSIFICATION OF PROPERTY
LOCATED AT 135 NORTH BRUCE STREET, ON THE WEST SIDE
OF BRUCE STREET BETWEEN FREMONT STREET AND OGDEN
AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

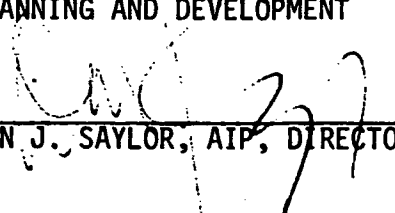
TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONTRACTOR'S OFFICE

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 20,
BLOCK 4, MAYFAIR TRACT #3.

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.)

DRAFT

12-28-77

NOTICE OF PUBLIC HEARING

JANUARY 12, 1978

Notice is hereby given that on 1-12-78 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-142-77 SHIRLEE CARISTO FOR RECLASSIFICATION OF PROPERTY LOCATED ^{AT 135 N. BRUCE ST} ON THE WEST SIDE OF BRUCE STREET BETWEEN FREMONT STREET AND OGDEN AVENUE.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: CONTRACTOR'S OFFICE.

THE ABOVE PROPERTY LEGALLY DESCRIBED AS LOT 20, BLOCK 4,
MAYFAIR TRACT #3.

NOTE: ELIMINATE FUTURE RESIDENTIAL USE

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.

CHECKED:

D. J. BROWN 12-15-77
R. C. CLEMMER 12/14/77
D. W. BROWN 12/18/77
SAYLOR

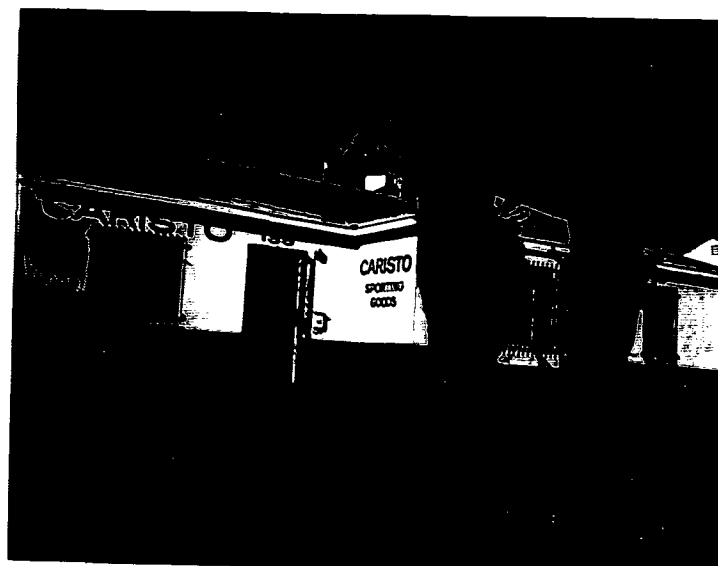
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

THIS FILE MUST BE RETURNED TO TIGHE BY Dec. 20th.

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

2-142-77



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-1 Use District to a C-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:

Lot 20, Block 4, MAYFAIR TRACT # 3

WEST SIDE BRUCE ST BETWEEN FREMONT ST
AND OGDEN AVE.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We) SHIRLEE CARISTO 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.

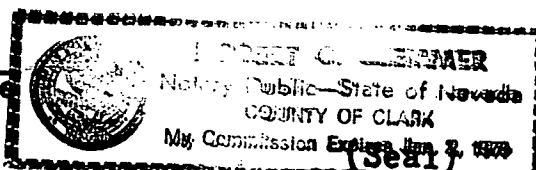
Shirlee Caristo

3479 CARMEN DRIVE 89121 458-8521

Subscribed and sworn to before me this 9th day of December, 1972.

Robert C. Chumley

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: AP

Receipt No.: 304475

Case No. 2-142-77

Date: 12/9/72

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. ~~Three~~⁵ (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. 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.

Date: _____

ZONING APPLICATION REPORT

FILE NUMBER: _____

LEGAL DESCRIPTION: _____

OWNER AND ADDRESS: _____

DEVELOPER: _____

GENERAL LOCATION: _____

ARCHITECT: _____

CONTRACTOR: _____

EXISTING ZONING: R-1 for General

REQUESTED ZONING: C-1

EXISTING USE(S) ON PROPERTY: VAR.

PROPOSED USE(S): CONTRACTORY OFF. (ELECT) NO MATERIALS STORAGE

PROPOSED DEVELOPMENT INFORMATION (WHERE APPLICABLE):

BLDG. ELEVATIONS SUBMITTED: yes

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) _____ (GROSS) _____

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: _____

USE(S) IN CONSONANCE WITH GENERAL PLAN: _____

GENERAL COMMENTS: _____

